

1411

Crescent Street,
Montréal



*Premium, move-in ready office space
in the heart of Montréal*

UNITS FROM 1,382 to 12,000 sq. ft. | FOR LEASE

BTB

Highlights



BOMA BEST CERTIFIED

This building meets internationally-recognized standards of sustainability, efficiency and performance.



TURNKEY BUILD-OUT

Possibility of a turnkey solution, offering you a fresh new space that fits your needs.



STRATEGICALLY LOCATED

Located on Montreal's most iconic commercial street, with easy access to the underground network, public transit, and highway 720.



ART DECO BUILDING

Renovated in 2018 and offering abundant natural light, creating an inviting and productive work environment.



Unit 200	5,975 sq. ft.	HVAC	Brand new dedicated units
Unit 400	6,000 sq. ft.	Parking	Nearby parking lots available (\$), secure bicycle parking
Unit 500	1,382 sq. ft.	Shared access to rooftop terrasse for events	
Floor plate	6,084 sq. ft.	Turnkey build-out	Includes open workstations, closed offices, executive meeting rooms, kitchen area, individual private bathrooms & shower
Availability	Within 90 days of signing*		

*Subject to landlord approval.

UNIT 200: 5,975 sq. ft.

The second-floor office space includes sun-filled interiors and the potential for a turnkey build-out.

