



RARE OCCASION

LE 5800
has available
premises!

**5800,
ST. DENIS STREET**

**ACROSS THE STREET FROM
ROSEMONT MÉTRO STATION**

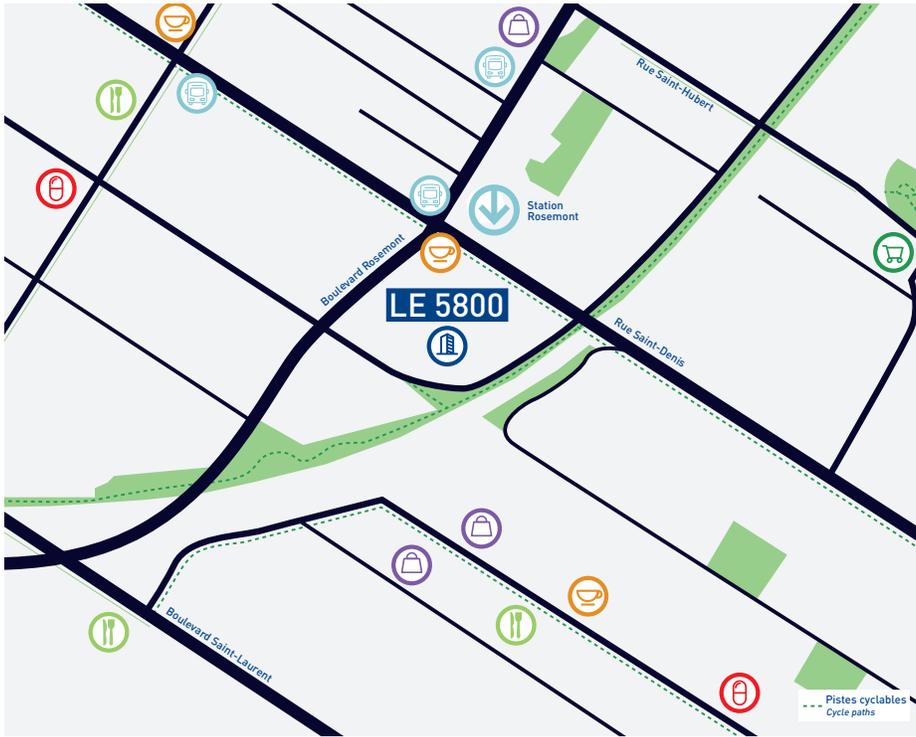
**AVAILABLE OFFICE
SPACE FROM 5,000 UP
TO 132,000 SQ.FT.**

**LOW OCCUPANCY
COSTS**

**GROUND FLOOR
SPACE AVAILABLE**



**LOBBY RENOVATIONS
IN PROGRESS**



STRATEGICALLY LOCATED

- At the intersection of Saint-Denis Street and Rosemont Boulevard
- Across the street from Rosemont métro station and served by many bus lines
- A 9-minute walk from Plaza St-Hubert, named the 27th coolest street in the world. ⁽¹⁾
- 10 minutes away from downtown core
- Close proximity to highways 15 and 40
- Nearby BIXI stations

(1) source : timeout.com/things-to-do/coolest-streets-in-the-world, March 2024



* Source : walkscore.com

Commute to downtown core



| | |
|-------------------|---|
| Year built | 1972 |
| Modernization | 2008, 2015 (elevators) |
| Number of floors | 12 |
| Number of tenants | 46 |
| Anchor tenants | CGI, Chenelière Éducation, GIRO, Technorm, la TÉLUQ, Vidéotron, Ville de Montréal |
| Distinctions | BOMA BEST Silver certified |
| Special features | Fibre optic, loading docks |

MANY SERVICES AND BENEFITS

- A multitude of on-site amenities: café and catering, gym, health professionals, ATM machine, convenience store
- A dynamic neighbourhood offering restaurants, banks, pharmacies and parks
- Large indoor and outdoor parking facilities
- Secured interior bike racks
- Showers available to tenants and cyclists
- 24/7 security and cameras

