

AVISON
YOUNG

ALDRED

507 PLACE D'ARMES
MONTRÉAL, QC H2Y 2W8

A.

The iconic,
reimagined



► A modern legacy

Iconic location, boundless flexibility

Built 1929-1931 during the Great Depression, the Aldred Building stands as a testament to architectural excellence and resilience.

Designed by the renowned Montreal firm Barott and Blackader, it was one of the tallest structures in the city at 96 meters.

The building features tiered facades, stone ornamentation, and lavish detailing that reflect the era of its construction.

1929
year of
construction

169,000
square feet

1990
Heritage
designation

- ◆ Historic prestige and architectural significance
- ◆ Unbeatable central Old Montréal location
- ◆ Transit-oriented and walkable environment
- ◆ Strong tenant amenities and building services
- ◆ Flexible and modern office spaces

► Spaces built to inspire

Place d'Armes, the city's most historic district

Seamlessly connected

Steps from Place d'Armes metro station and instant access to the city's major transit networks, and underground city.

Surrounded by excellence

Michelin-starred tables, luxury accommodations, cultural institutions, and the timeless beauty of the vibrant Old Port waterfront.

At the heart of influence

Adjacent to City Hall, the courthouse and major convention centers.

Professional ecosystem

This address has been chosen by the city's most respected law firms, financial institutions, and enterprises.

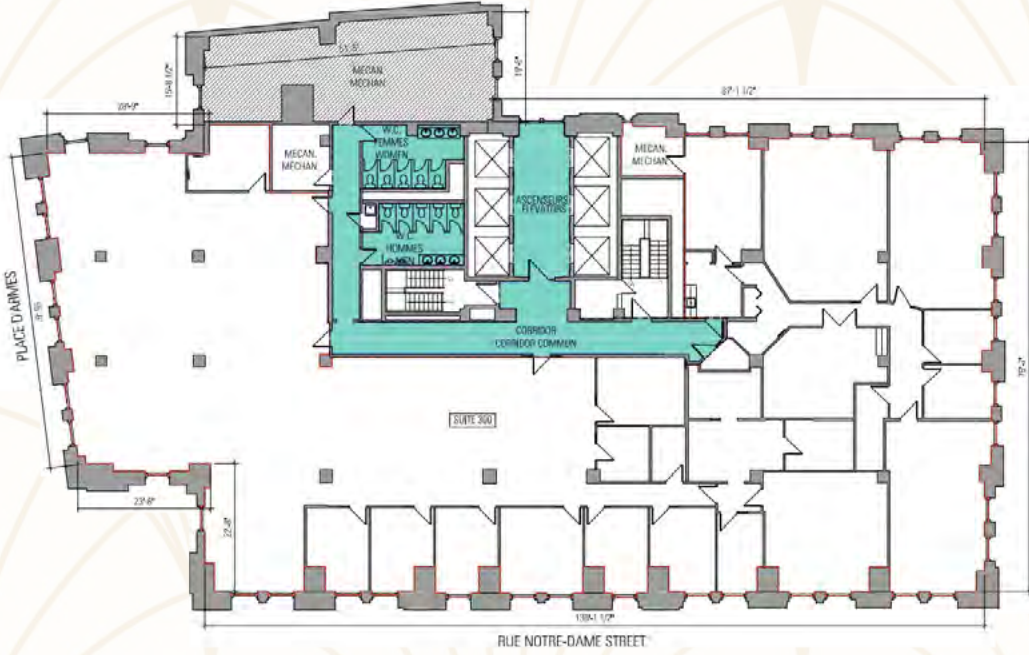


Financial information

Net rent	Contact broker
Additional rent	\$17.73 psf
Electricity	Included
Cleaning services	Included

