

L'ATELIER

9292 MEILLEUR STREET, MONTREAL QC

Beautiful Boutique Office in the Heart of Chabanel

NOT JUST AN OFFICE — A STATEMENT

Introducing L'Atelier—a beautifully renovated, boutique loft office building in Montreal's Chabanel District that redefines the workplace experience for a new class of refined visionaries. With meticulously designed turnkey suites, a striking new entrance lobby and rooftop terrace, L'Atelier sits ready for tenants looking to for a seamless move-in experience and elevated design that distinguishes itself from the crowd.



Six-story building in **Montreal's Chabanel District**

Typical floorplate: **± 18,000 SF**

Slab-to-slab ceiling height: **12 feet**



Up to **50,000 SF** available

Rental rates starting at **\$25/PSF** (taxes & operating expenses incl.)

Move-in-ready, turnkey suites available



Walkable amenities, including **Marché Central shopping center**

Brand new lobby, common areas and kitchen space

Interior parking available

SLEEK DESIGN. **FLEXIBLE** FUNCTION. **PREMIUM** FINISHES.

L'Atelier introduces a redefined office experience—where sleek interiors, a contemporary lobby, and luxury elevator bays set the tone for elevated workdays. Designed with flexibility in mind, the newly modernized spaces cater to today's tenants, offering a refined blend of style, function, and sophistication in every detail.



ROOFTOP TERRACE WITH UNOBSTRUCTED VIEWS



IN THE HEART OF CHABANEL —
MONTREAL'S CREATIVE CORE





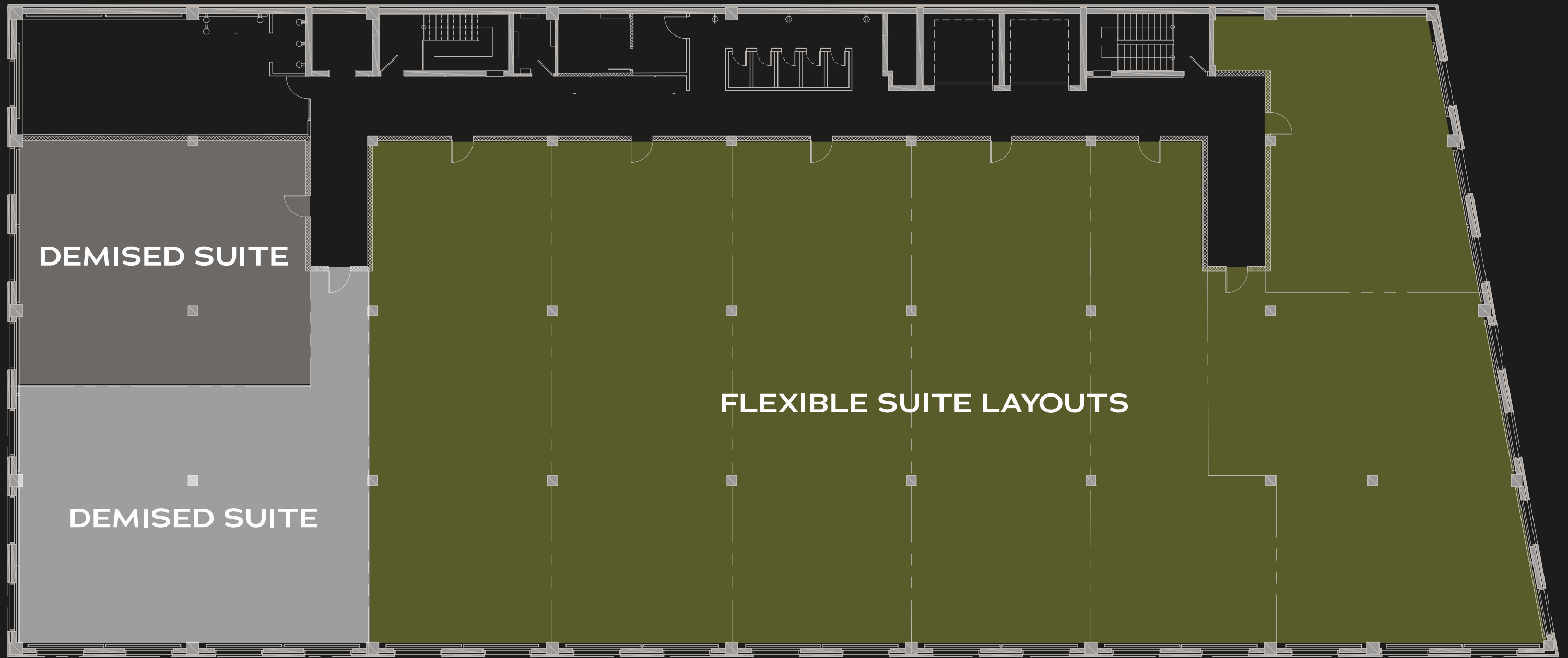
**NEW
KITCHEN/
CAFETERIA**



**RECEPTION
LOBBY**



**TENANT
LOUNGE**



AVAILABLE POTENTIAL
**& READY TO
GO SPACES**



A WALKABLE MONTREAL EXPERIENCE

Marché Central is home to over 75 brand-name retailers, diverse outlets and a wide array of dining options. Spanning over 1 million SF, this premier shopping destination also features entertainment zones and family services to offer a vibrant hub for both everyday essentials and leisurely outings.

- Restaurants
- Retail
- Marché Central
- EXO Commuter Rail
- Metro

 **91**
WALK SCORE



CONVENIENT & CONNECTED

- Easily accessible by public transportation
Adjacent to the Chabanel train station
- Serviced by bus lines 53, 54, 55, 19 and 146
- 146 Bus from the Crémazie metro station every 7-10 minutes between 7 am – 9 am

TRAVEL TIMES

Bus Lines 53, 54, 55, 19 and 146.....	1 min walk
Chabanel Train Station.....	4 min walk
Highway 40.....	5 min drive
Highway 15.....	6 min drive
Montréal-Pierre Elliott Trudeau International Airport.....	17 min drive



16+
RESTAURANTS

46+
RETAIL STORES

10M
VISITORS PER YEAR

1M SF
CURRENT LEASING

458,225 SF
NEW DEVELOPMENT



marché
CENTRAL

L'ATELIER

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