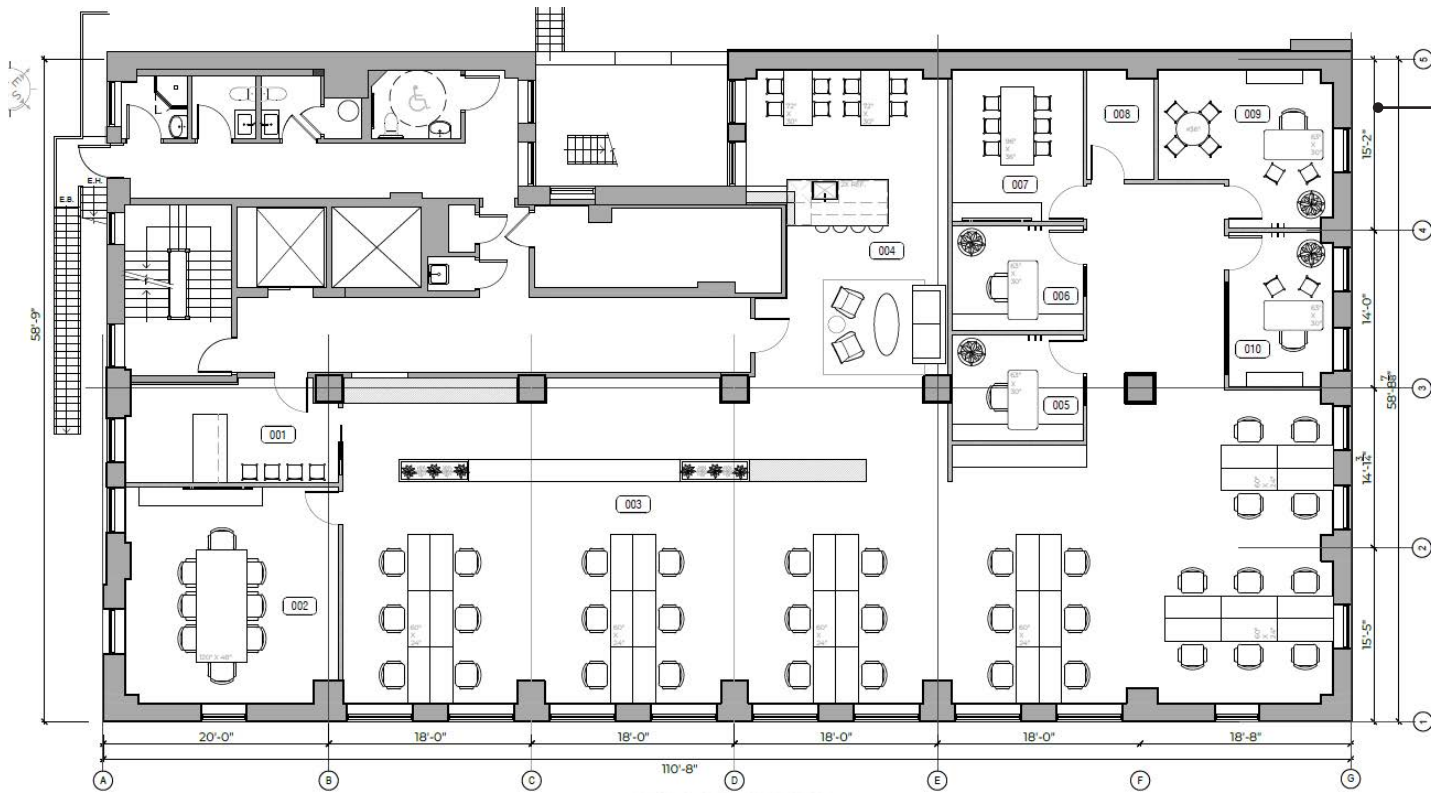


**Proposed
build-out**



UNIT 200

Proposed floorplan



Individual private
bathrooms & shower

Proposed build-out

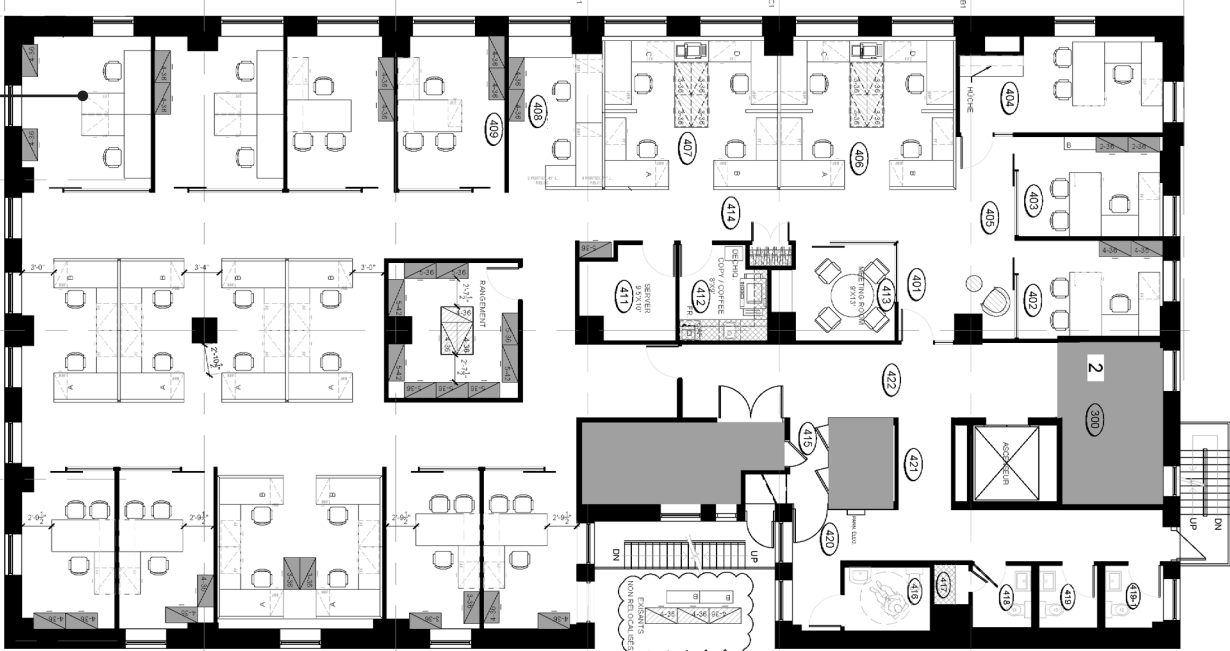


UNIT 400: 6,000 sq. ft.

