 **JLL** SEE A BRIGHTER WAY

# For lease

Office space for sublease  
6,136 SF

90 Beaubien Street W.  
Montréal, Québec

[jll.com](https://www.jll.com)

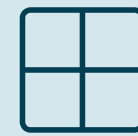
# 90 Beaubien W.

Located in the heart of the Montreal AI hub – the Mile-EX, strategically positioned next to one of the busiest bike paths in the city and newly developed parks.

Neighbourhood full of amenities and proximity to little Italy and all the Mile-EX has to offer in services.

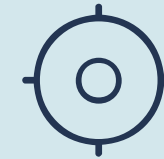


# Highlights



### Fenestration

Exceptional natural light exposure, great fenestration



### Location

Centrally located in the heart of Montreal's AI hub - The Mile-EX



### Connectivity

High level server room: for VFX, programming, rendering



### Parking

Private exterior lot with FOB



### Furniture

Turn key, brand new furniture, virtual integration set up. Balanced open area, conference rooms, private office

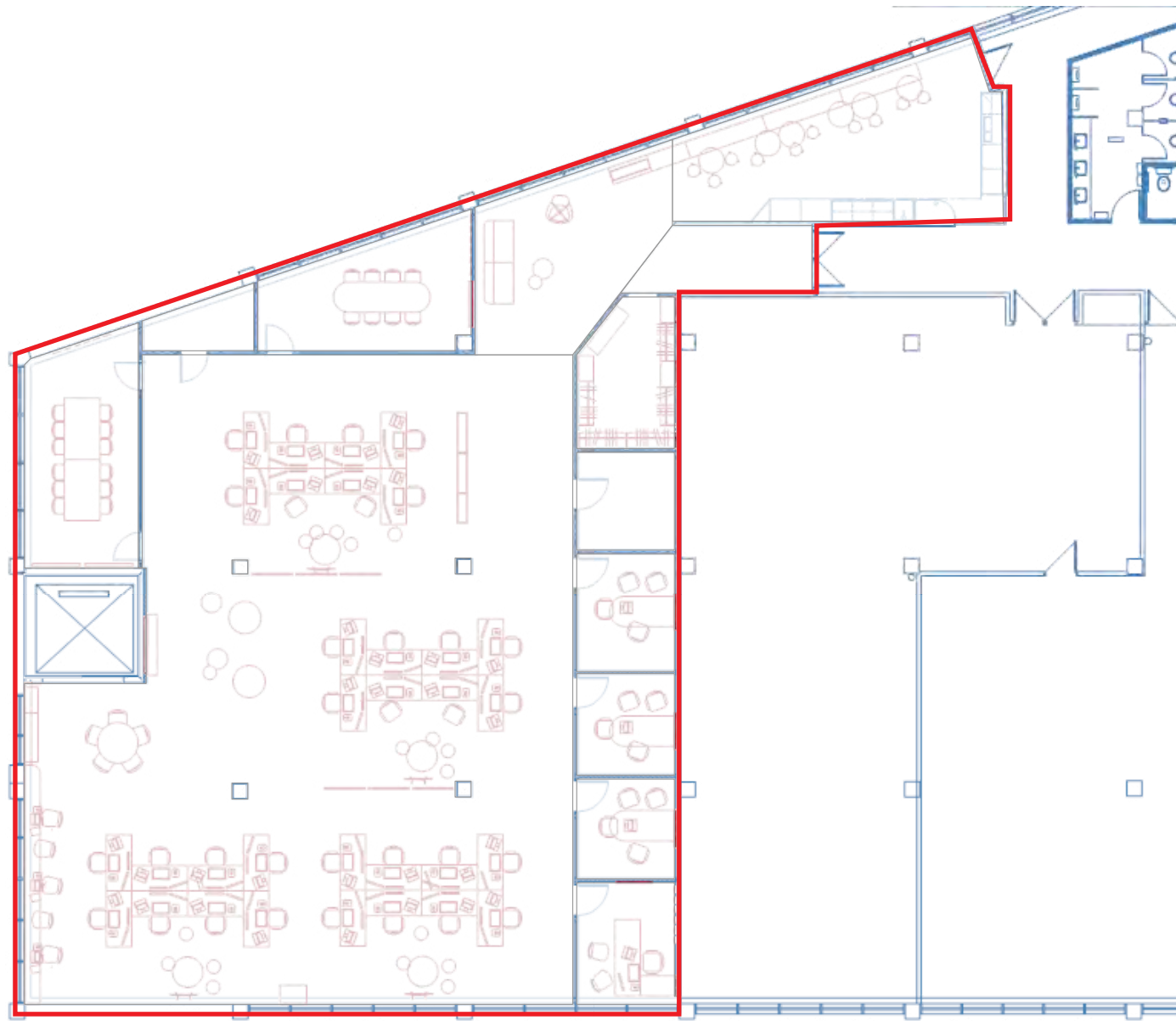


### Delivery

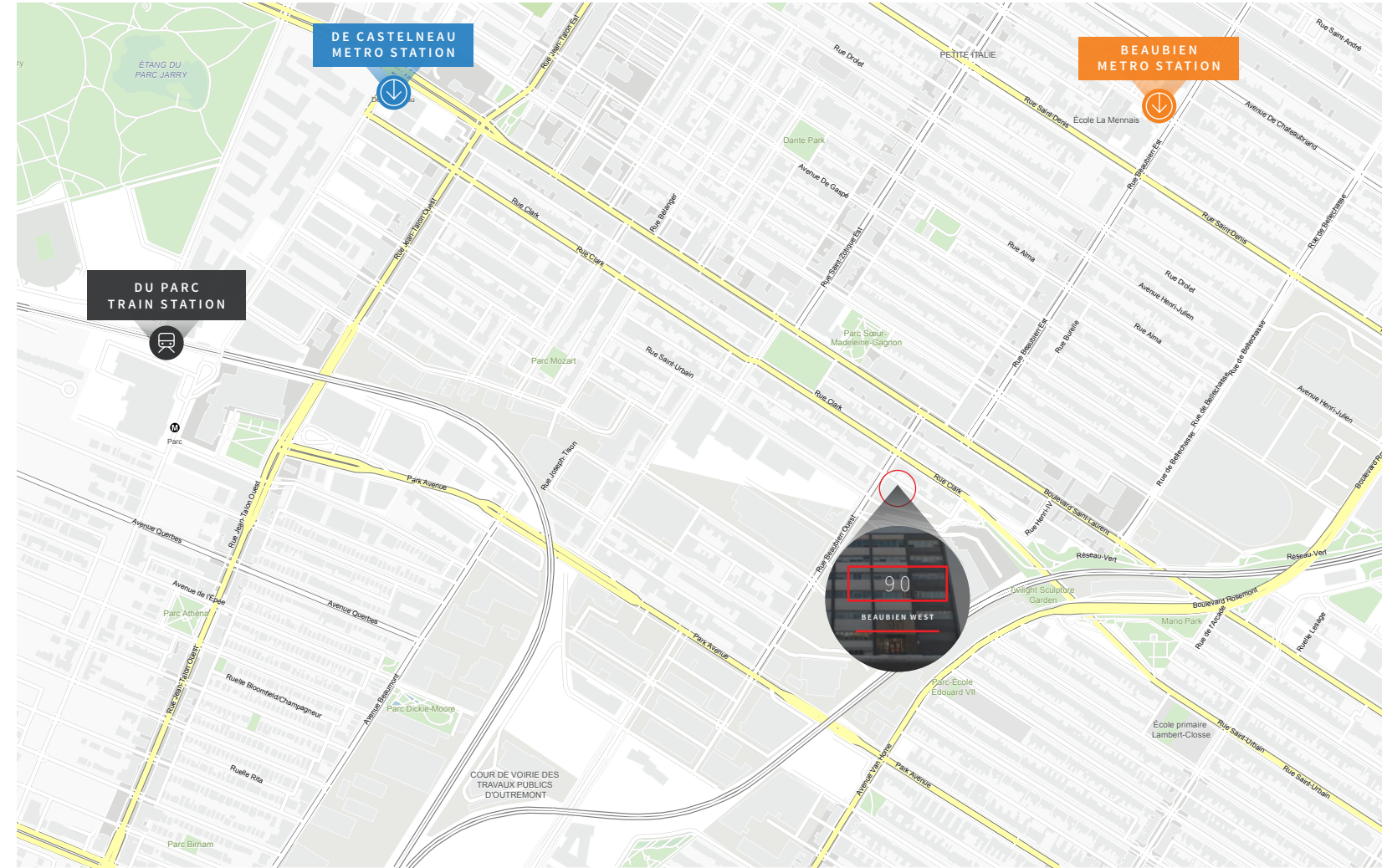
Direct/private access to loading dock (to be scheduled with landlord)



