

AVISON
YOUNG

8000
DÉCARIE



**MODERN CLASS A OFFICE BUILDING
WITH INSTITUTIONAL-GRADE STANDARDS**

**OFFICE SPACE FOR LEASE
1,602 - 8,456 SQUARE FEET**

8000 DÉCARIE

OFFICE
SPACE
FOR
LEASE

Everyday essentials at your doorstep

Enjoy on-site essentials like CIBC and Proxim pharmacy, making errands and banking effortless. Step outside to a wide selection of nearby cafés, restaurants, and shops, all just a short walk away.

The building is also home to the Rhea Medical-Aesthetic Clinic, providing access to a comprehensive range of professional medical-aesthetic services in a discreet, modern setting, an added benefit for tenants seeking wellness options close to the office.





Steps away from Royalmount, Montréal's newest destination

Located just moments from Royalmount, **8000 Décarie** places tenants beside a major mixed-use hub for retail, dining, entertainment, hotels, and more. This prime proximity enhances daily convenience and creates ideal opportunities for client meetings, team outings, and attracting top talent seeking a vibrant workplace location.

**8000
DÉCARIE**

ROYALMOUNT



8000 DÉCARIE

OFFICE
SPACE
FOR
LEASE

Position your business where Montréal shines brightest

At the heart of the city's thriving Midtown district, **8000 Décarie** offers unmatched accessibility: with bus service right at the door and De La Savane and Namur metro stations only steps away, as well as direct access to major highways, making commuting effortless for teams and clients alike.

Surrounded by a vibrant mix of restaurants, cafés, banking services, a pharmacy, and the burgeoning Royalmount area, adding future retail and residential synergies nearby, the building places tenants at the center of a dynamic hub with amenities within walking distance.



5-MINUTE WALK
TO DE LA SAVANE
METRO STATION



15-MINUTE DRIVE
TO DOWNTOWN
MONTRÉAL



THE AREA IS
SERVED BY SEVERAL
BUS ROUTES

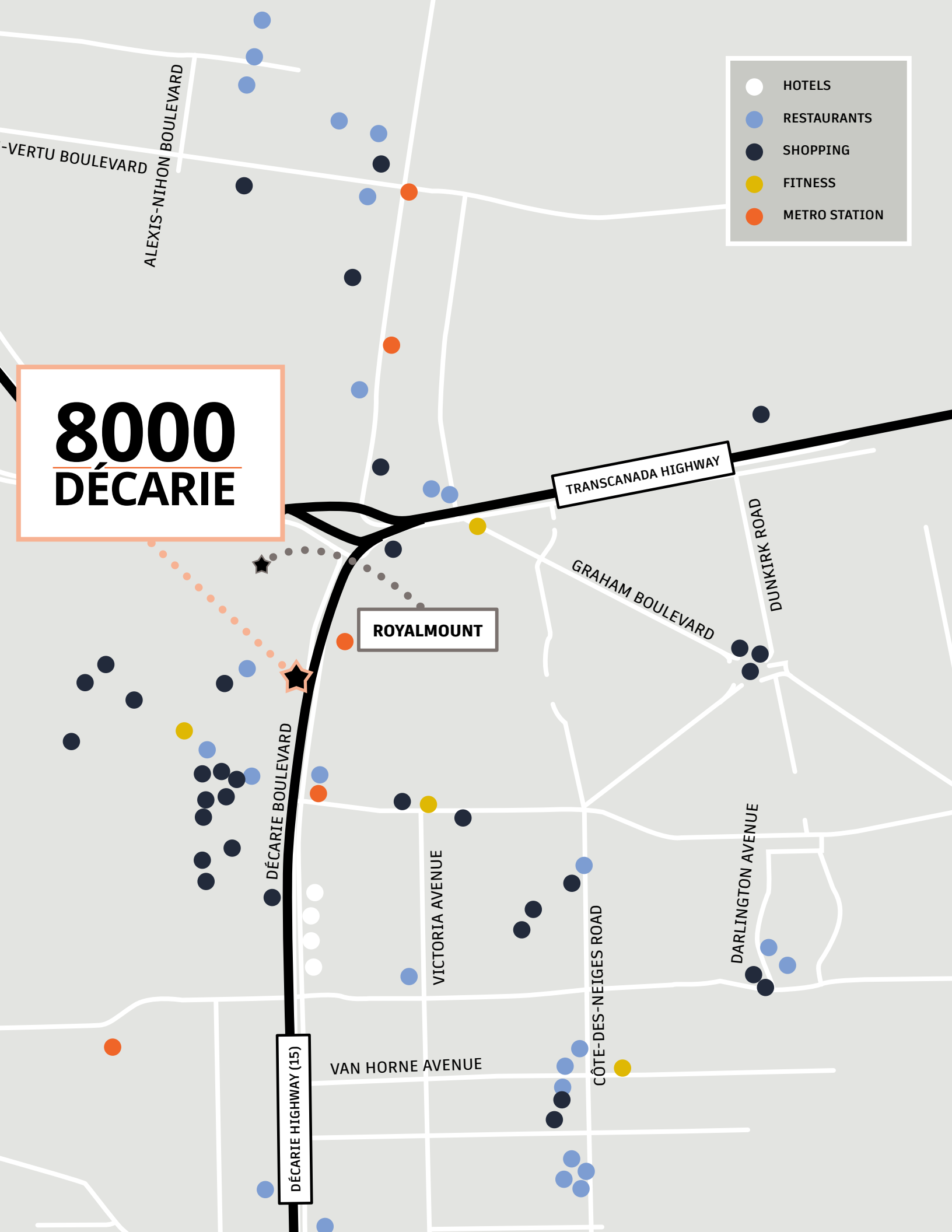


14-MINUTE DRIVE
TO MONTRÉAL-TRUDEAU
INTERNATIONAL AIRPORT



8000 DÉCARIE

- HOTELS
- RESTAURANTS
- SHOPPING
- FITNESS
- METRO STATION



ROYALMOUNT

DÉCARIE HIGHWAY (15)

