



Diane Sabourin, Certified Residential and Commercial Real Estate Broker AEO
Diane Sabourin Inc.
RE/MAX DU CARTIER BONJOUR, Real Estate Agency
11 900, Rue de l'Avenir #401
Mirabel (QC) J7J 2T6
<http://www.dianesabourin.com>

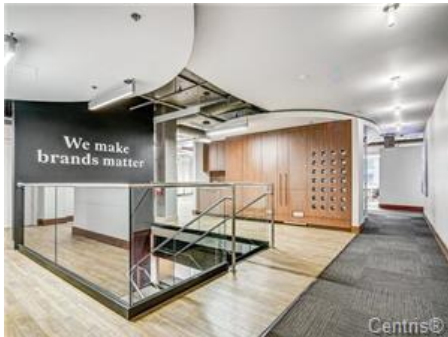
514-212-6416 / 450-475-0911

ds@dianesabourin.com



Centris No. 10560098 (Active)

[See all pictures](#)



\$18.95/year/sqft + GST/QST X 5 year(s)

215 Rue St-Jacques, local 400
Montréal (Ville-Marie)

H2Y 1M6

Region Montréal

Neighbourhood Old Montréal

Near Saint-François-Xavier

Industrial Park

Property Type	Commercial
Style	Unit
Condominium Type	
Property Use	Offices only
Building Type	Attached corner unit
Total Number of Floors	13
Unit or Building Size	
Plan Living Area	11,154 sqft
Building Area	
Lot Size	
Lot Area	
Cadastre Priv. Portion/Imm.	3303508
Cadastre of Common Portions	
Trade possible	
Zoning	Commercial, Offices
Type of Operation	
Type of Business	

Year Built	1912, Century
Expected Delivery Date	
Specifications	
Declaration of co-ownership	
Special Contribution	
Meeting Minutes	
Financial Statements	
Building Rules	
Building insurance	
Maintenance log	
Co-ownership insurance	
Contingency fund study	
Reposess./Judicial auth.	No
Certificate of Location	No
File Number	
Occupancy	30 days PP/PR Accepted
Deed of Sale Signature	30 days PP/PR Accepted

Municipal Assessment	Taxes (annual)
Year	Municipal
Lot	School
Building	Infrastructure
	Business Tax
	Water

Total

Total

Energy (annual)

Electricity
Oil
Gas

Total

Use of Space - Available Area of 11,154 sqft

Type	Office	Monthly Rent	Included in Lease
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Unit Number	400	Type of Lease	Heating, Taxes, Water taxes, Cleaning of the premises, Electricity, Air conditioning, Hot water, Snow removal, Indoor parking (3)
Corporate Name Area	11,154 sqft	Rental Value Lease Renew. Option Block Sale In Operation Since Franchise Renew. option	Excluded in Lease Internet, Cable/TV
Lease Franchise	Vacant		

Features

Sewage System	Municipality	Property/Unit Amenity	Elevator, Central air conditioning, Fire detector (connected), Intercom, Sprinkler system
Water Supply	Municipality	Loading Platform	
Foundation		Rented Equip. (monthly)	
Roofing	Elastomeric membrane	Cadastre - Parkg (incl. pri	
Siding	Stone	Cadastre - Parkg (excl. pri	
Dividing Floor	Concrete	Parkg (total)	
Windows	Aluminum	Driveway	
Energy/Heating		Lot	
Heating System	Forced air	Distinctive Features	Street corner
Basement		Proximity	Highway, Metro, Public transportation
Renovations		Environmental Study	
Water (access)		Garage	
Mobility impaired accessible	Adapted entrance		

Inclusions

RENOVATION WORK- TI ALLOWANCE: For a lease with an initial term of 5 years, an allowance of \$25 per square foot is included, granted by the landlord for leasehold improvements to the premises, and this allowance can go up to \$40/sq.ft. for a 10-year lease. These renovation works can be carried out using this allowance either by the landlord or by the tenant (to be discussed, certain conditions apply). N.B.: The base rent is subject to an annual increase (CPI Montreal region - to be determined).

Exclusions

The Additional rent is estimated for 2026 at 18,30\$/sq.ft. (subject to annual adjustments based on actual costs) which includes: property, business and school taxes, elevators, cleaning of the leased premises, garbage removal, electricity-heating-air conditioning consumption in the premises, building security and alarm, building maintenance/repairs, exterior window cleaning, management, amortization and others (refer to the 2026 expenses budget).

