

# Office Spaces | For Lease

**CBRE**

410 Saint-Nicolas Street  
Montreal (Quebec)

CBRE URBAN PROPERTIES | MONTREAL

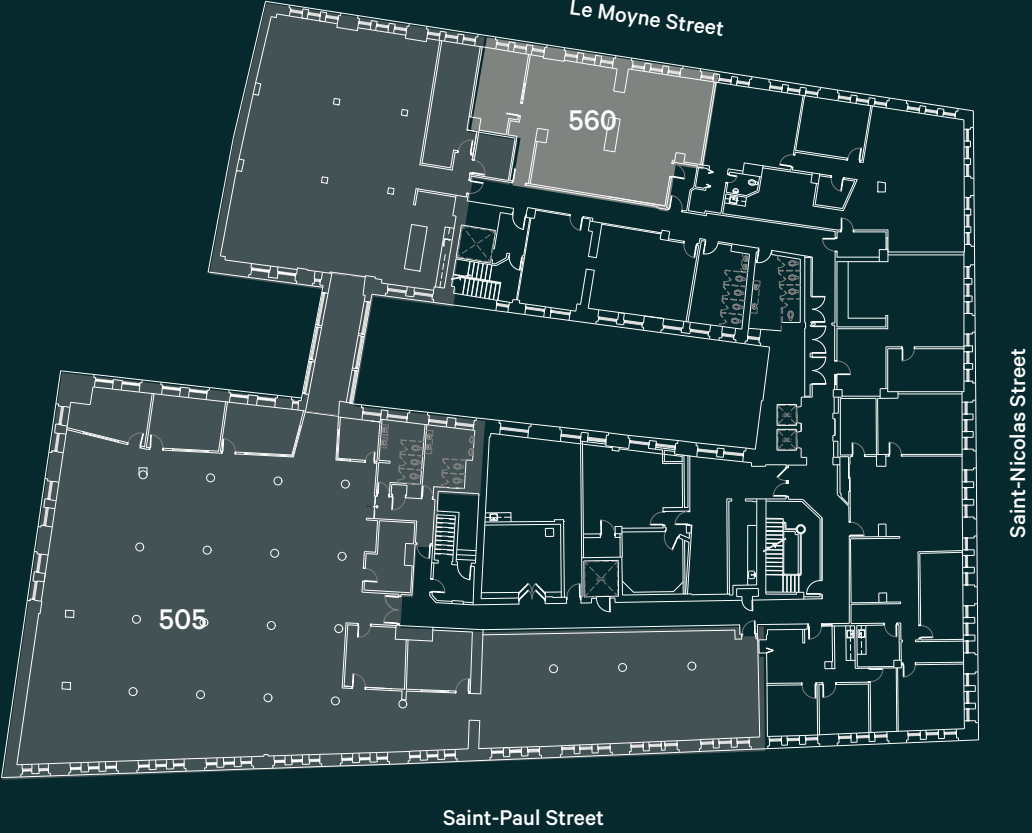




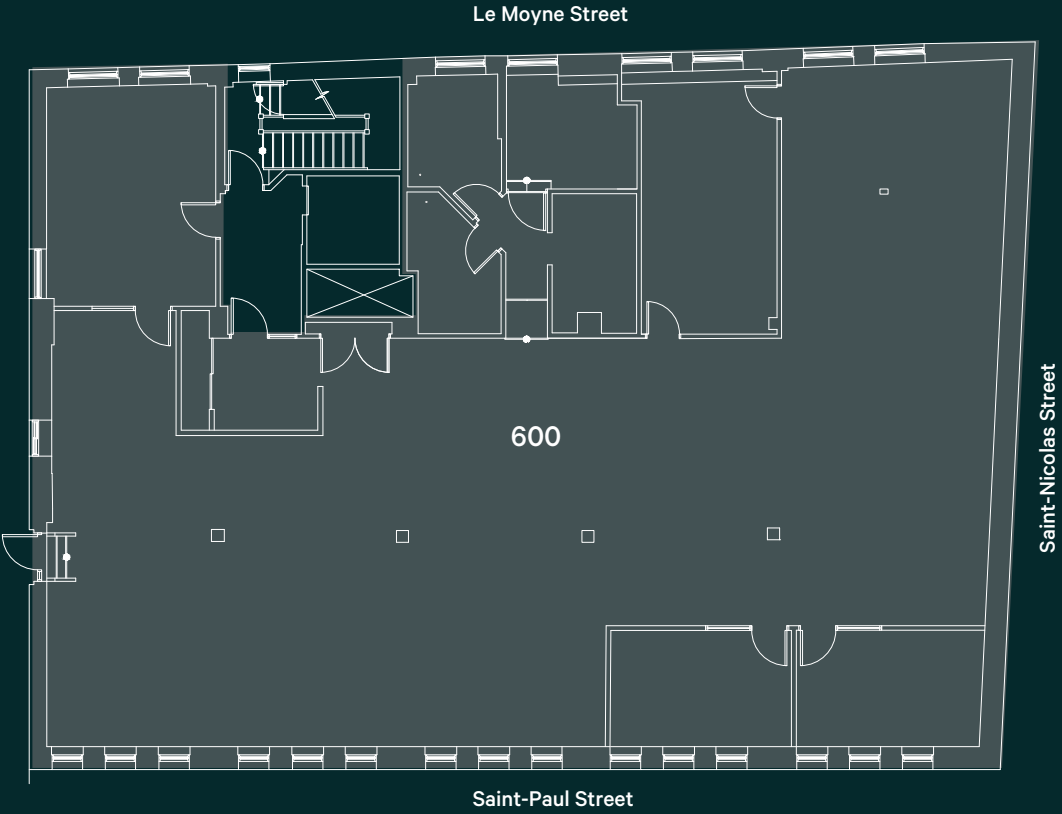
# Lease Terms

Term	5 years
Additional Rent	\$13.00 per sq. ft. Base Year 2024
Net Rent	\$18.00 per sq. ft.
Tenant Improvement Allowance	TBD
Hydro / In-Suite Cleaning	Included
Availability	Immediate

# Floor Plans



Suite	SQ. FT.
101	7,924
104	1,152
505	13,112
560	1,469
600	4,528
Possible private rooftop terrace	Full floor





