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Balfour

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3575

SAINT- LAURENT

Standing at the heart of the iconic Saint-Laurent Boulevard, the historic Balfour Building blends classic Montreal character with contemporary creative energy.

Its façade is distinguished by Shepard Fairey's monumental mural Paix et Justice, commissioned for the 2022 MURAL Festival.

Today, the mural has become a landmark in its own right, drawing visitors and adding cultural prestige to this highly visible commercial address.



BUILDING AMENITIES

Built in 1929, this 9-storey, office building showcases the enduring character and structural craftsmanship of early 20th-century commercial architecture.

A total of 185,000 sq. ft. of office space and a typical floor plate of approximately 20,000 sq.ft., the property offers efficient, open layouts suited to a wide range of workplace designs. The property also benefits from practical on-site parking and secure bicycle parking. The property has been fully upgraded, featuring a new lobby, destination dispatch elevators, and high-performance infrastructure (New building HVAC & electrical).



INDOOR
PARKING



SECURE BICYCLE
PARKING



SHOWERS
(2027)



ROOFTOP
TERRACE



FITNESS CENTER
(2027)



METRO
STATIONS



BUS
LINES



RESTAURANTS



COFFEE
SHOPS



BARS



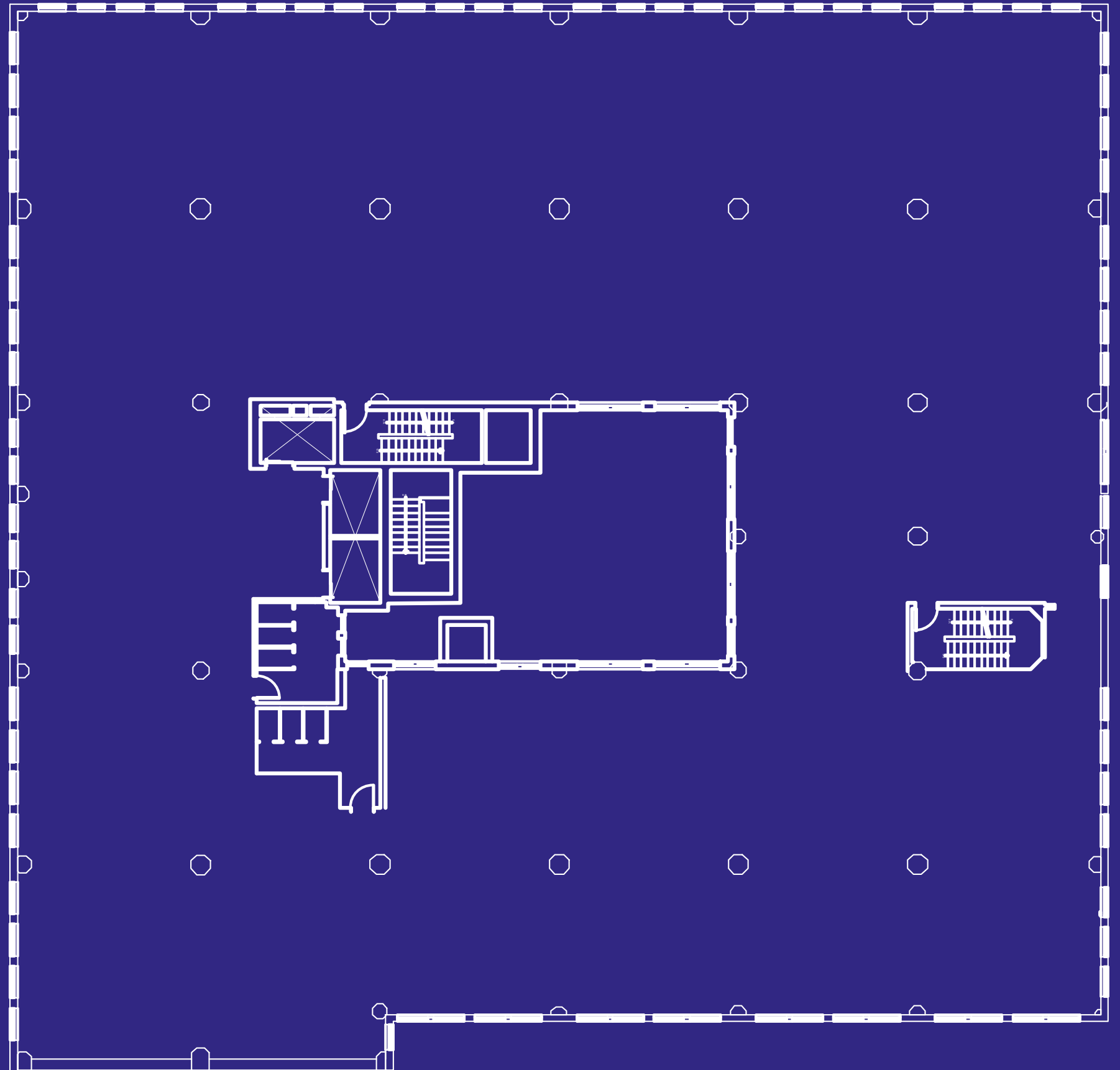
ROOFTOP VIEWS



AVAILABLE SUITES

Up to 62,000 sq.ft. contiguous

900	19,200 sq.ft.
800	19,200 sq.ft.
700	4,950 sq.ft.
600	18,800 sq.ft.
534-536	1,065 sq.ft.
502	416 sq.ft.
490	2,157 sq.ft.
428	299 sq.ft.
310	10,336 sq.ft.
218	2,107 sq.ft.
217	1,394 sq.ft.
124	365 sq.ft.
137	769 sq.ft.
111	1,094 sq.ft.
110	1,840 sq.ft.



