



Prime office space just 4 minutes from Grand Quay

- Office space in a historic building, 4 minutes from the Grand Quay and 10 minutes from Square Victoria-OACI metro, in charming Old Montreal near the riverfront.
- The space shares co-tenancy with renowned spots like Gibby's, Barroco, Flyjin, Belgard Barbershop, Pinkablond Club, CA LEM, Bloom Sushi, and Pub St-Pierre, offering a vibrant setting for businesses.



Office space of
935 square feet



Available on
May 1st, 2026



Year-Round
Tourist Hotspot



Montréal's premier
destination for pedestrians

Get more information

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Leasing details

Available area	935 square feet
Building class	B
Total building area	22,227 square feet
Possible terms	5-10 years
Availability	May 1 st , 2026
Asking rent	Contact broker
Additional rent (est. 2026)	\$17.50 psf
Electricity	Included
Daily cleaning	Included

Demographic data



2,872

Population



94.9%

Employment rate



43.8

Average age



\$166,630

Average household income



\$39.8M

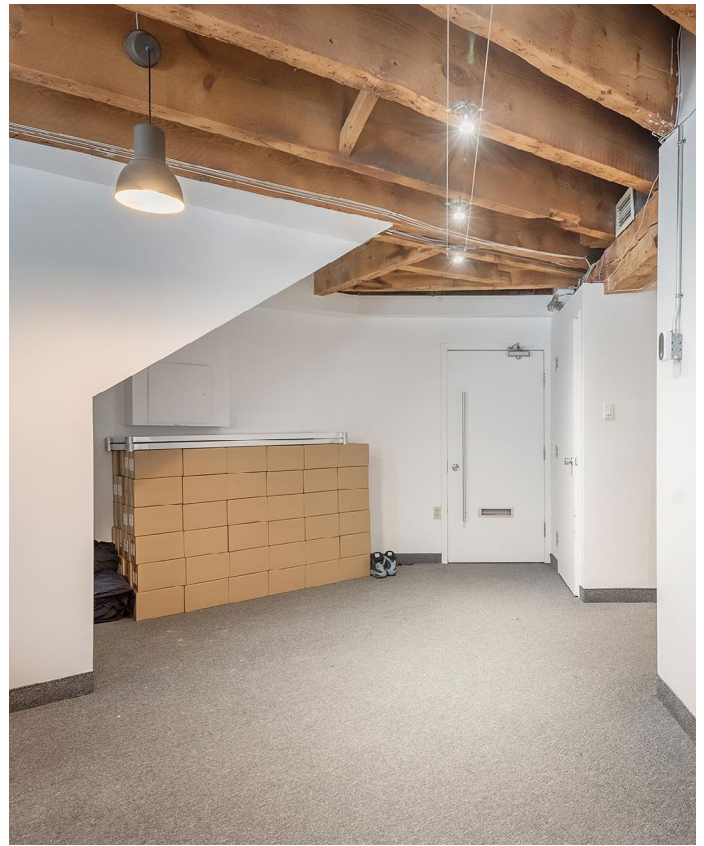
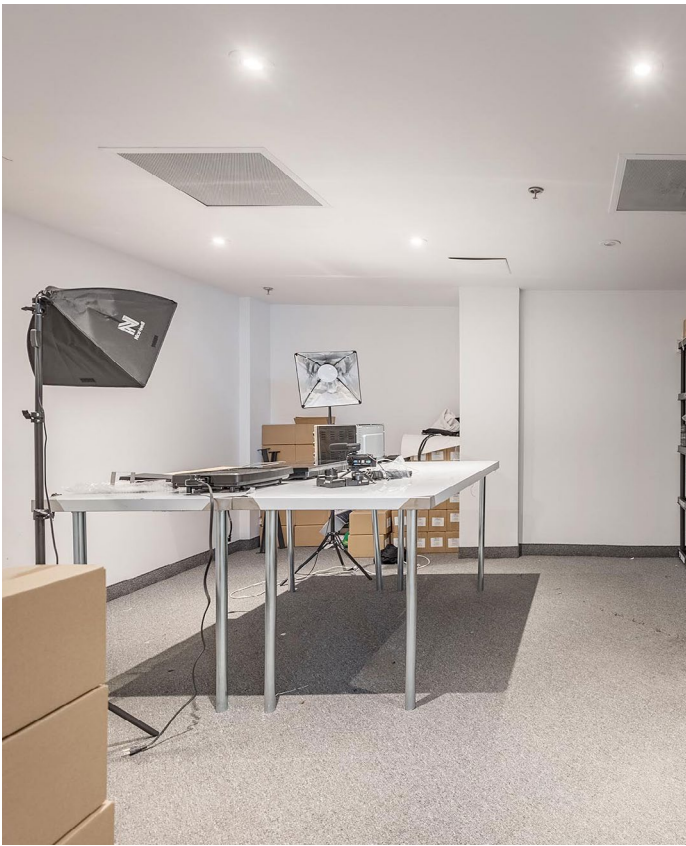
Household spending