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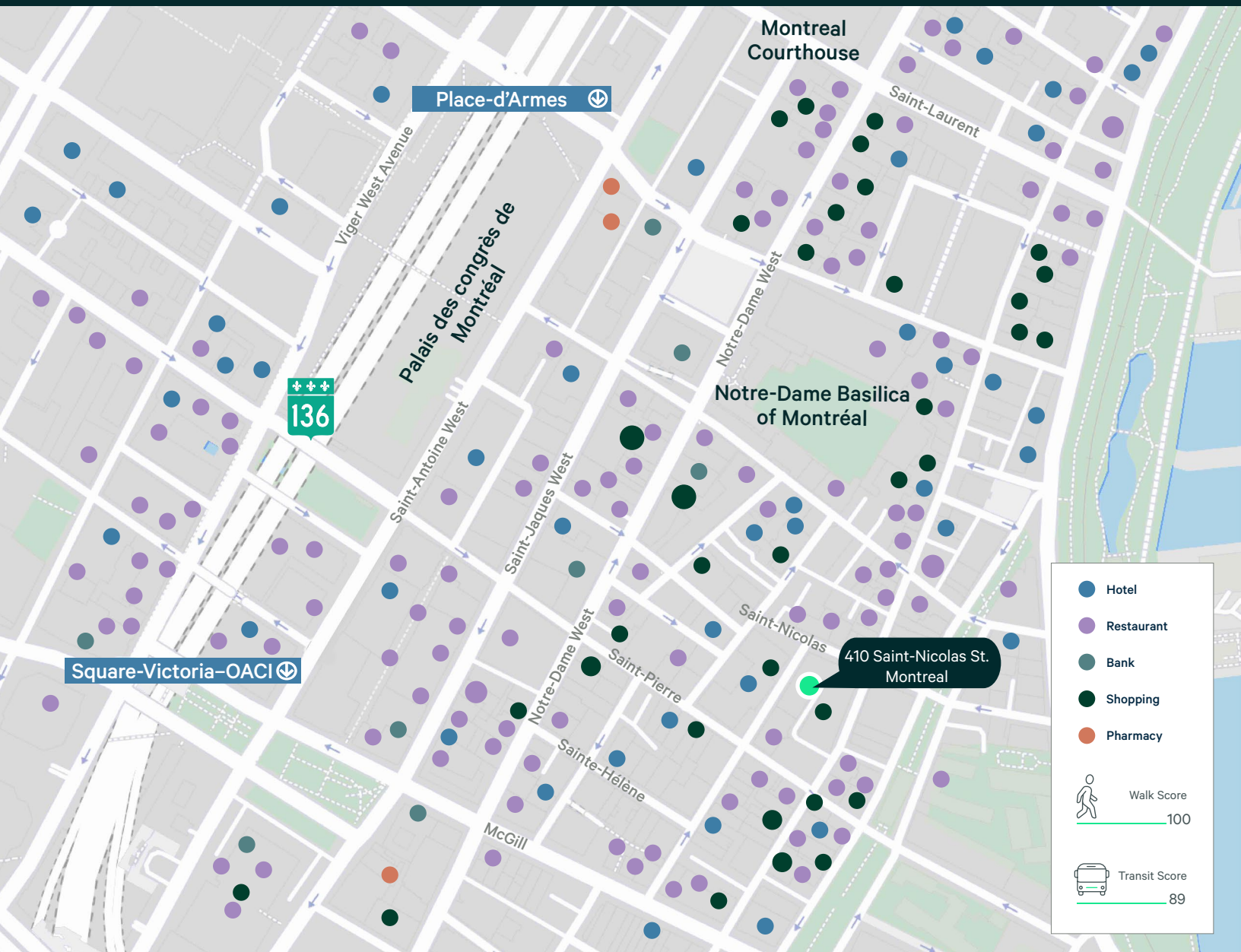
Located on Saint-Nicolas Street between Saint-Pierre and Le Moyne streets
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The space benefits from natural light
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7-min walk to the Place-D'Armes metro station
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Numerous amenities located in close proximity
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Move in ready suites available



## Contact Us

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