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moore**

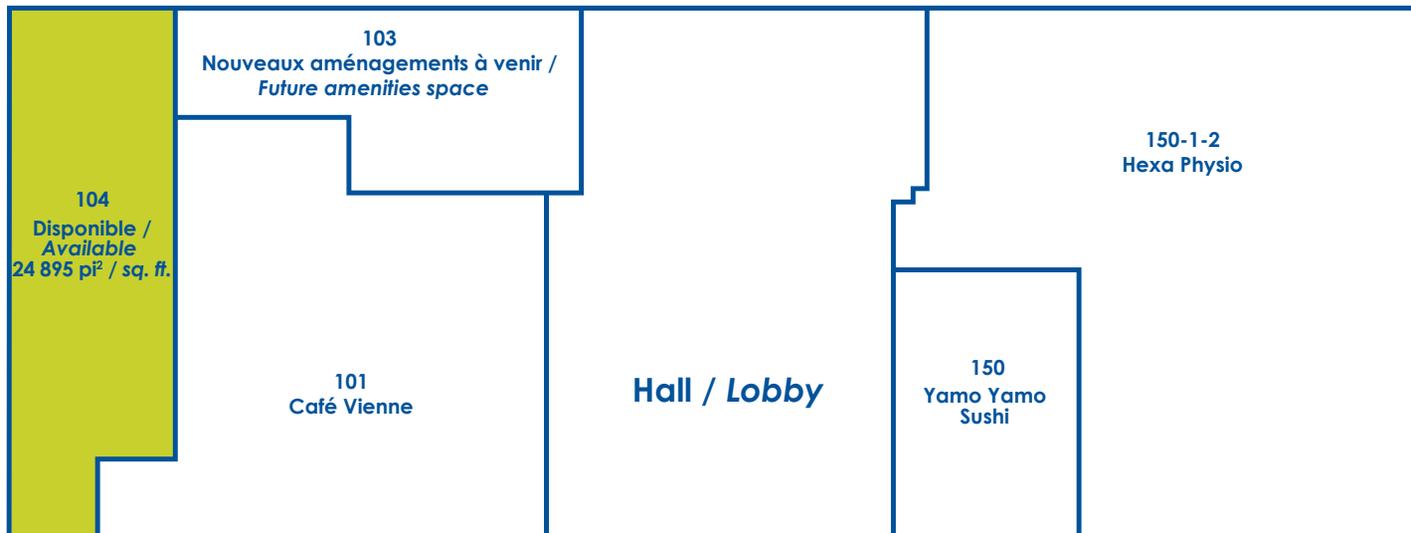


LE 5800
CROFTON MOORE
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Rez-de-chaussée / Ground floor