TOP FLOOR AVAILABILITIES

Floors: 8th - 9th

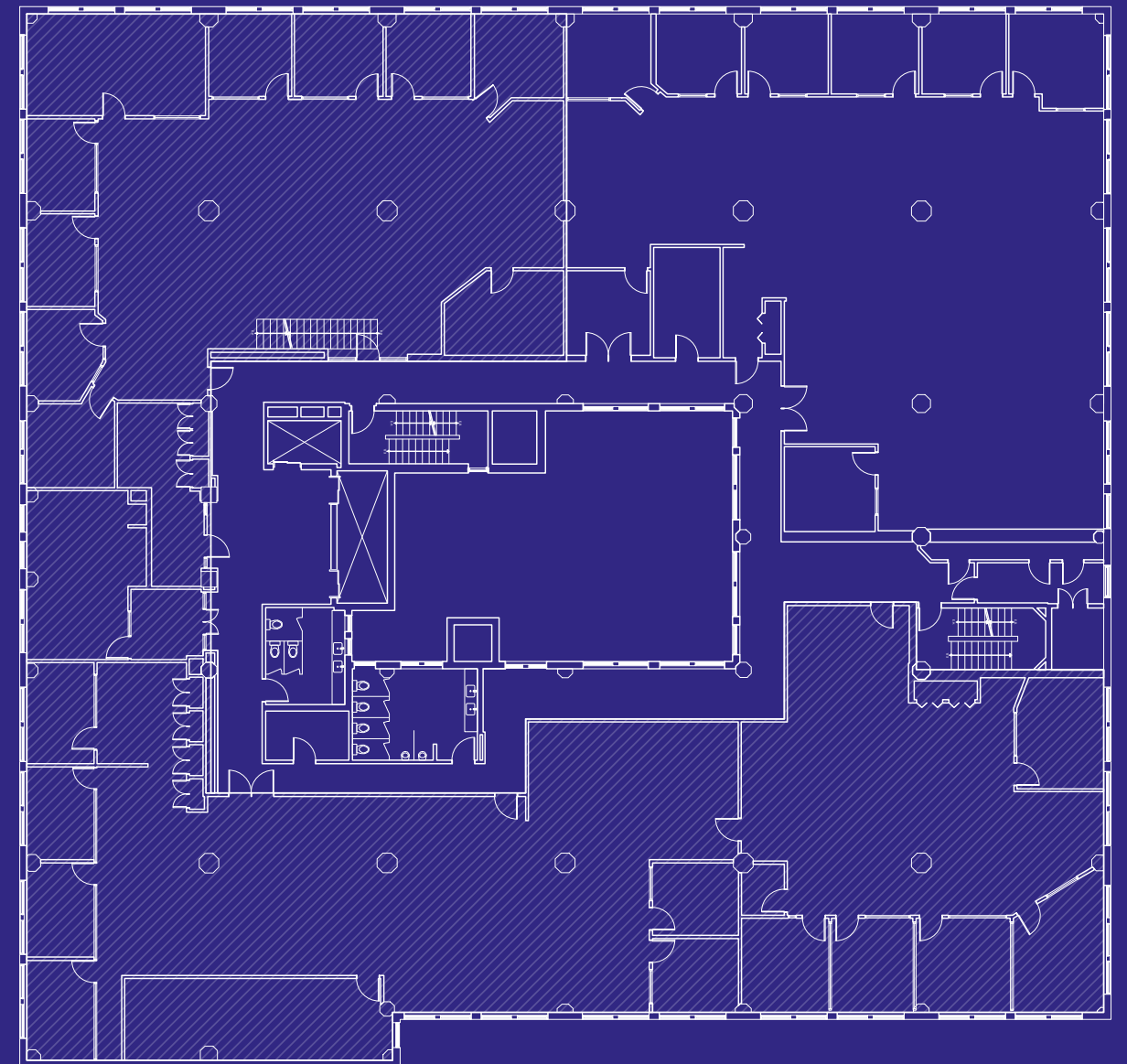