Remarks

UNBEATABLE OPPORTUNITY! AAA LOCATION! FABULOUS OFFICE SPACE ON 2 LEVELS OF INTERNATIONAL STANDING! At less than 170 meters from the Place-d'Armes metro in the prestigious Dominion Express Building, suite 400 is exceptional. Façades with architectural details that are almost impossible to reproduce today. Located in the heart of Old Montreal and the Cité Internationale, 2 steps from the Palais des Congrès, Palais de Justice, the World Trade Center and Square Victoria. According to lease term, an allowance of \$25-\$40/sq.ft. is allocated by the lessor for the tennant's improvements (TI). Available: the amazing layout plans of the premises.

Addendum

UNBEATABLE OPPORTUNITY! AAA LOCATION!
FABULOUS OFFICE SPACE ON 2 LEVELS OF INTERNATIONAL STANDING!

At less than 170 meters from the Place-d'Armes metro in the prestigious Dominion Express Building, suites 333 and 400 are exceptional.

Building with well maintained historical façades and architectural details that are almost impossible to reproduce today.
Amenities: basement bike room available, gym on 2nd floor in 2025.

Located in the heart of Old Montreal and the Cité Internationale, 2 steps from the Palais des Congrès, Montreal Courthouse (Palais de Justice de Montréal), the World Trade Center of Montréal, OACIQ and Square Victoria.

INTERIOR PARKING AVAILABLE: the landlord also owns an interior parking building at 220 St-Jacques, located opposite of 215, offering over 300 interior parking spaces at a monthly rate of \$295 + Gst/Qst for a regular spot (current promotion: offered at a reduced price at signature of the lease, with a few interior parkings spaces included at no extra cost).

TI ALLOWANCE: Depending on the length of the lease, an allowance of \$25-\$40/sq. ft., calculated on the net usable area, is allocated by the lessor for the tenant's improvements (some conditions apply).

Net usable area for suite 400: 11,154 sq.ft.

Total Leasable Area (BOMA measurements): 12,875 sq.ft.

Available: floor plans of the very recent and incredible layout of the premises. To find out more, get the documents, the floor plans, discuss the possibilities and lease terms, and to schedule a visit, please contact the listing broker.

Seller's Declaration

No

Source

RE/MAX DU CARTIER BONJOUR, Real Estate Agency



Other



Overall view



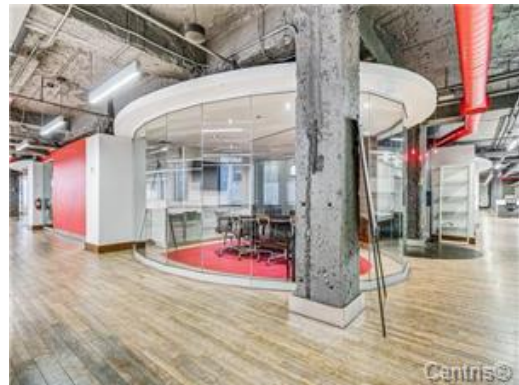
Overall view



Overall view



Overall view



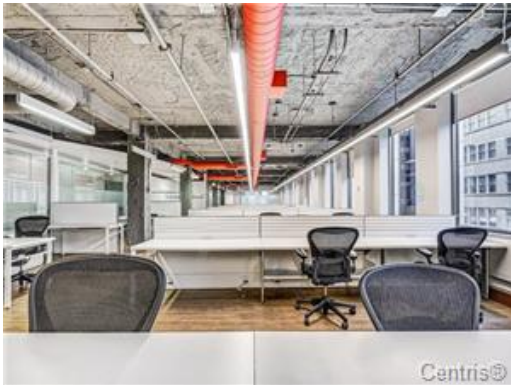
Overall view



Other



Other



Overall view



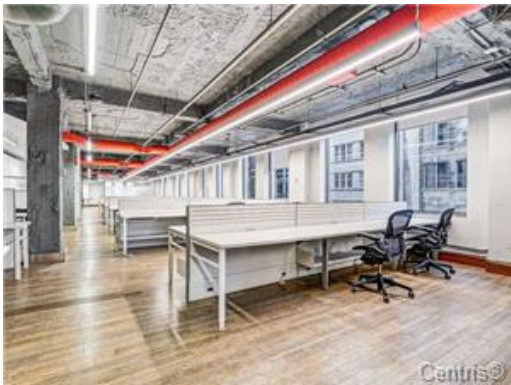
Office



Overall view



Overall view



Overall view



Overall view



Overall view



Overall view



Office



Office



Other



Overall view



Passageway



Hall



Hall



Frontage