

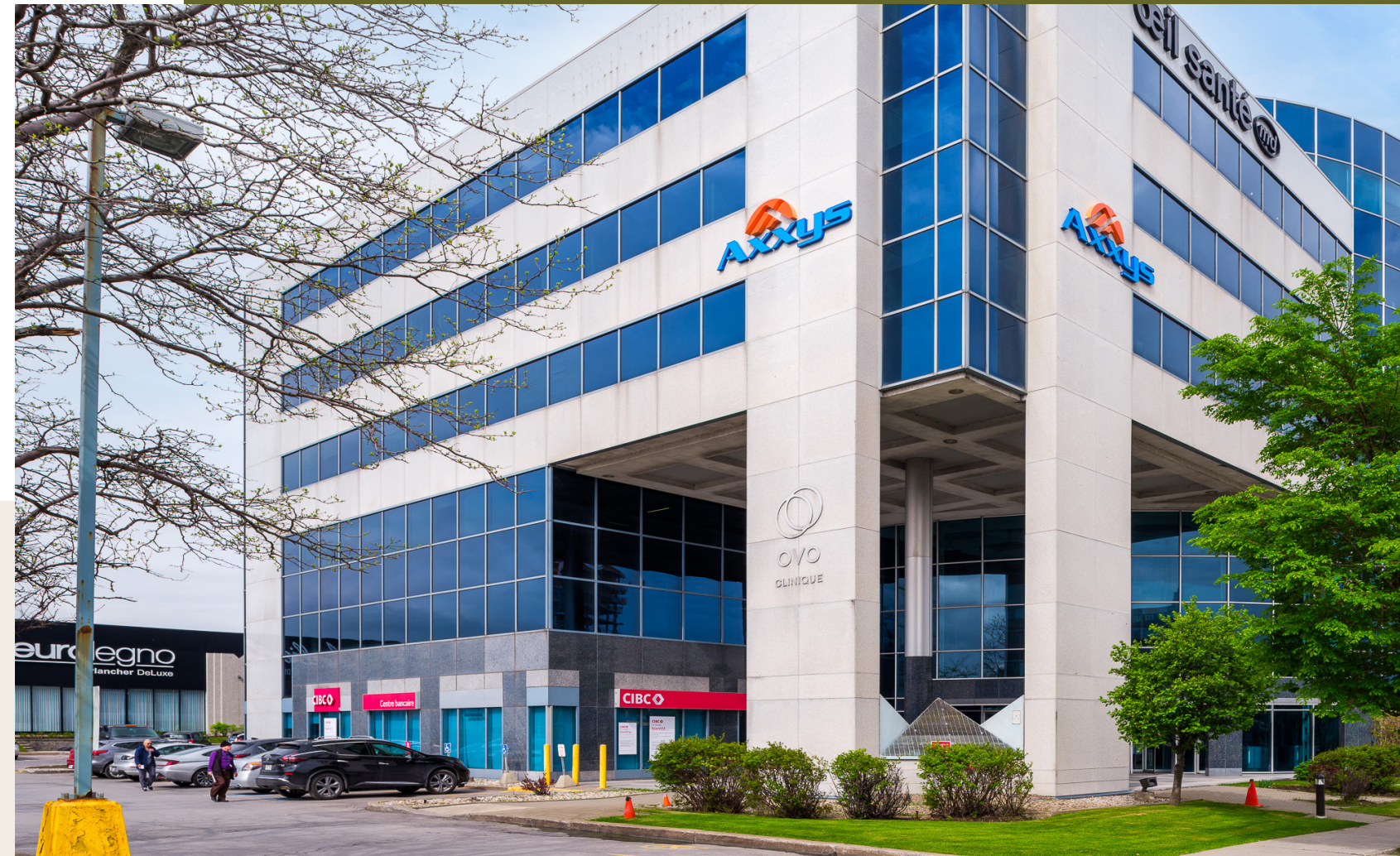
**80**  
**DECARIE**

**CLASS A OFFICE SPACE FOR LEASE**  
**1,485 – 9,163 SF**

[VIEW FRENCH VERSION](#)

# Experience the Evolution

Experience the evolution of modern office convenience at 8000 Decarie. Located in Montreal's vibrant midtown district, this Class A office tower features flexible suites and exceptional connectivity. With seamless access to major highways, public transportation, and mere steps from the iconic new Royalmount district, 8000 Decarie stands as the ultimate destination for businesses seeking an unmatched tenant experience.



