

1130 Sherbrooke St. W.

Montreal, QC

973 - 14,191 sq. ft.
of Office Space

Strategically located in the prestigious Golden Square Mile, offering quick access to Peel Metro, the Sofitel Montréal Golden Mile, & Mont-Royal's green escape.



Available Immediately

1130 Sherbrooke St. W.

This building offers refined and luxurious office space in the heart of the Golden Square Mile.

Expansive floorplates, 12-foot slab-to-slab ceilings offer enhanced vertical volume and flexibility. Large panoramic windows frame sweeping views of the city and Mount-Royal, while delivering an abundance of natural light.

The building provides a polished and professional workspace that cultivates productivity and a strong corporate presence.



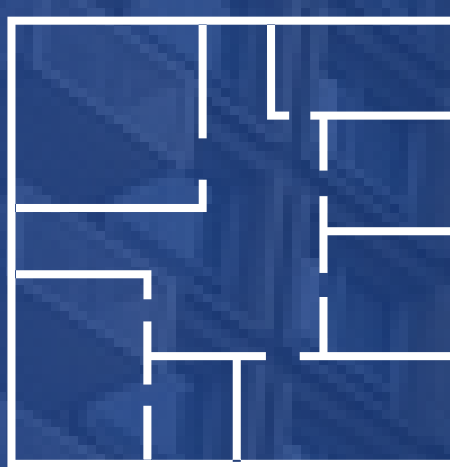
PROPERTY HIGHLIGHTS



17-Storey Class A office building under brand new ownership



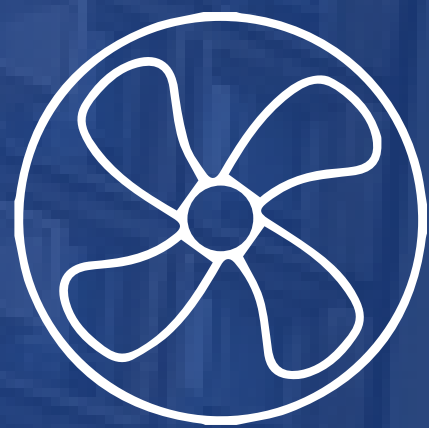
Prestigious Sherbrooke address located in the Golden Square Mile



Column-free floor plates



Two (2) minute walk to Peel Metro



24/7 HVAC



Major capital projects: new garage, elevators, lobby, and landings



Interior parking available; ratio 1/1,500 SF

You dream it, we build it

Tailor-Made Office Space

At **1130 Sherbrooke**, each floor presents a blank canvas for corporate expression.

From innovative open-concept environments to sophisticated executive layouts with premium finishes, spaces can be tailored to meet the specific needs of modern businesses.

Supported by our in-house construction team, we deliver high-quality, turnkey buildouts within thirty (30) to ninety (90) days, ensuring a seamless transition into a space designed specifically for you.



TERMS

AVAILABILITY

IMMEDIATE

FLOOR AREA

973 - 14,191 SQ. FT.

NET RENT

CONTACT

ADDITIONAL RENT

\$18.00

FULL TURNKEY BUILD-OUT

Strategic Location

Id 1085F

This building is perfectly situated in the heart of Downtown Montreal offering exceptional accessibility. Just steps away from the Peel Metro, 24 bus line, and only a few blocks from the Eaton Centre and the new REM station, **1130 Sherbrooke** is ideally located for business seeking visibility and long-term value in Montreal's most established commercial corridors.