BOULEVARD ROSEMONT

RUE SAINT-DENIS

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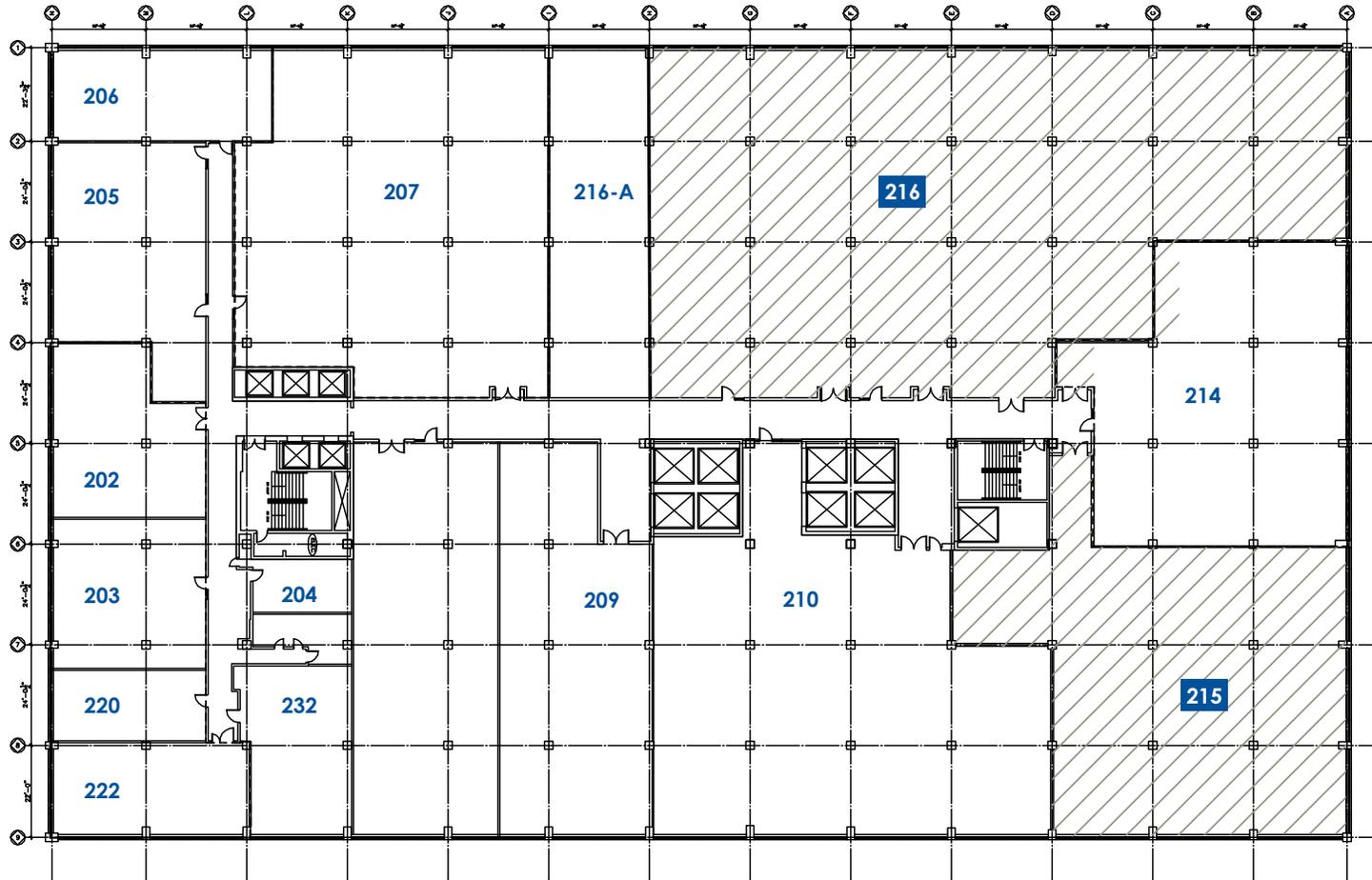
le 5800

5800, rue Saint-Denis, Montréal

20/02/25

2^e étage / 2nd floor

RUE SAINT-DENIS

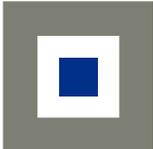


AV. HENRI-JULIEN

BOULEVARD ROSEMONT

| BUREAU / SUITE | SUPERFICIE DISPONIBLE / AVAILABLE AREA |
|----------------|--|
| 215 | 6 244 pi ² / sq. ft. |
| 216 | 12 800 pi ² / sq. ft. |