ELEVATE YOUR ENVIRONMENT.  
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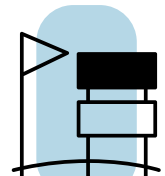


# Property Highlights

- 6 floors
- 134,615 SF
- 9,000 SF fully equipped medical center available for lease
- 187 indoor parking stalls
- 224 outdoor parking stalls
- Designated BOMA Silver



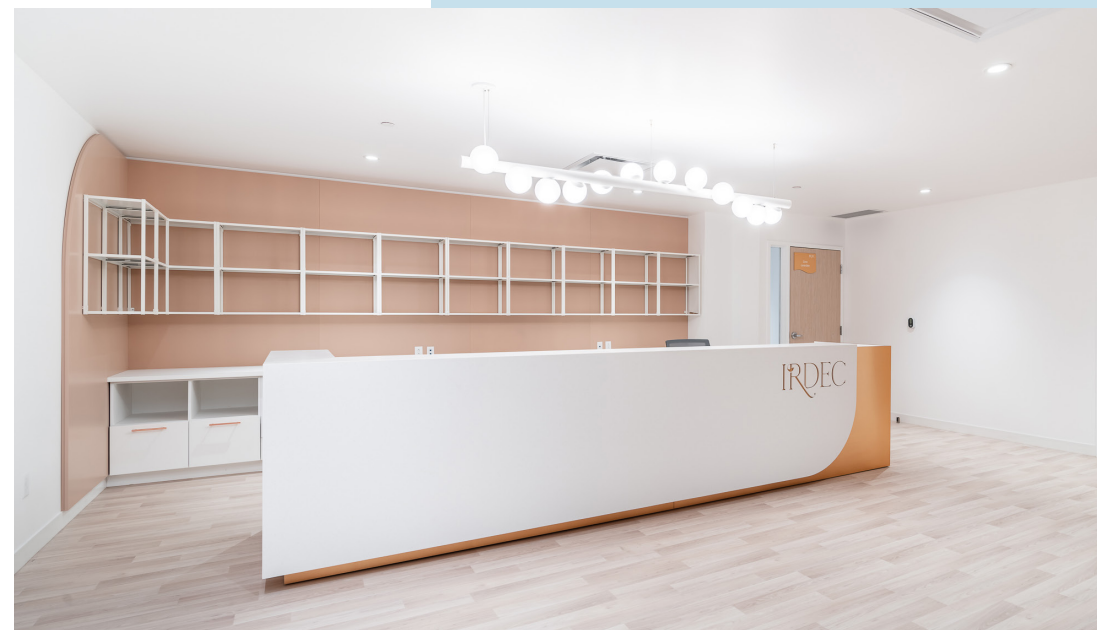
24-hour on-site security guard



Pylon signage available



Generator and fiber optic cable available



- Operating expenses and taxes (2023 estimation): \$18.05 PSF
- Electricity, HVAC and daily cleaning included in operating expenses

# Keeping You Connected

Located at the crossroads of two major arteries and steps away from the iconic Royalmount district, this dynamic locale places tenants at the center of a vibrant mix of amenities, elevating the workday experience.



-  FITNESS
-  HOTELS
-  RESTAURANTS
-  SHOPPING

\* INCLUDING THE ROYALMOUNT FOOD HALL AND RETAIL OPTIONS

# A Midtown Game-Changer

Royalmount is a visionary, new development set to revolutionize midtown, boosting connectivity and transforming how people work, live and play. Featuring striking architectural design, cutting-edge amenities, and immersive attractions, Royalmount is set to become one of the city's most sought after destinations.