Legend



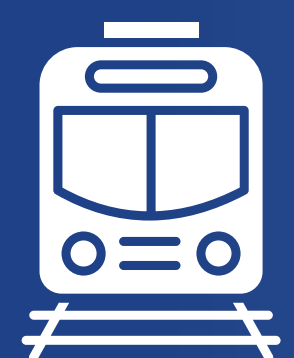
1130 Sherbrooke



Montreal Eaton Centre



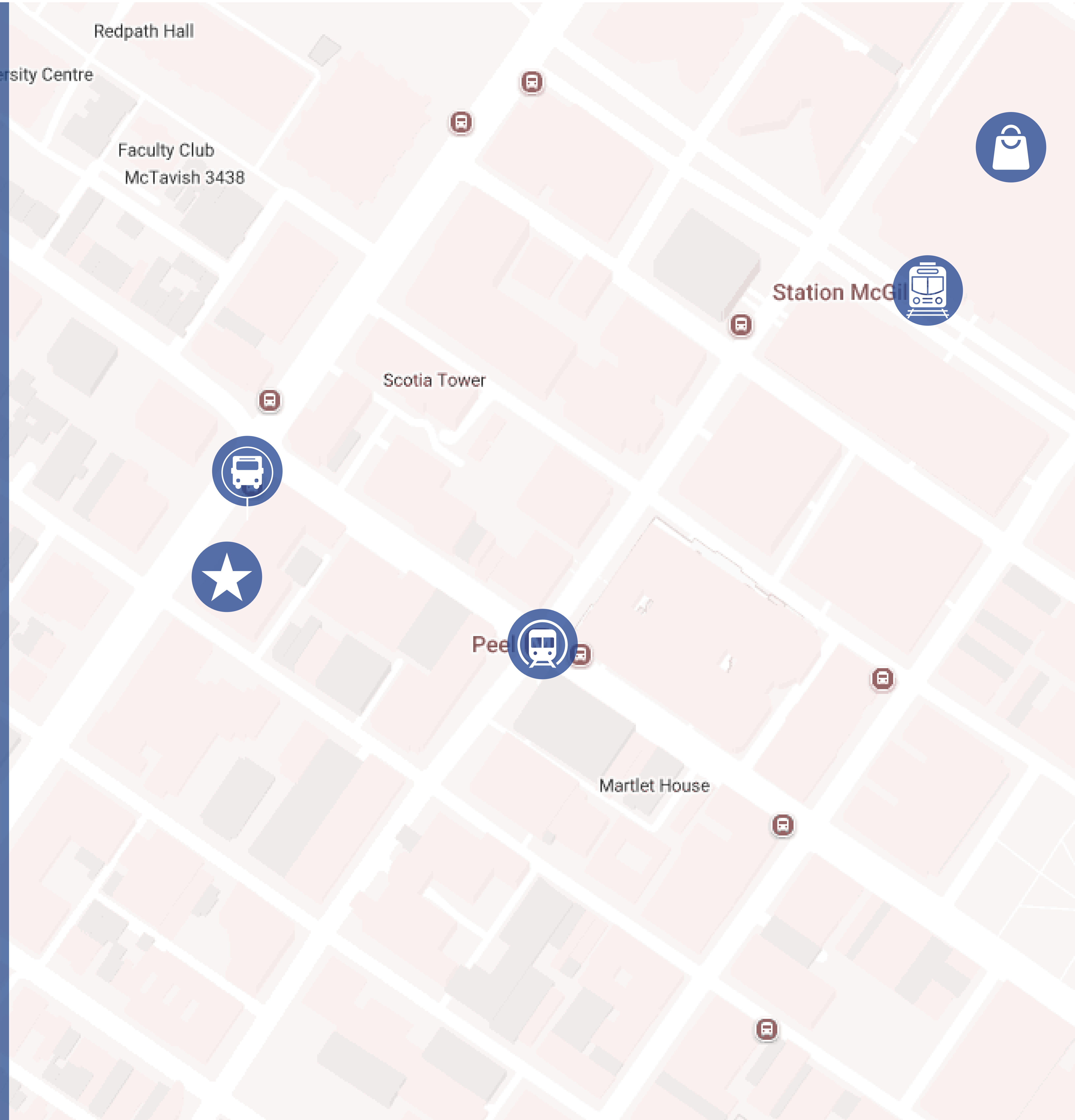
Bus Stop | 24

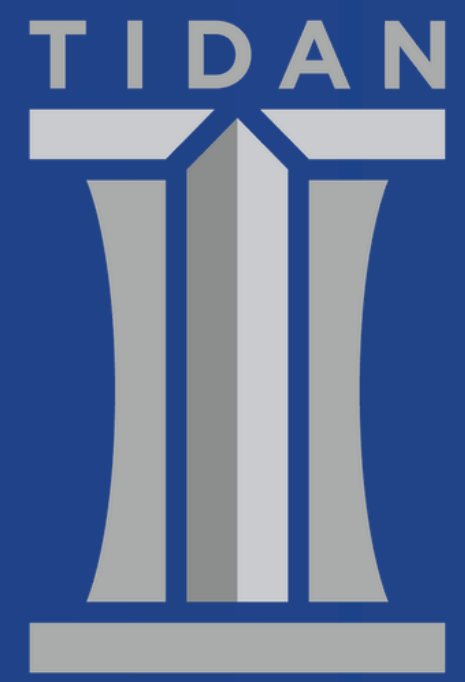


REM Station - McGill

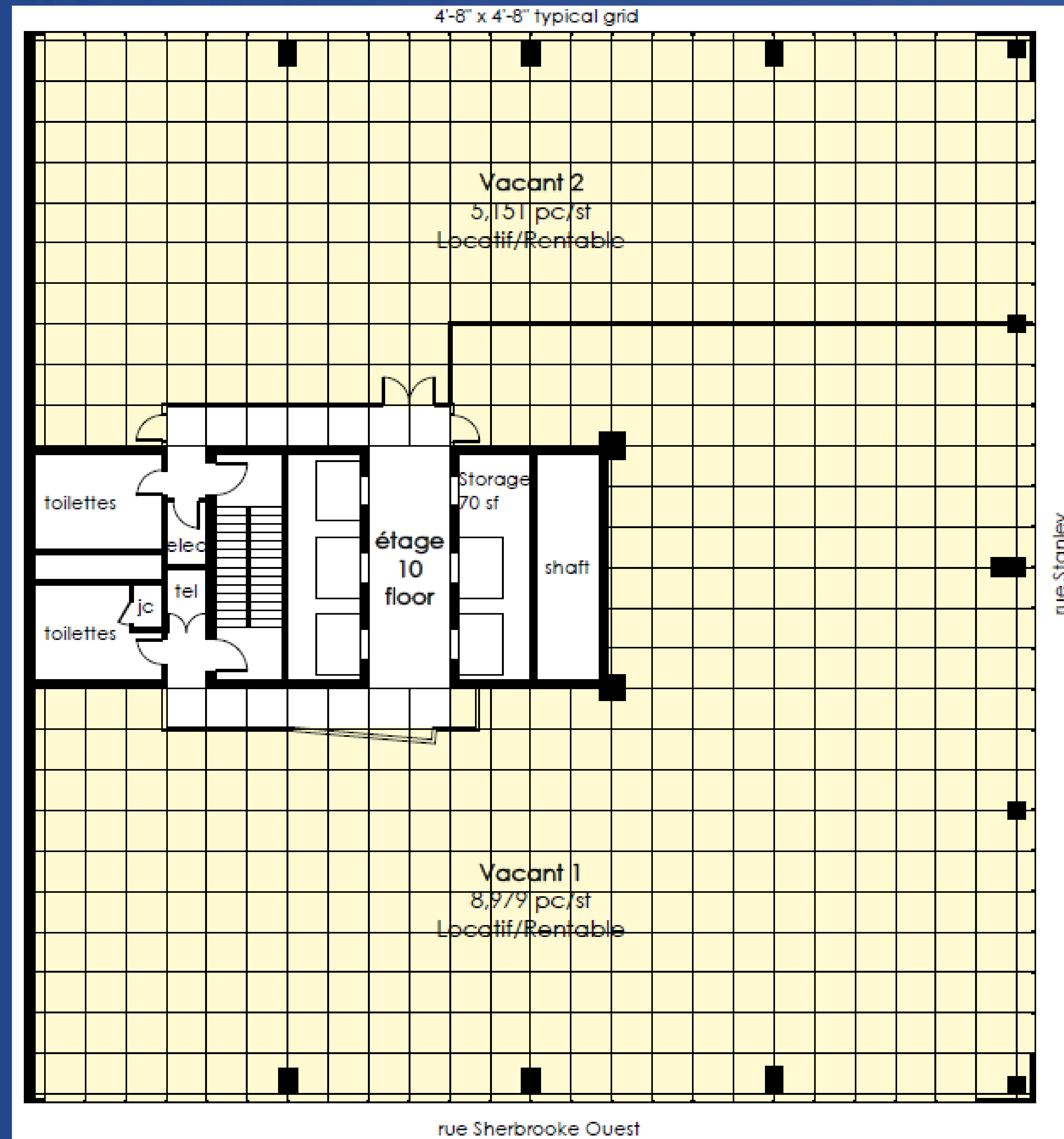