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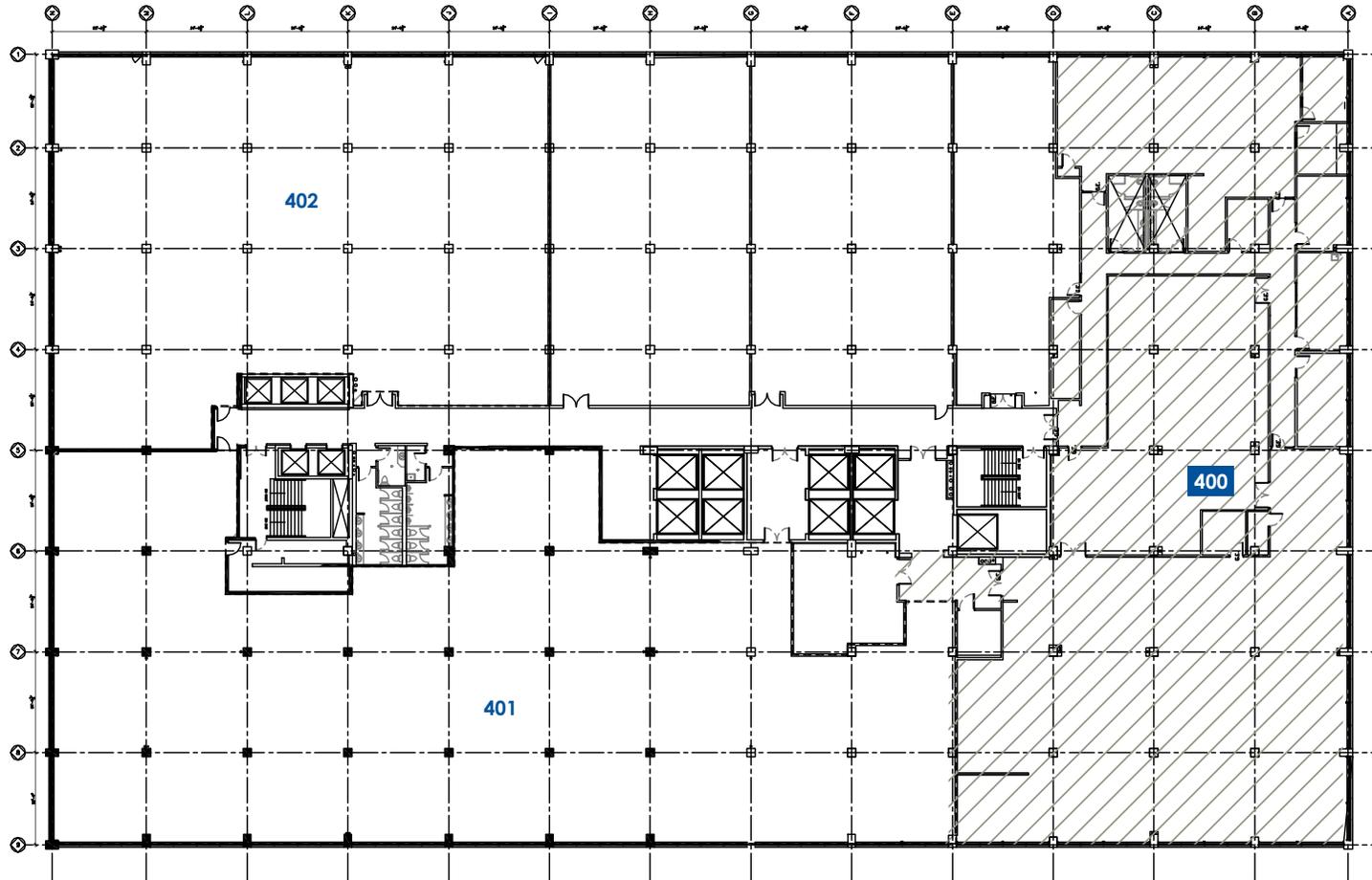
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20/02/25