# Floor plan



# Location and accessibility



**Metro**

13-minute walk from  
Beaubien metro station



**Bus**

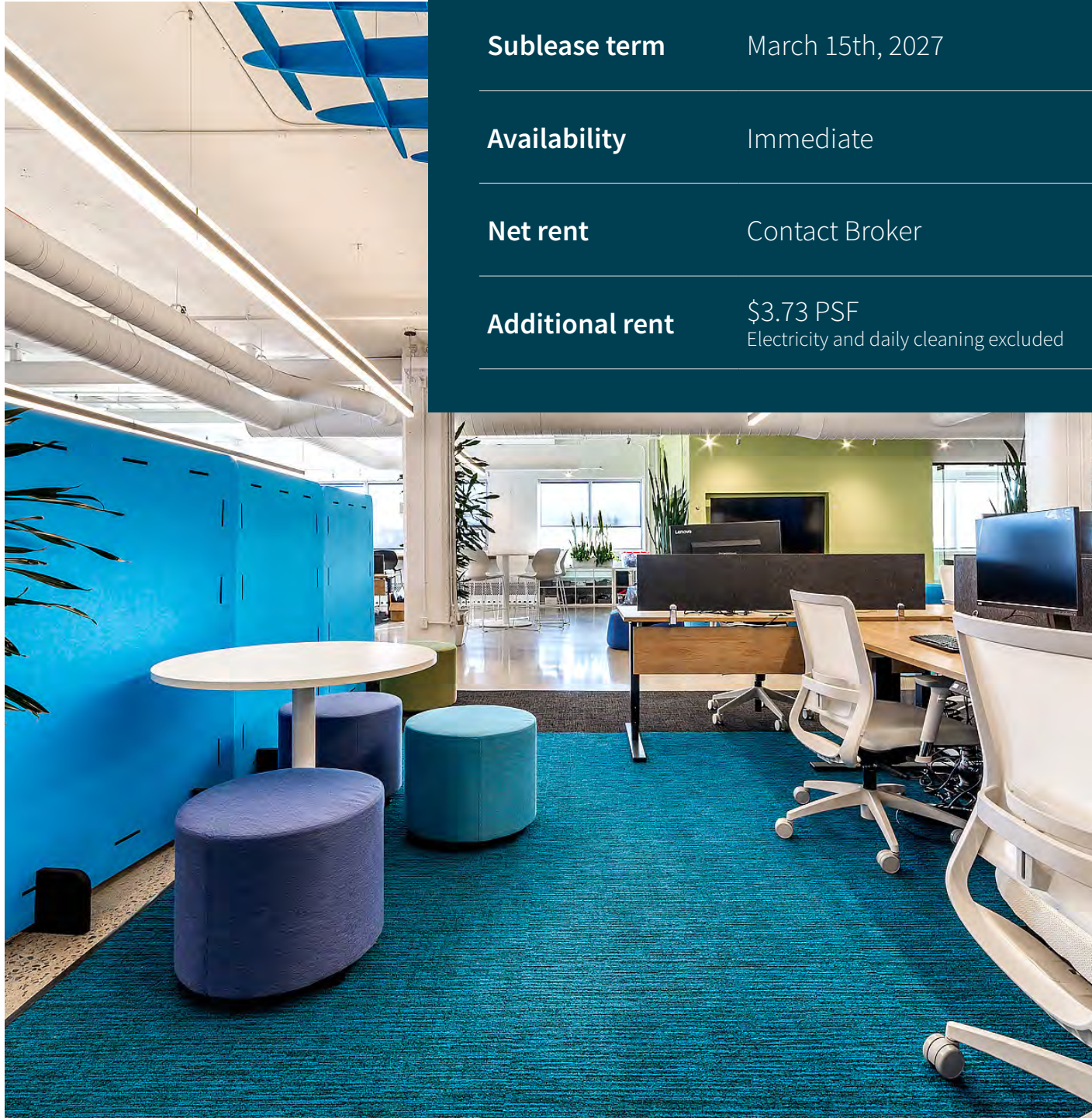
1-minute walk from  
363, 160, 55  
4-minute walk from 18



**Train**

18-minute walk from the  
Station du Parc

# Space overview



<b>Suite</b>	Suite 403 - 6,136 SF
<b>Sublease term</b>	March 15th, 2027
<b>Availability</b>	Immediate
<b>Net rent</b>	Contact Broker
<b>Additional rent</b>	\$3.73 PSF Electricity and daily cleaning excluded



for more information, please contact:

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