824,000 SF mega-mall and lifestyle complex



170 luxury retailers, 60+ restaurants



1.5 km cycling paths to downtown Montreal



3,000 residential units



Estimated to attract 10 million pedestrians/year



Hotels and Entertainment venues



3 km linear park. 200 m footbridge providing direct access to the Métro



# Access Accelerated

Strategically positioned at the crossroads of Highway 40 and Highway 15, 8000 Decarie offers easy access for commuters across Montreal. Amplified by an extensive public transportation network, the building offers an ideal location to complement the dynamic lifestyle of today's professionals.



5-minute walk to De La Savane metro station



15 minutes to downtown Montreal



Served by numerous bus routes



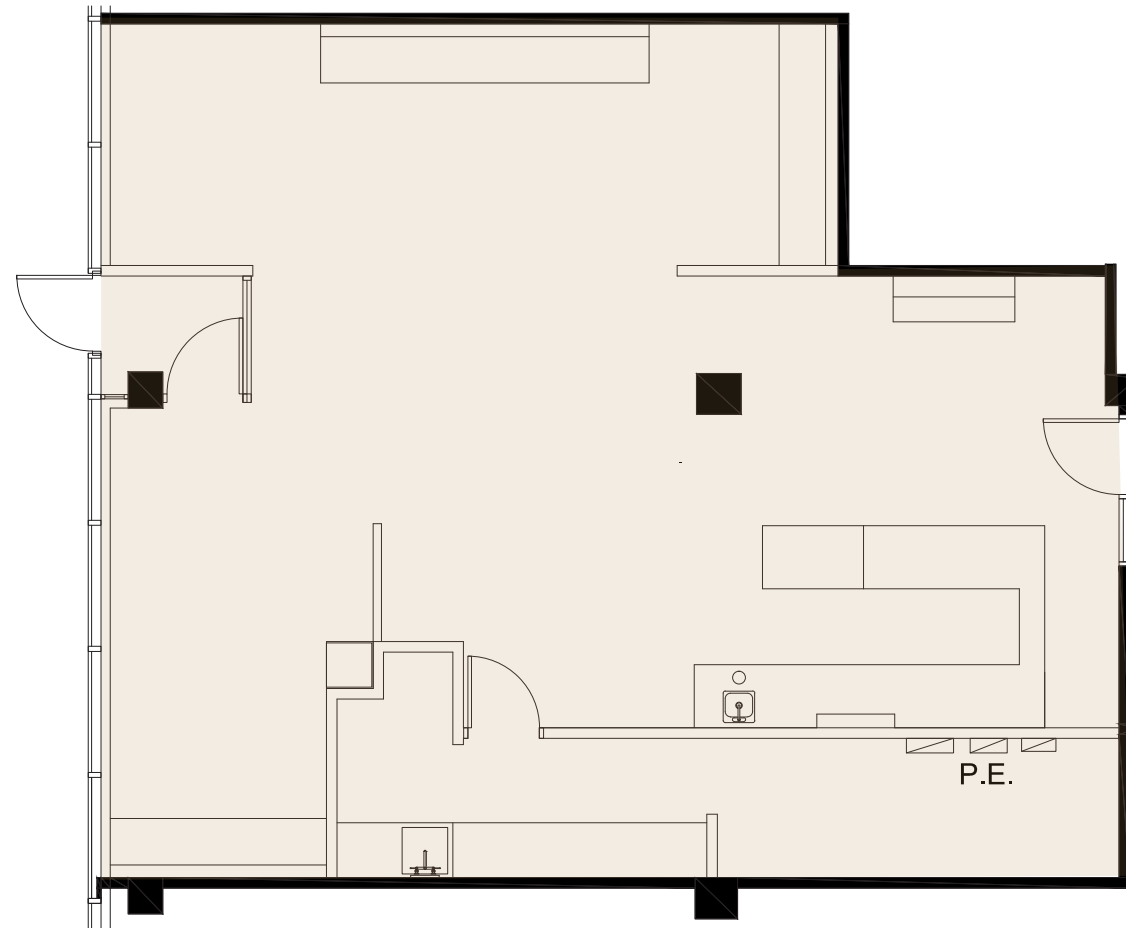
14 minutes to Montréal-Pierre Elliott Trudeau International Airport (YUL)