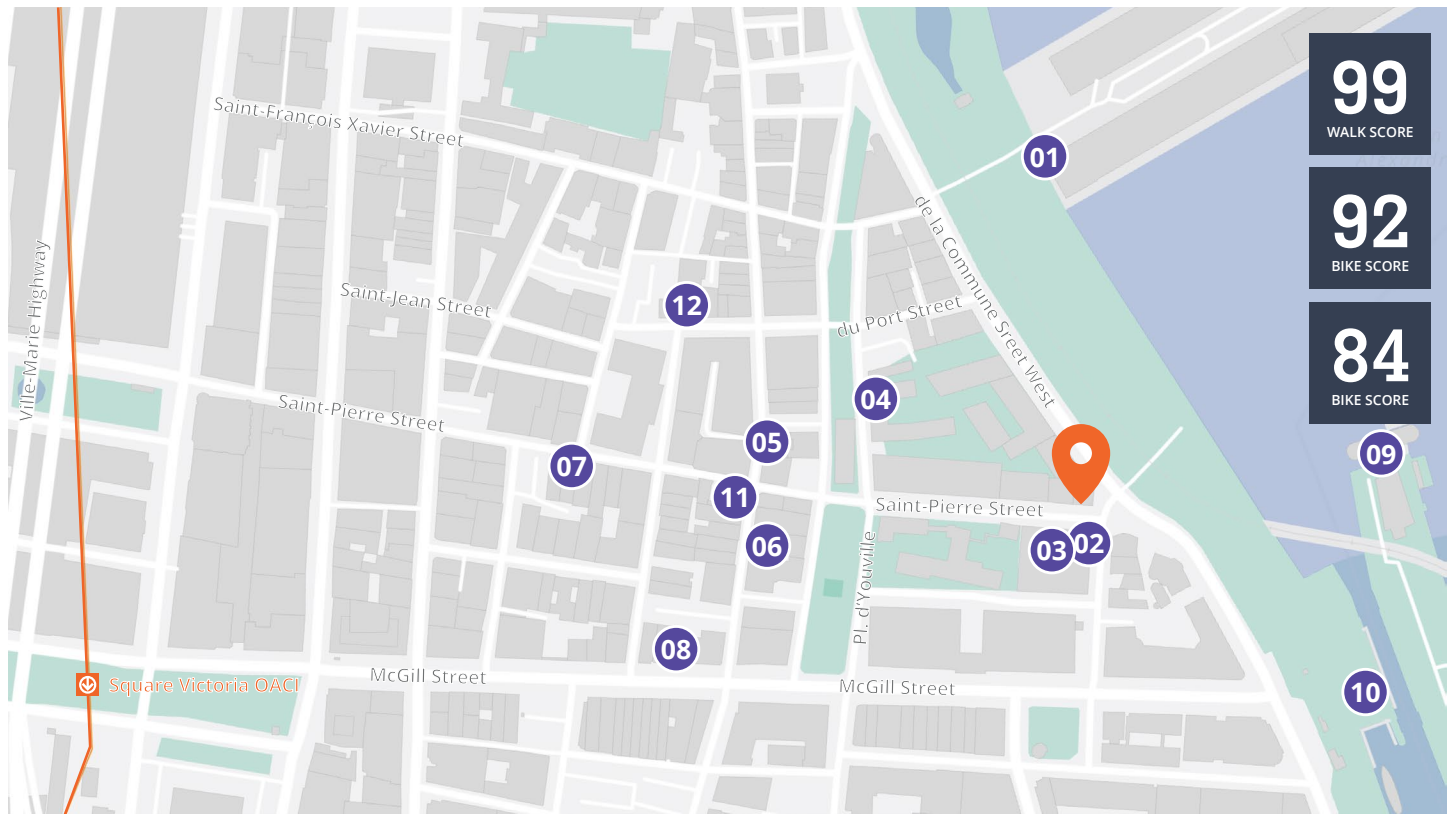
Source: AY Demographic 2024 - 500 m radius from property

