

# Sublease Available



## Space Profile

<b>Premises</b>	Suite 1700
<b>Total Rentable Area</b>	5,959 SF
<b>Net Rent</b>	Contact Agent
<b>Additional Rent</b>	\$25.19 (2026)
<b>Term</b>	March 31, 2030
<b>Availability</b>	Immediate



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## Features

- A rare plug and play opportunity in the center of Downtown Montreal with exceptional views
- Exceptionally renovated offices
- Elaborate kitchen and common area
- 6 private offices.
- 1 large conference room (14 person) and 2 meeting rooms (8 and 10 person) all both equipped with video conference capabilities and large screens.
- 11 open workstations.
- Furniture can be included.

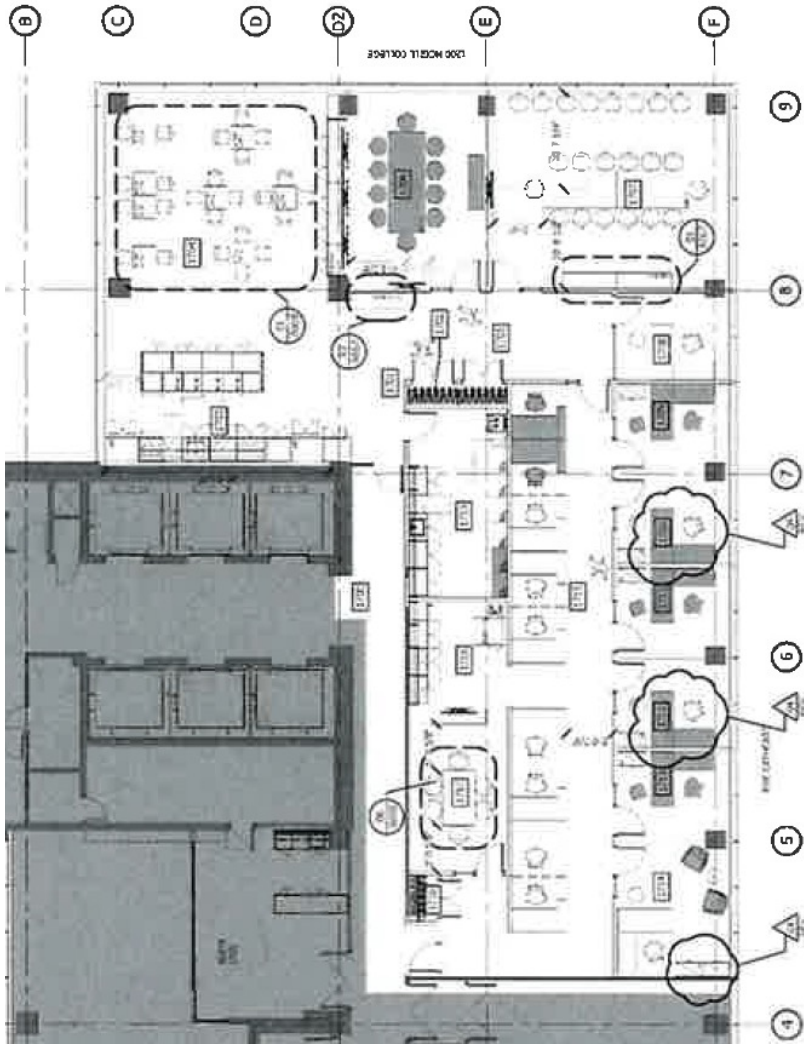


- Coat Closet and Print Area
- Secondary Kitchenette
- IT Server Closet

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Floor Plan – Suite 1700, 5,959 SF

**BOMA Best Sustainable Bronze**



**Amenities**

- Close proximity to the underground network, train station and McGill REM
- Immediate access to shopping and services in the heart of downtown.
- Security 24/7
- Indoor private parking
- Bicycle Parking
- Hotels within immediate proximity