# Floor Plans

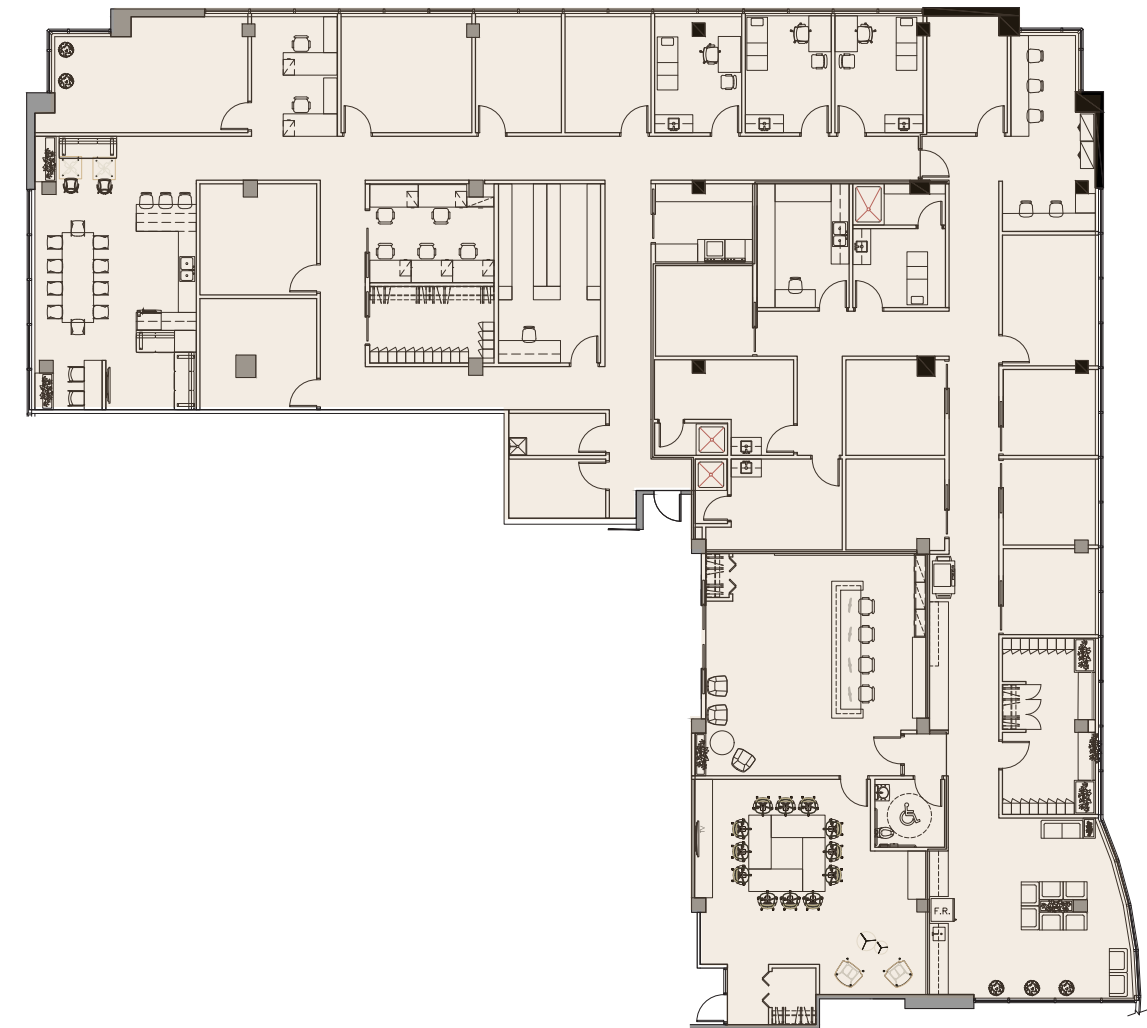
Suite 108 | 1,485 SF

VIRTUAL TOUR



Suite 310 | 9,163 SF

VIRTUAL TOUR



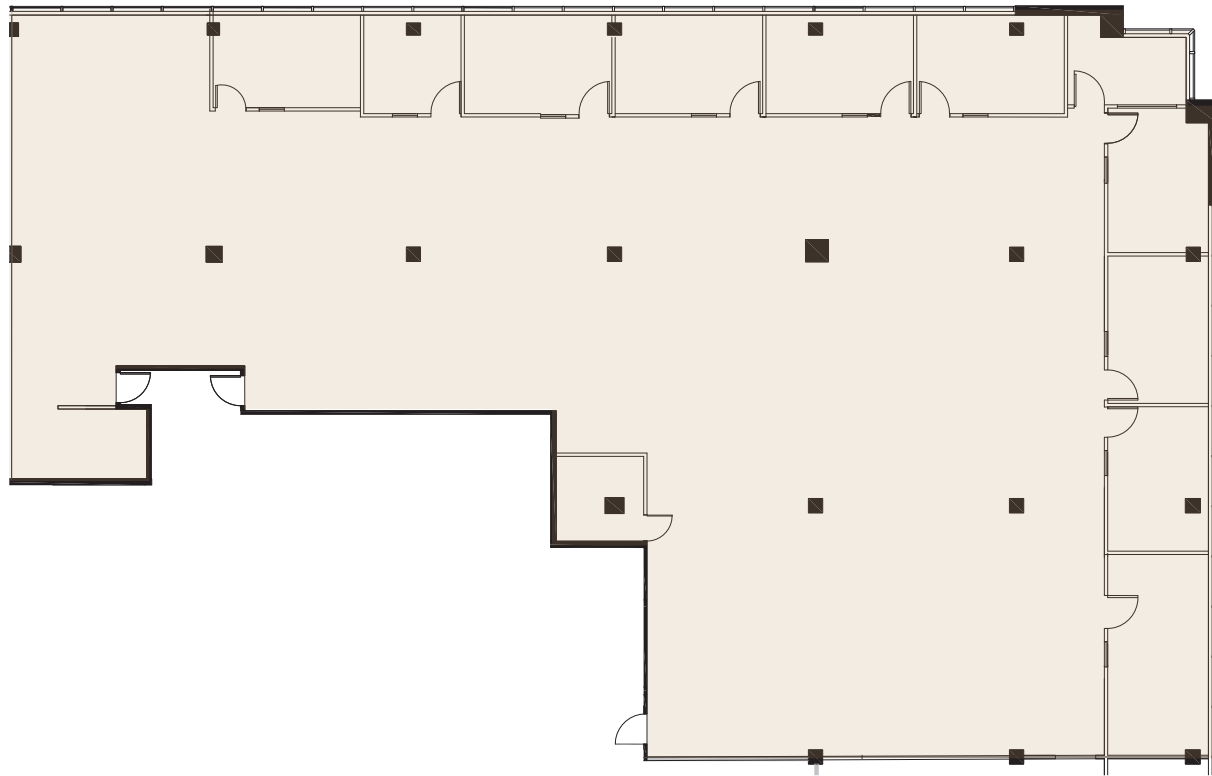
Suite 290 | 8,500 SF

FLOOR PLAN TO COME

# Floor plans

Suite 402 | 7,120 SF

VIRTUAL TOUR



80  
n0  
DECARIE

LLOYD COOPER, SIOR

SEAN GREENSPOON

DANIEL GOODMAN







# DECARIE

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