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Location



10-min walk to Place-d'Armes metro station
10-min walk to Square Victoria metro station



2-minute walk from Bus lines (50 and 715)
of the STM (Société de transport de Montréal)



Great accessibility with proximity
to major roads and highways



Many restaurants, cozy terraces
and upscale shopping steps away



Located near the core of the business district,
with easy access to prime shopping destinations

329, de la Commune Street West

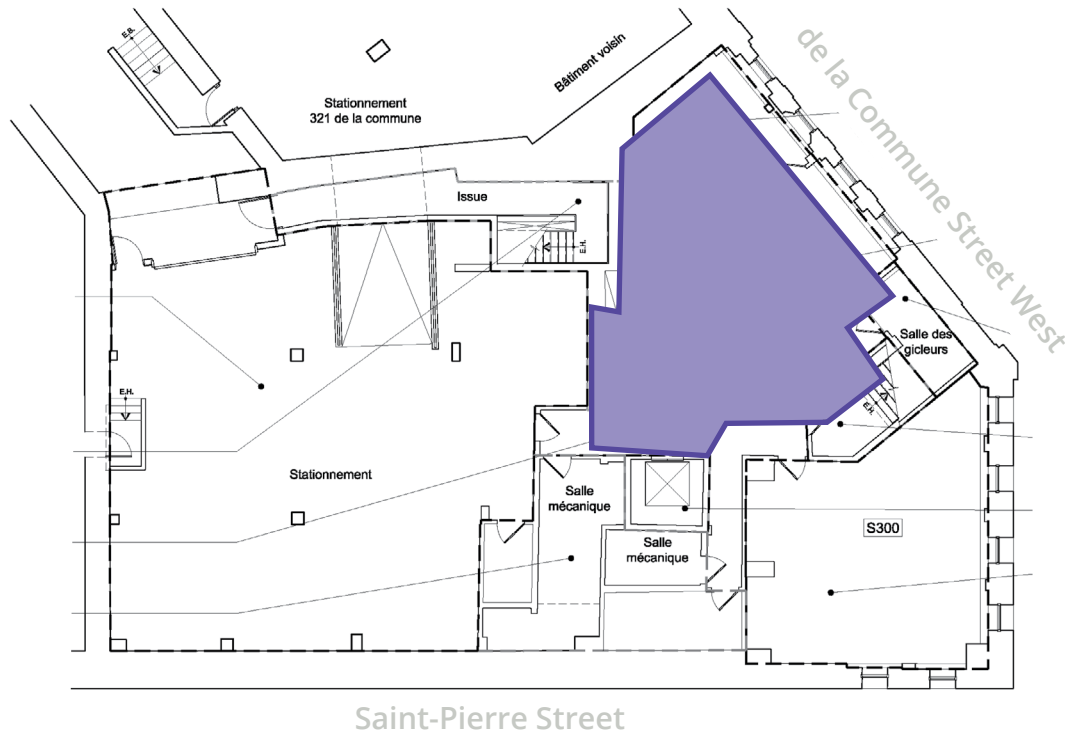
- 01 Grand Quay of the Port of Montréal
- 02 Pinklablonde Club
- 03 Belgard Babershop
- 04 Gibby's
- 05 Barroco
- 06 Bloom Sushi
- 07 Pub Saint-Pierre
- 08 Holder
- 09 Bota Bota
- 10 Marché des éclusiers
- 11 Olive et Gourmando
- 12 Mandy's Salad Bar

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SPACE PLAN



**Want to plan a tour?
Contact us for more information.**

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