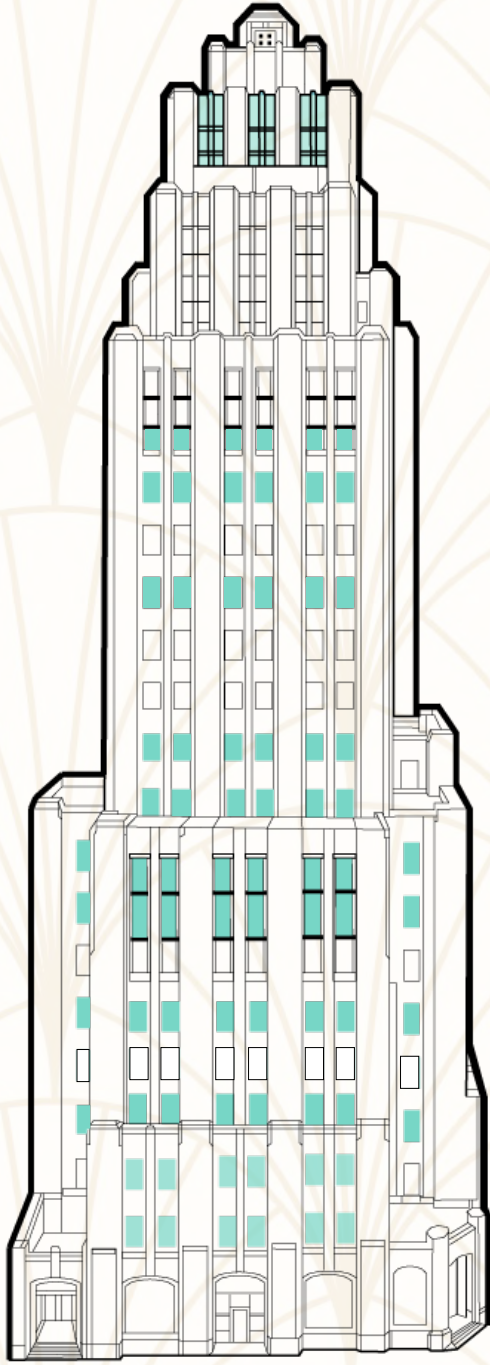
Configurations tailored to your needs

-  From intimate offices to commanding full-floor suites
-  Configured for any business size or growth trajectory
-  Panoramic views across three dimensions of Montreal waterfront



Available spaces

507 Place d'Armes
Montréal (Québec)



23 rd	Suite 2300	1,020 sf	Immediate
22 nd			
21 st			
20 th			
19 th			
18 th			
17 th	Suite 1701	1,018 sf	August 2026
16 th	Suite 1600	6,741 sf	Immediate
15 th			
14 th	Suite 1401	1,000 sf	Immediate
13 th			
12 th			
11 th	Suite 1102	3,574 sf	Immediate
10 th	Suite 1000	7,204 sf	Immediate
09 th	Suite 950	2,575 sf	Immediate
08 th	Suite 850	5,500 sf	Immediate
07 th			
06 th	Suite 600	11,300 sf	Immediate
05 th			
04 th	Suite 401 Suite 402	3,940 sf 3,389 sf	Immediate
03 rd	Suite 300	12,888 sf	Immediate
02 nd	Suite 240 Suite 250	1,785 sf 3,094 sf	Immediate