Metro - Peel

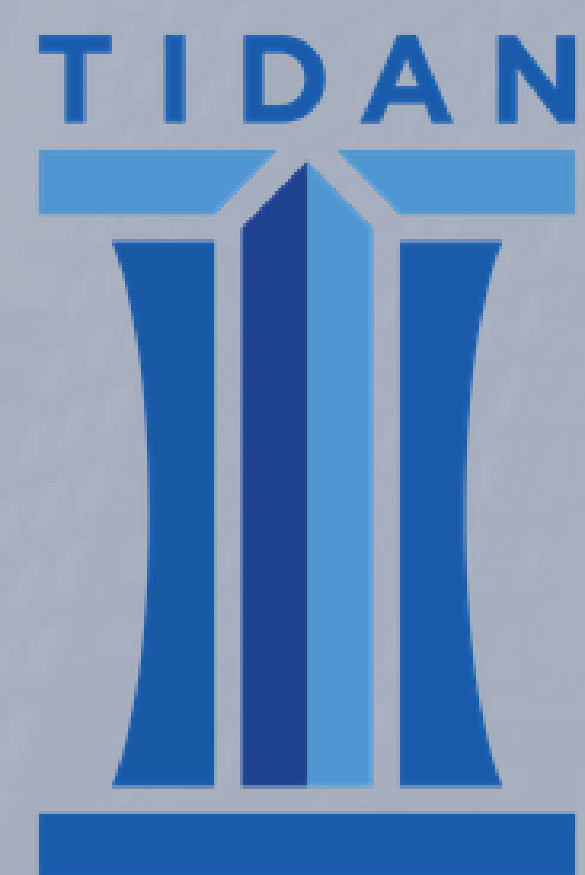




Example of Floor Plans



Contact us for more information



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& IMMOBILIER**

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