Fourth-floor turnkey space featuring abundant natural light and refined finishes. Includes 11 private offices, a meeting room, and open work areas.



Floorplan



Offices with floor to ceiling glass walls



Naturally lit open workspaces

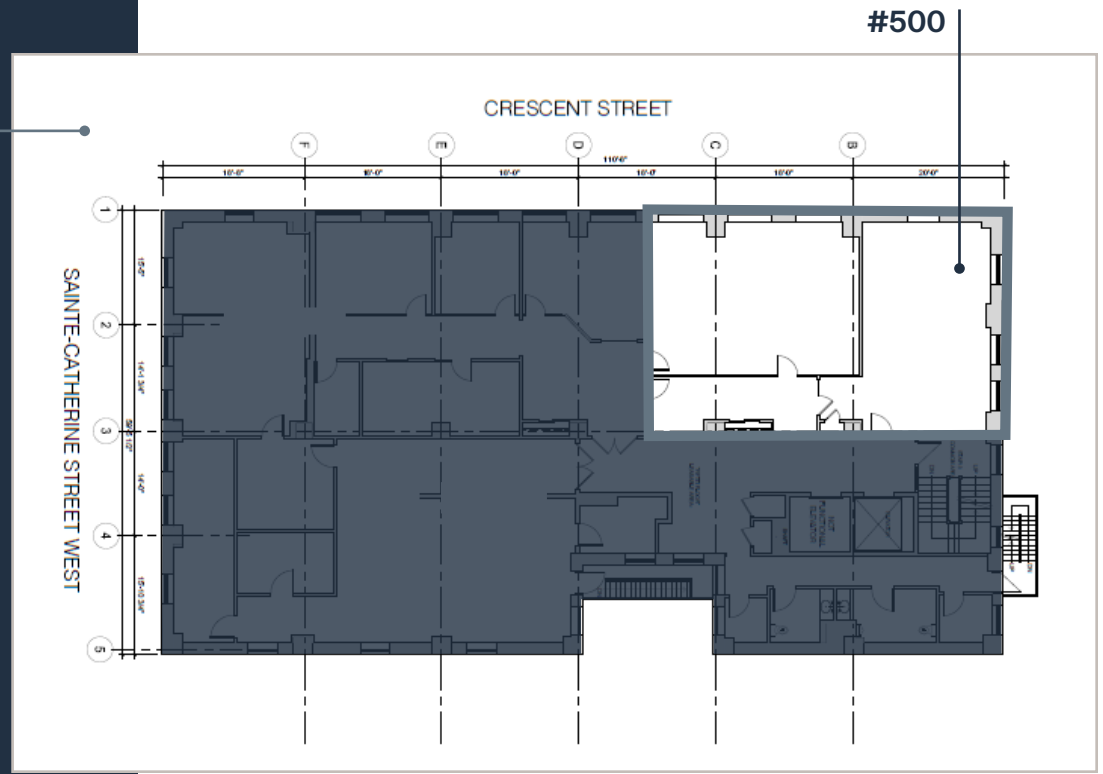


Office supply room and kitchenette



UNIT 500: 1,382 sq. ft.

Fifth-floor office space with *generous sunlight*, *elevated views*, and an opportunity for a *turnkey build-out*.



Clean and modern finishes



Strategically located in downtown Montréal, 1411 Crescent is highly accessible by highway 720 and public transit, including several metro stations and the REM.



METRO STATIONS

Guy-Concordia, Peel & Lucien-L'Allier
(7-minute walk)



BUS STOPS

Busses 15 & 358
(1-minute walk)



SHOPPING & DINING

Walking distance to all amenities including restaurants, shopping malls, hotels & more.



THE BUILDING

Art deco elegance meets modern and efficient workspaces at 1411 Crescent Street, a 1932 build renovated in 2018.



THE BUILDING

Current tenant's build-out shows the potential of this space: elevated and functional workspaces.



*Photos of 3rd floor of building.



Let us help you build
the environment that
fits your vision.

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