2nd floor

Suites 240 - 250



Suite 240 - 1,785 sf
Immediate



Suite 250 - 3,094 sf
Immediate

3rd floor

Suite 300



Suite 300 - 12,888 sf
Immediate

4th floor

Suites 401 - 402



Suite 401 - 3,940 sf
Immediate



Suite 402 - 3,389 sf
Immediate



Suite 240



Suite 300

6th floor Suite 600



Suite 600 - 11,300 sf
Immediate

8th floor Suite 850



Suite 850 - 5,500 sf
Immediate

9th floor Suite 950



Suite 950 - 2,575 sf
Immediate

10th floor Suite 1000



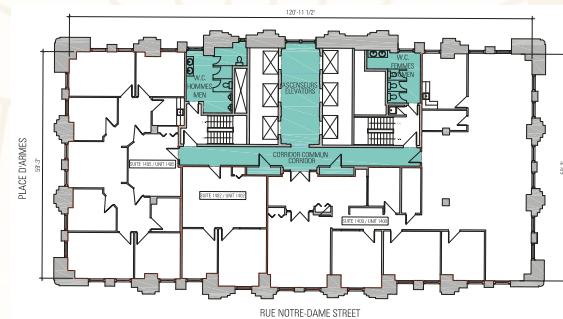
Suite 1000 - 7,204 sf
Immediate

11th floor Suite 1102



Suite 1102 - 3,574 sf
Immediate

14th floor Suite 1401



Suite 1401 - 1,000 sf
Immediate

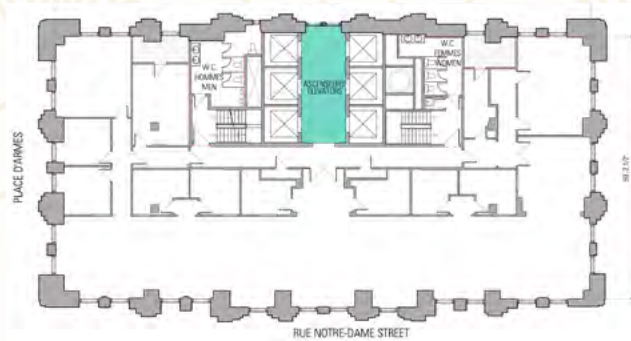


Suite 850



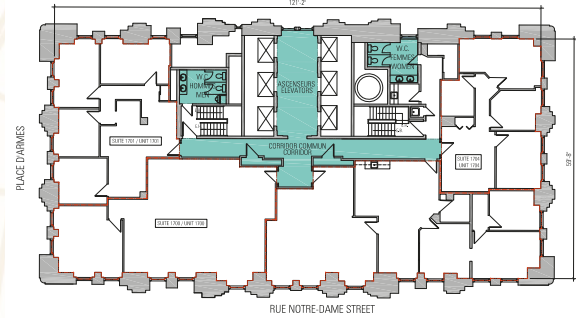
Suite 950

16th floor Suite 1600



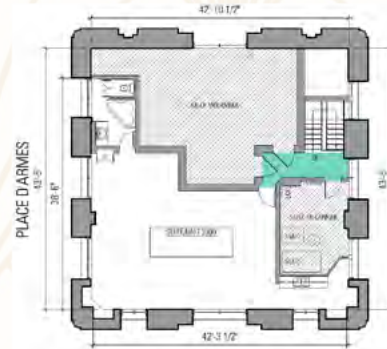
Suite 1600 - 6,741 sf
Immediate

17th floor Suite 1701



Suite 1701 - 1,018 sf
August 2026

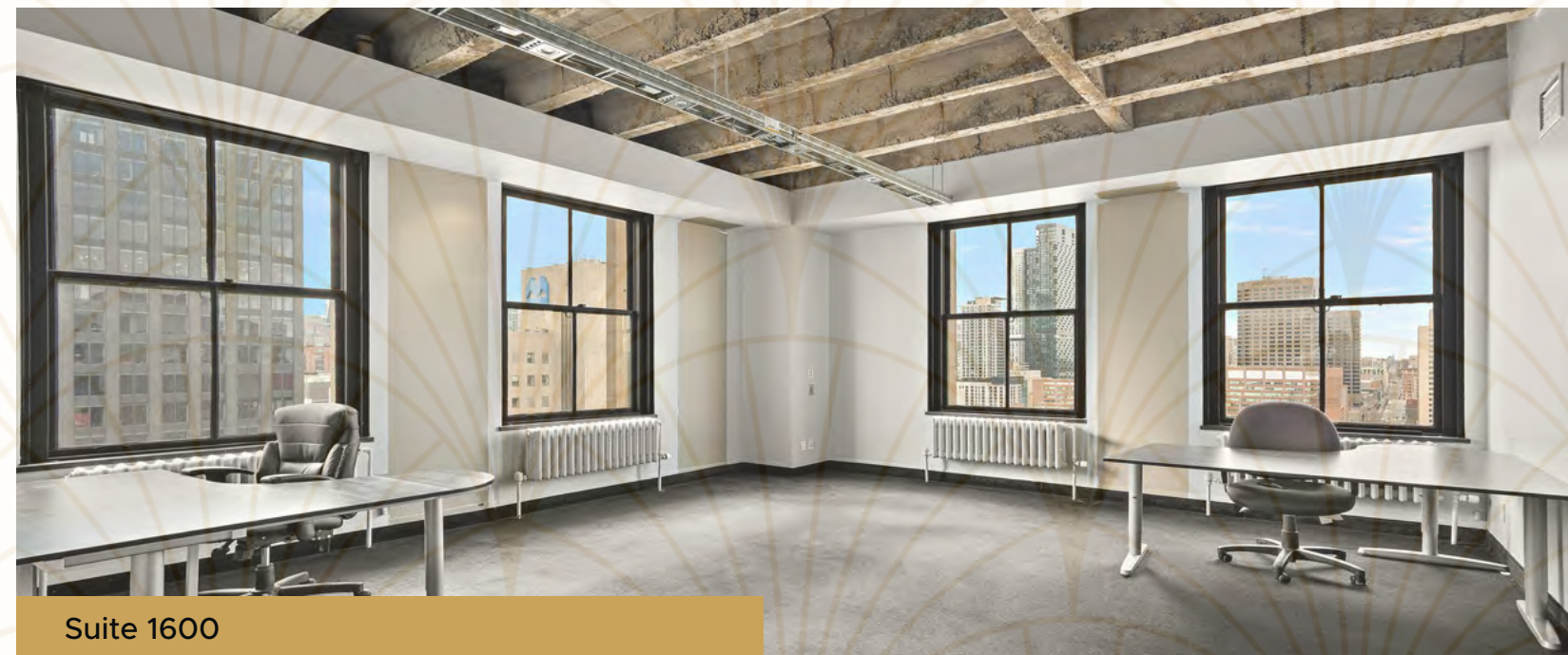