TRANSCANADA HIGHWAY

GRAHAM BOULEVARD

DUNKIRK ROAD

DÉCARIE BOULEVARD

VICTORIA AVENUE

VAN HORNE AVENUE

CÔTE-DES-NEIGES ROAD

DARLINGTON AVENUE

Discover a seamless workspace experience at 8000 Décarie

A modern Class A office destination in the heart of Midtown Montréal

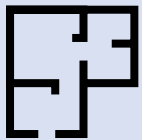
Highly accessible
Midtown location
with strong
transit links



Modern Class A,
institutional-grade
building with
Comprehensive
on-site amenities



Ideal for corporate
head offices,
professional services,
and medium-sized
businesses



Quality finishes,
flexible space
options,
and signage
opportunities



Excellent visibility
and connectivity to
major commercial
hubs, including
Royalmount





SUITE 302



3rd FLOOR



SUITE 402

PROPERTY HIGHLIGHTS



BUILDING IS
DESIGNATED
BOMA SILVER



24/7 ON-SITE
SECURITY
AND CAMERAS



AMPLE PARKING,
INTERIOR AND
EXTERIOR



2nd FLOOR



SUITE 290

LEASE DETAILS

A high-profile address where accessibility, convenience, and quality converge

AVAILABLE SPACES	AREA	AVAILABILITY
Suite 290	8,456 sf	Immediate
Suite 302	3,881 sf	Immediate
Suite 402	7,463 sf	Immediate
Suite 430	1,602 sf	Coming up

RATES

Net rent

Contact broker

Additional rent, including electricity and daily cleaning

\$18.83 psf (est. 2026)



SUITE 290

8,456 sf
Available
immediately

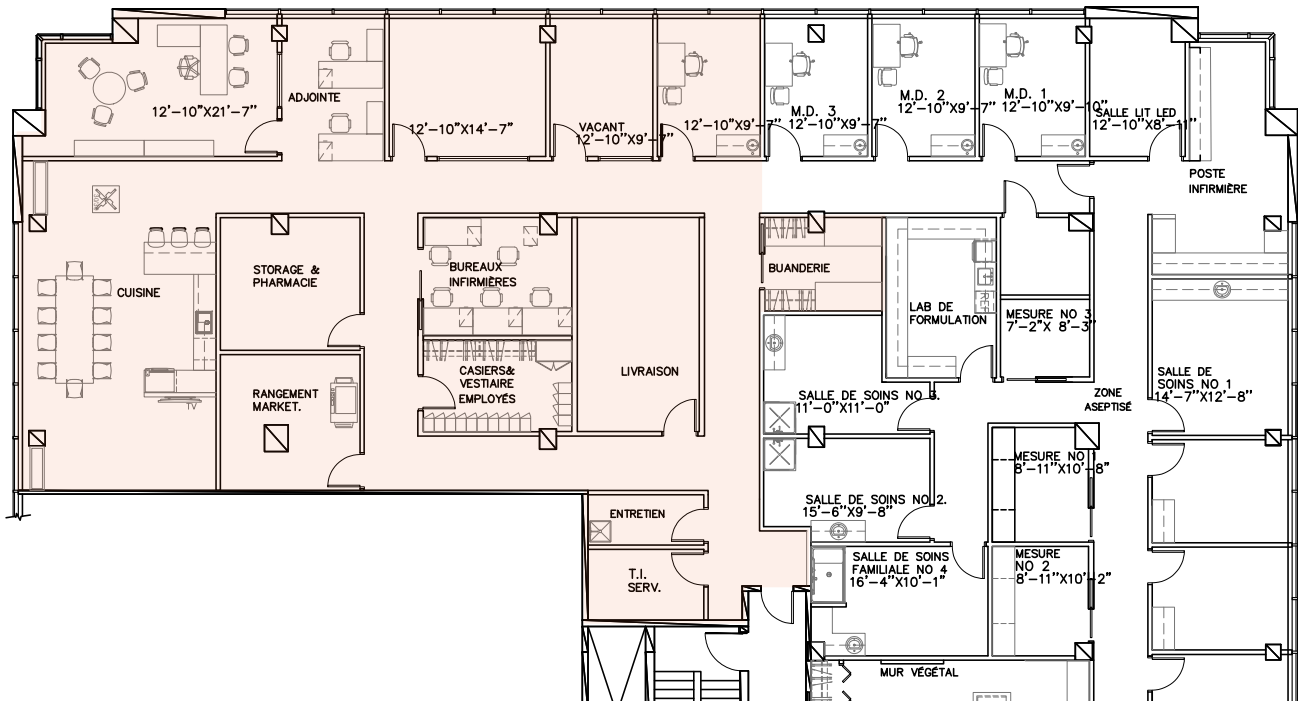


SUITE 290

SUITE 302

VIRTUAL TOUR

3,881 sf
Available
immediately



CONTACT

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