**38,400 sq. ft.
(contiguous)**





SUITE 700

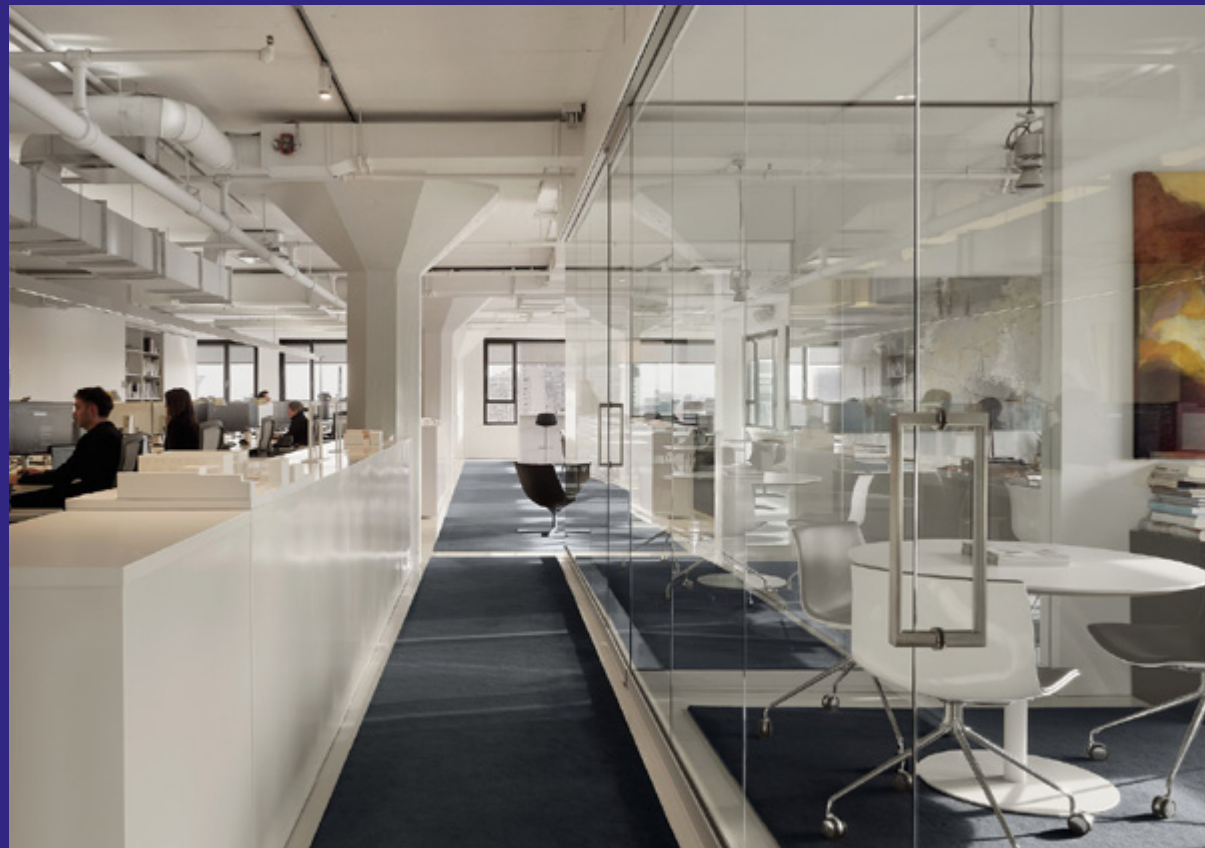
4,950 sq. ft.