23rd floor Suite 2300



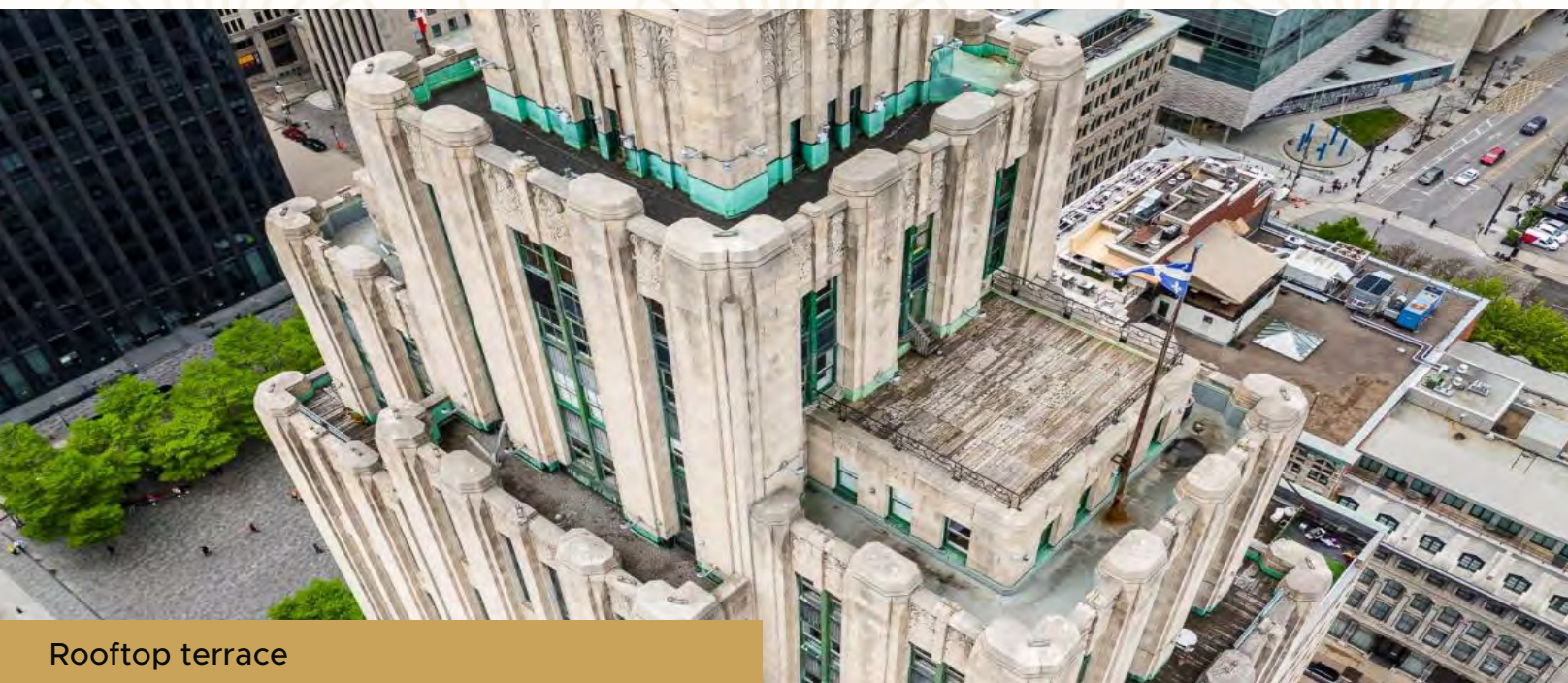
Suite 2300 - 1,020 sf
Immediate



Suite 1102



Suite 1600



Rooftop terrace



Rooftop terrace

► Vibrant amenities



On-site retail: SAQ, Marché Saint-Laurent, Kung Fu Tea, Bowl of life

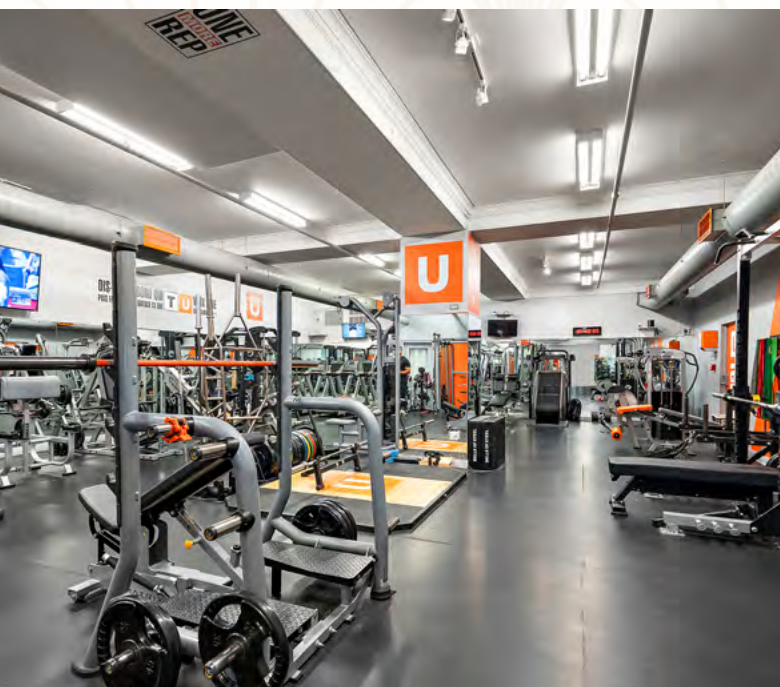
► Building features



On-site security guard 24/7



Fully furnished, turnkey option



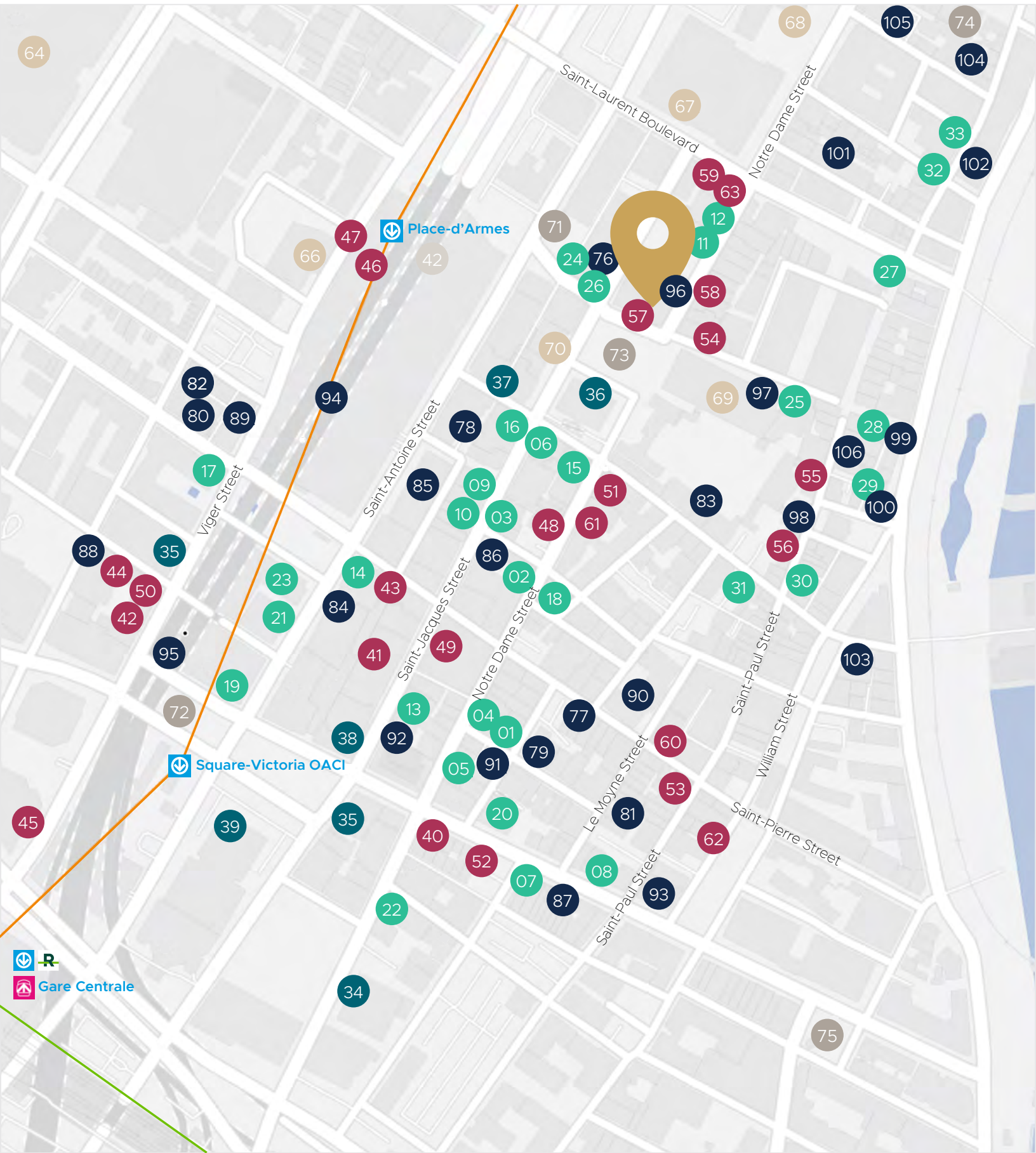
Fully equipped gym



Old port view



Flexible layouts and contemporary designs



Prime location, unparalleled connectivity

- RESTAURANTS

1. Bowie

2. Chez Delmo

3. Dandy

4. Dorsia

5. Fish Bone

6. 3 Amigos

7. Helena

8. Holder

9. Les Moulins La Fayette

10. Ichi-bon sushi

11. Pizzeria Bros

12. Ganadara

13. Monarque

14. Osco!

15. Paparmane

16. Benny&Co

17. Restaurant H3

18. Restaurant L'Original

19. Restaurant Tbsp.

20. Romies

21. Steak Frites St-Paul

22. The Farsides

23. Toqué!

24. Kyo Bar Japonais

25. Cour Arrière

26. Brasserie 701