4^e étage / 4nd floor

RUE SAINT-DENIS



AV. HENRI-JULIEN

BOULEVARD ROSEMONT

| BUREAU / SUITE | SUPERFICIE DISPONIBLE / AVAILABLE AREA |
|----------------|--|
| 400 | 16 665 pi ² / sq. ft. |

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moore



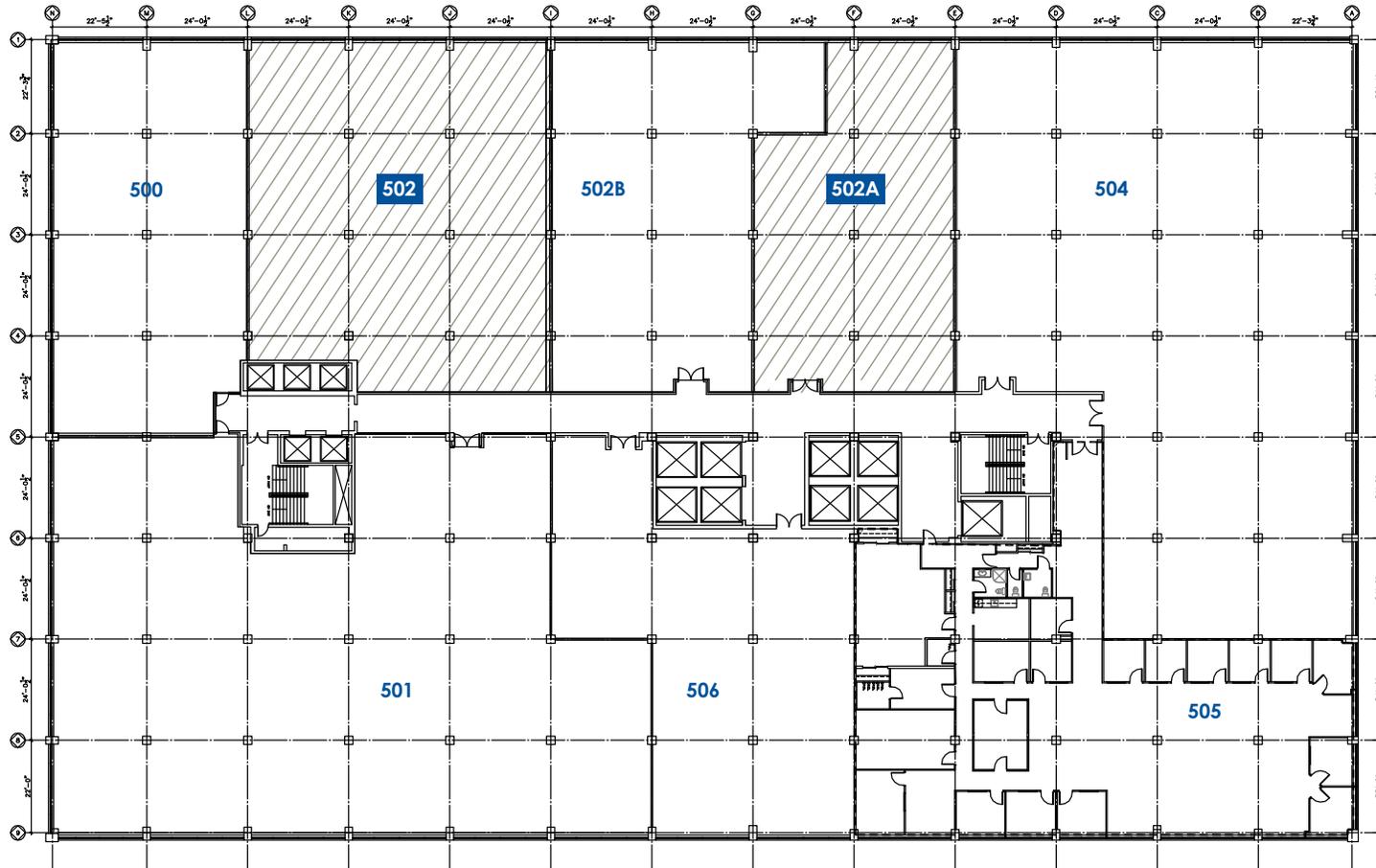
le 5800

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20/02/25

5^e étage / 5th floor

RUE SAINT-DENIS



AV. HENRI-JULIEN

BOULEVARD ROSEMONT

| BUREAU / SUITE | SUPERFICIE DISPONIBLE / AVAILABLE AREA |
|----------------|--|
| 502 | 6 600 pi ² / sq. ft. |
| 502A | 4 388 pi ² / sq. ft. |