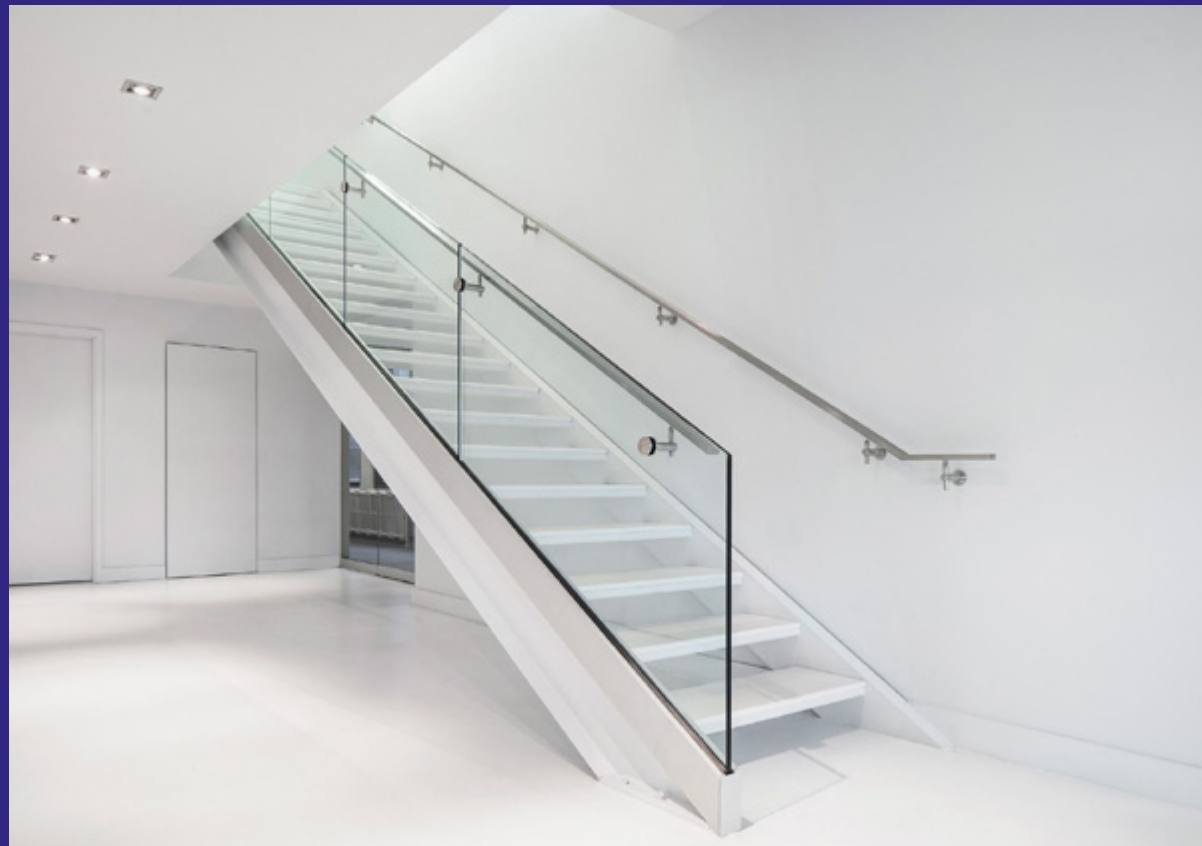
SUITE 710

Sample Layout





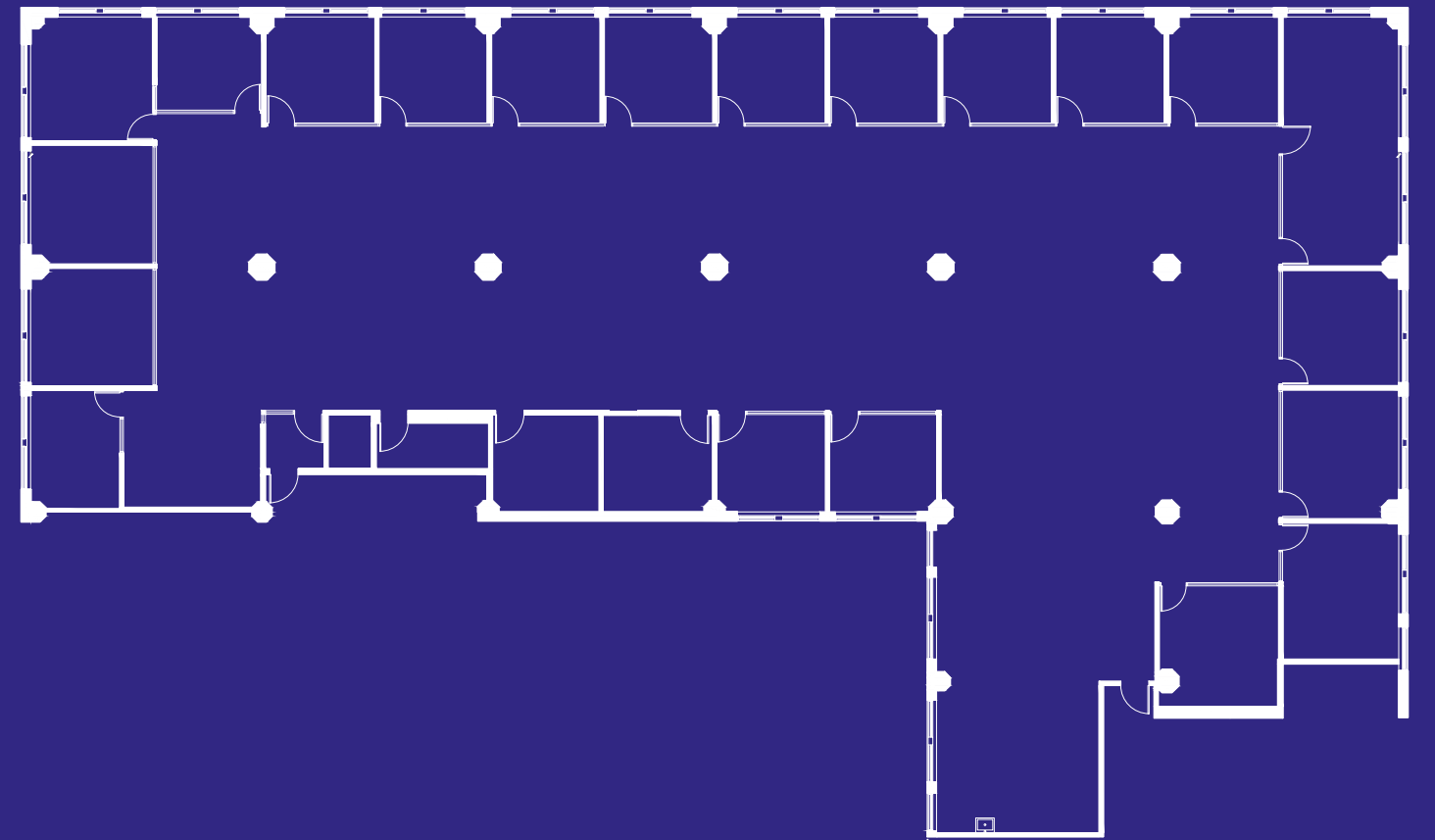
POTENTIAL CONFIGURATIONS





SUITE 301

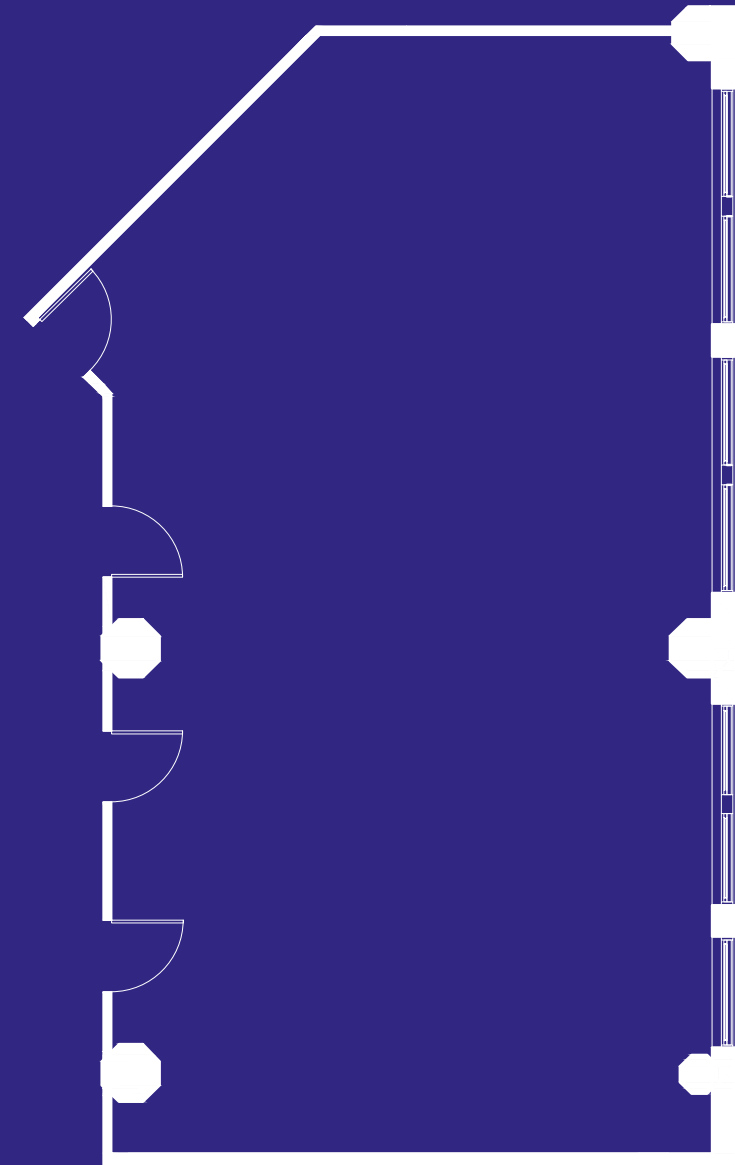
10,336 sq. ft.





SUITE 217

1,394 sq. ft.



THE NEIGHBOURHOOD



VOL DE NUIT

DUNYA



CHEZ SHWARTZ



PISTACHIO



THE NEIGHBOURHOOD



CAFÉ ORIGINE

CAFÉ TERE



DISPATCH COFFEE



CAFÉ NOCTURNE



MAP

AMENITIES

- Restaurants
Bars et café
- Hotels
- Bank
- Shops
- Supermarket

PUBLIC TRANSIT METRO

METRO

WALKING DISTANCES	MIN	KM
Sherbrooke Metro Station	6	0,45
Saint-Laurent Metro Station	10	0,65
Place-Des-Arts Metro Station	10	1,5
Berri-Uqam Metro Station	15	1,8

BUS LINES 55, 144, 360, 363

WALKING DISTANCES	MIN	M
Bus Stop Saint-Laurent / Prince-Arthur	1	10
Bus Stop Saint-Urbain / Prince-Arthur	3	200
Bus Stop Saint-Laurent / Roy	5	300
Bus Stop Des Pins / Saint-Urbain	6	400



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