27. Modavie

28. Mama C

29. Hayat

30. Dinette Marcella

31. Garde-Manger

32. Vieux-Port Steakhouse

33. Pincette - Bar à Homard
- COFFEE SHOPS

40. 49th Parallel Café - McGill

41. Café Dépôt CCMM

42. Café Di Bernardo

43. Cafe Java U

44. Café Paper Hill

45. Café Saint-Henri

46. Café Saint-Laurent

47. Café Van Houtte

48. Cafeterra

49. Crew Collective & Cafe

50. diff.

51. Tommy Café

52. Structure Roasters

53. Olive et Gourmando

54. Le Petit Dep

55. Tommy Cafe

56. Le Petit Dep

57. Marché Saint-Laurent

58. Crêperie Maison Bagatelle

59. Café Paquebot

60. Micro-Espresso

61. Katiza Café

62. L'Amour du Pain

63. Pâtisserie Bervig Inc.
- HOTELS

76. Hôtel Place d'Armes

77. David Hotel

78. Embassy Suites by Hilton

79. Hôtel Gault

80. Hôtel Le Dauphin

81. Hotel Le Moyne

82. Hôtel Monville

83. Hôtel Bonaparte

84. InterContinental by IHG

85. Le Westin Montréal

86. Hotel Montréal

87. LikeAHotel - Le McGill

88. Loft4u

89. Premiere Suites

90. Sonder Apollon

91. Sonder Le Victoria

92. Sonder Penny Lane

93. St Paul Hotel

94. The Galleries of the Palace

95. W Montréal

96. Le Petit Hotel Notre-Dame

97. Le Saint-Sulpice

98. Hôtel Épiq Montréal

99. Arcadia Hotel Boutique

100. Hotel Place Royale

101. AC Hotel

102. Auberge du Vieux-Port

103. Hôtel Uville Montréal

104. Hôtel William Gray

105. Maison Saint-Vincent

106. Hôtel Nelligan
- PLACES OF INTEREST

64. Complexe Desjardins

65. Place Bonaventure

66. Palais des Congrès

67. Montreal Courthouse

68. City Hall

69. Notre-Dame Basilica

70. Bank of Montreal
- MAJOR COMPANIES

34. CIMA+

35. Quebecor

36. Banque Nationale

37. BMO

38. Scotia Bank

39. RBC Royal Bank
- PARKS AND SQUARES

71. Parc de La Presse

72. Victoria Square

73. Place D'Armes

74. Place Jacques Cartier

75. Frères-Charon Square

507 Place d'Armes

100
WALKER'S
PARADISE

92
BIKER'S
PARADISE

96
EXCELLENT
TRANSIT



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