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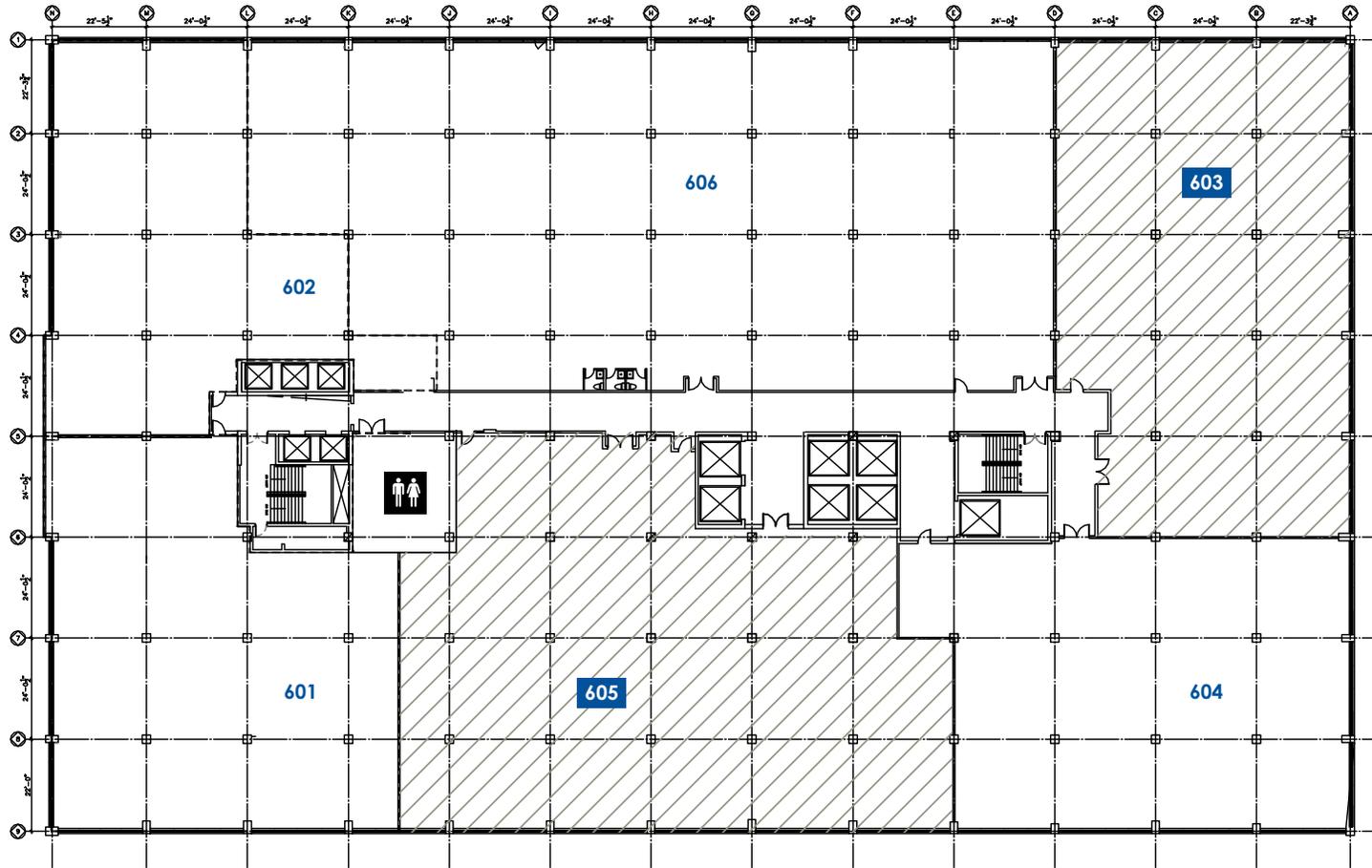
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6^e étage / 6th floor

RUE SAINT-DENIS

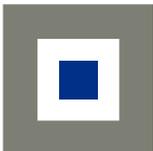


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BOULEVARD ROSEMONT

| BUREAU / SUITE | SUPERFICIE DISPONIBLE / AVAILABLE AREA |
|----------------|--|
| 603 | 9 215 pi ² / sq. ft. |
| 605 | 12 249 pi ² / sq. ft., 1 ^{er} septembre 2025 / from September 1, 2025 |

