

AVISON  
YOUNG



425

De Maisonneuve West

OFFICE SPACE FOR LEASE

***AT THE CROSSROADS OF  
BUSINESS AND CULTURE***



# 425 IS...

THE ADDRESS THAT CHANGES EVERYTHING

The embodiment of a new way to experience downtown life. **Connected to everything, accessible from everywhere,** it is part of a vibrant neighborhood where culture, business, and urban energy come together.

More than just an office building, it's an address designed for daily life: **renovated spaces, integrated services, an enhanced experience.**



# 01. THE DISTRICT

A HEALTHY AND LIVELY ATMOSPHERE

## The vibe

Setting up in the heart of **Quartier des Spectacles** means offering your business more than just an address. It means anchoring yourself in Montreal's cultural epicenter, a place where creativity, innovation, and business converge. Here, your office becomes a powerful tool for image, inspiration, and influence.

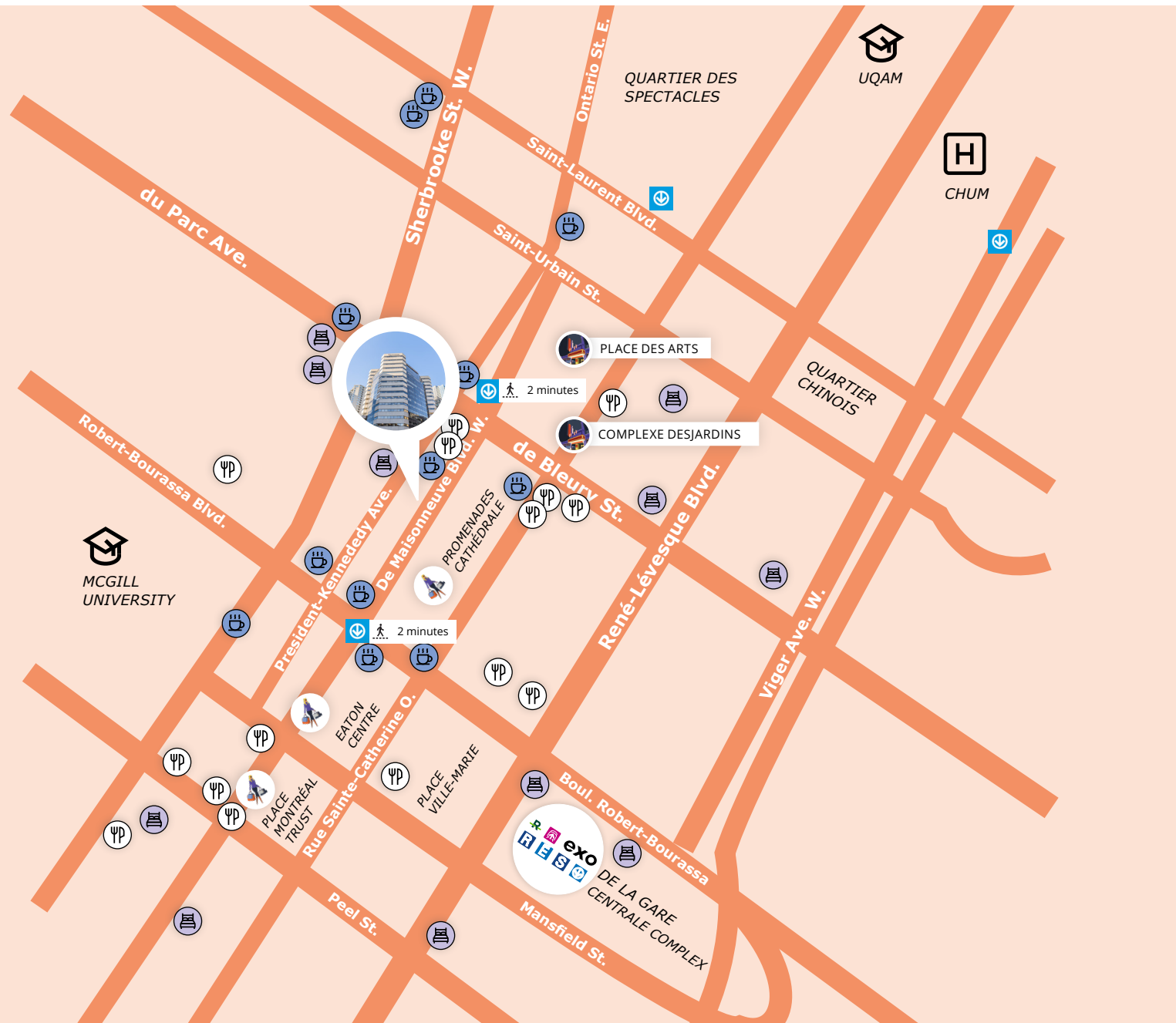


# 02. CONNECTIVITY

THE IDEAL LOCATION

# CONNECTIVITY

CLOSE TO EVERYTHING...



## The accessibility

A connected neighborhood offering immediate access to a wide variety of cafés, restaurants, and hotels. Located near major shopping centers and bringing together numerous services and amenities such as pharmacies and banks, 425 De Maisonneuve provides a quality of work life that promotes well-being.

**100** Walk Score  
Pedestrian paradise


**97** Transit Score  
Public transit paradise

**94** Bike Score  
Cyclist's paradise

### JUST A FEW STEPS FROM...

 Cafés

 Restaurants

 Shopping centres

 Hotels

# 03 THE SPACE

DESIGNED TO INNOVATE

# THE SPACE

THE PERFECT WELCOME



## Highlights

### The layout:

Flexible, mix of open space and closed offices

### Available space:

From 1,266 sf to 17,000 sf  
Available immediately

### Benefits:

A range of on-site services exclusive to tenants

### Recent renovations:

Building lobby and common areas

# SUITE 100

*DREAM BIG, WORK FREELY*

# FLEXIBILITY

*A SPACE DESIGNED FOR YOU*



# THE GYM

FITNESS AT YOUR FINGERTIPS

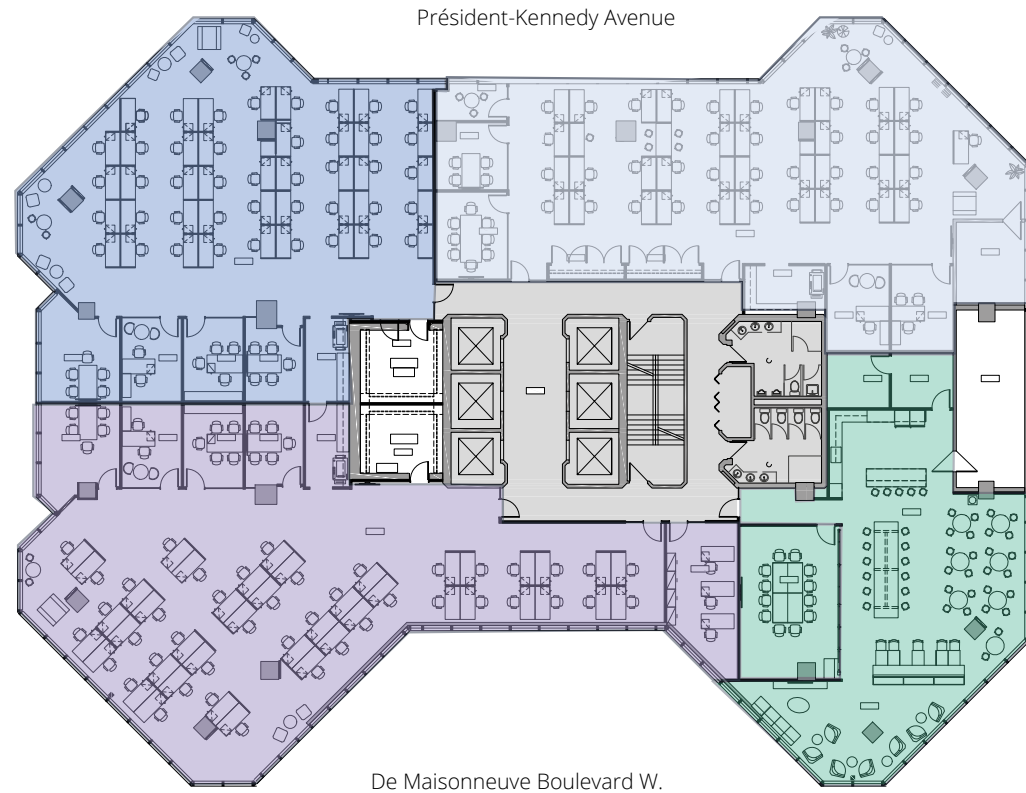
# COMFORT

RELAXATION AFTER HARD WORK



# THE PLAN

## LAYOUT PLAN



### Flexible configuration

- ± 5,500 sf
- ± 2,800 sf
- ± 4,400 sf
- ± 4,300 sf

Up to 17,000 sf of contiguous space

Additional available areas  
From 1,266 TO 17,000 sf



# THE SPACE

AND EVERYTHING THAT GOES WITH IT

## SUITE 100

Located in the heart of both the cultural and business districts, this building offers easy access to renowned companies, performance venues, as well as local shops and restaurants.

Enjoy a flexible space available in a variety of sizes and layouts to suit your needs.

### Property details

Year of construction	1983
Renovations	2023
Number of floors	17
Typical floor	18,000 sf
Maintenance	Included
Electricity	Included
Additional rent (2025)	\$17.98 psf
Net rent	Contact Broker

## HAPPY TENANTS

- Multifunctional conference center
- Fitness room with lockers and showers
- Secure bicycle parking reserved for tenants



## Contact us for more information

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