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moore**



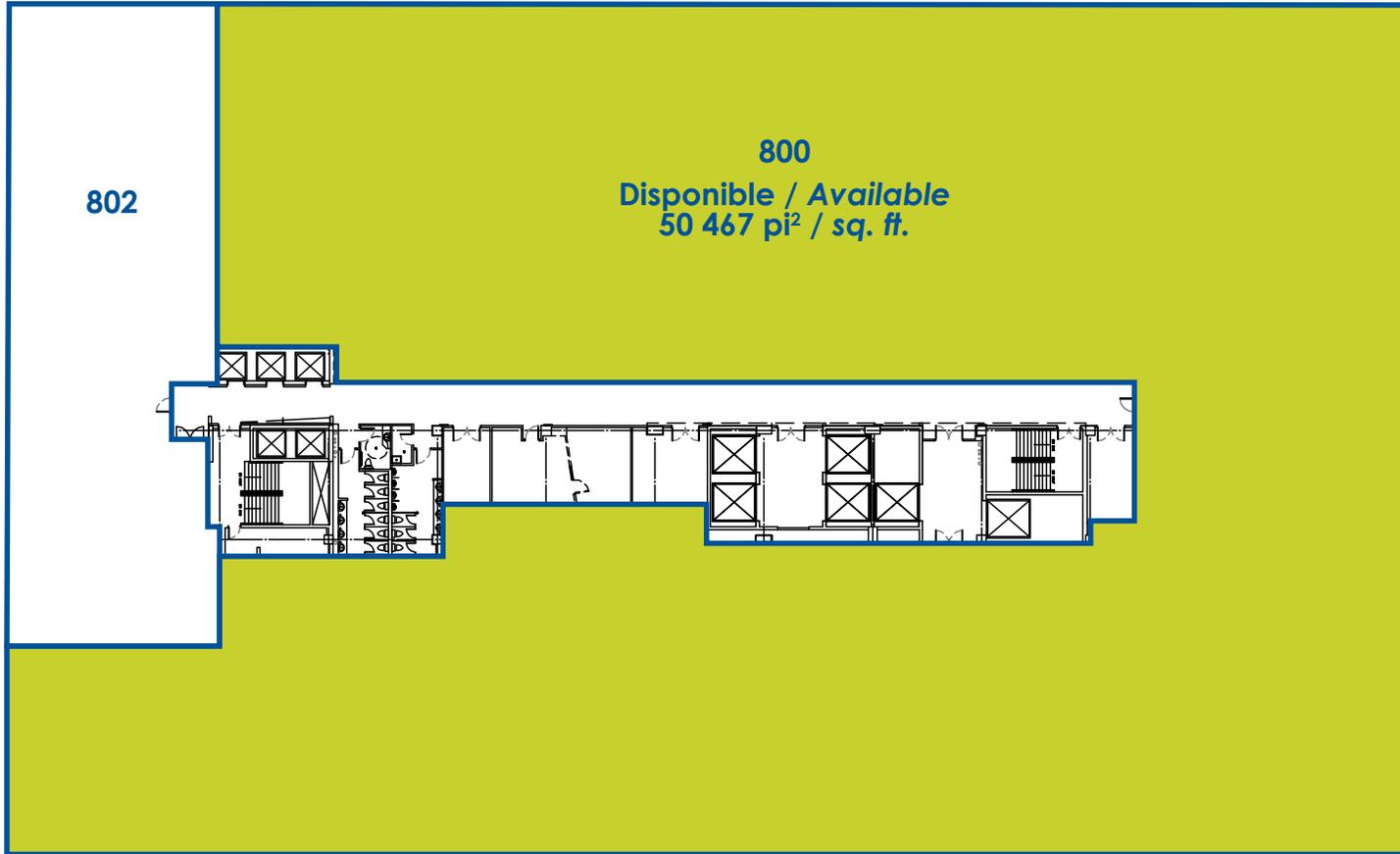
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5800, rue Saint-Denis, Montréal

20/02/25

8^e étage / 8th floor

RUE SAINT-DENIS



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BOULEVARD ROSEMONT

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moore**



le 5800

5800, rue Saint-Denis, Montréal

20/02/25

■ détails sur la propriété / *property details*

| | |
|--|---|
| Localisation / Location | Montréal |
| Type de propriété / Type of property | Immeuble de bureaux / <i>Office building</i> |
| Construction / Construction | 1972 |
| Modernisation / Modernization | 2008, 2015 (ascenseurs / <i>elevators</i>) |
| Superficie locative brute / Gross leasable area | ± 668 787 pi ² / <i>sq. ft.</i> |
| Nombre d'étages / Number of floors | 12 |
| Particularité / Special feature | Sécurité jour et nuit / <i>Security 24/7</i> |
| Stationnement / Parking | 162 places à l'intérieur et 220 places à l'extérieur, stationnement intérieur pour vélos / <i>162 interior spaces and 220 exterior spaces, bicycle indoor parking</i> |
| Nombre de locataires / Number of tenants | 42 |
| Principaux locataires / Anchor tenants | CGI, GIRO, Chenelière Éducation, Ville de Montréal, la TÉLUQ, Éconofitness |
| Distinctions / Distinctions | Certification BOMA BEST |



■ renseignements sur le marché / *market information*

| | |
|---|---------------------------------------|
| Zone de marché / <i>Trade area</i> | Rosemont–La Petite-Patrie (0 km-3 km) |
| Évolution de la population* / <i>Population*</i> | 1 12 909 |
| Évolution des ménages* / <i>Number of households*</i> | 64 507 |
| Âge moyen / <i>Average age</i> | 39,9 |
| Taille moyenne des ménages / <i>Average household size</i> | 1,8 |
| Revenu moyen par ménage / <i>Average household income</i> | 52 800 \$ |

* Source : Statistique Canada, recensement 2021

