

OFFICE SPACE FOR LEASE

1435 SAINT-ALEXANDRE

1450 CITY COUNCILLORS

REVISED TENANT IMPROVEMENT PACKAGE

PRIME BUILDINGS TRANSFORMED IN THE HEART OF DOWNTOWN MONTREAL!



"PLUG-AND-PLAY"
**SPACES
AVAILABLE**



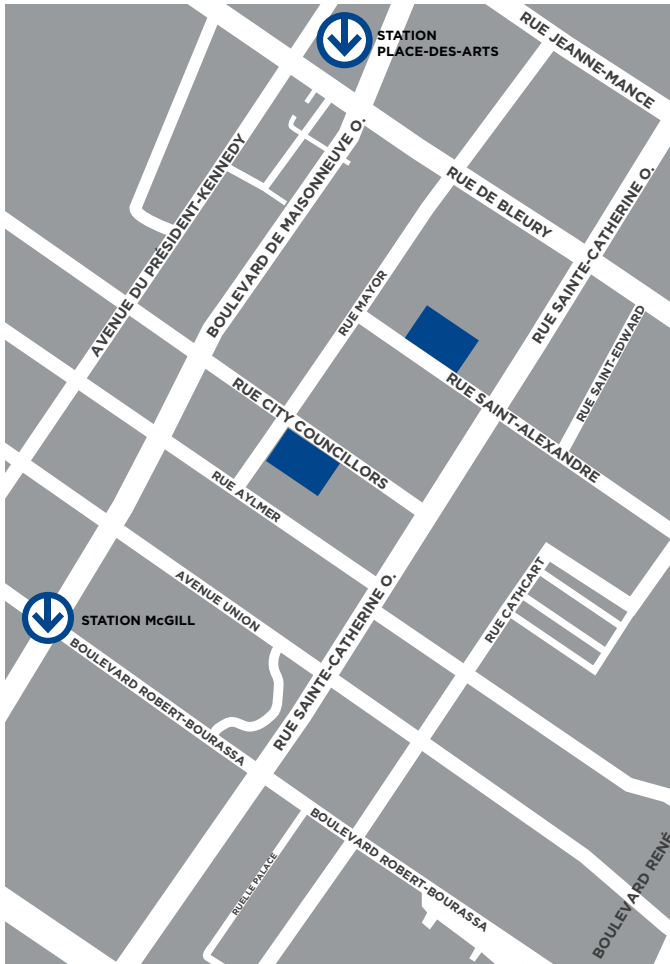
1435 SAINT-ALEXANDRE

1450 CITY COUNCILLORS

- Art deco inspired design
- Dynamic and booming neighbourhood
- Working environment ideal for creative and professional workplace (TAMI)

- Major improvements completed to main lobby, common areas, parking, garage and modernization of the elevators
- Gym and shower facilities on-site

	1435 Saint-Alexandre	1450 City Councillors
Available area	Max. 60,000 sq. ft. Min. 400 sq. ft.	Max. 20,800 sq. ft. Min. 959 sq. ft.
Availability	Immediate	Immediate
Rent	Contact us for further information	Contact us for further information
Additional rent (2023)	\$15.24/sq. ft. (est. 2024)	\$15.98/sq. ft. (est. 2024)



STRATEGICALLY LOCATED

- Close proximity to Sainte-Catherine Street West
- In the heart of Quartier des spectacles
- Near Centre Eaton, Complexe Desjardins, Place des Arts
- Surrounded by parks and complete range of amenities
- 24/7 security
- Indoor parking available
- Easily accessible by public transportation

DISTANCE TO MCGILL OR PLACE-DES-ARTS MÉTRO

 1 MIN  4 MIN

 1 MIN  5 MIN

WALK SCORE **100*** TRANSIT SCORE **96*** BIKE SCORE **93***

* Source : walkscore.com, August 2023

	1435 Saint-Alexandre	1450 City Councillors
Built	1948	1960
Modernization	2009, 2014, 2017, 2022	1995, 2004, 2016, 2017, 2022
Number of floors	12	10
Number of tenants	26	15
Anchor tenants	Agence Diff, Architecture EVOQ, Druide informatique, CloudRaker, GXB Leadership, Quartier des spectacles	BGLA, Cegid, SHED, Interrent

FOR LEASING INQUIRIES PLEASE CONTACT

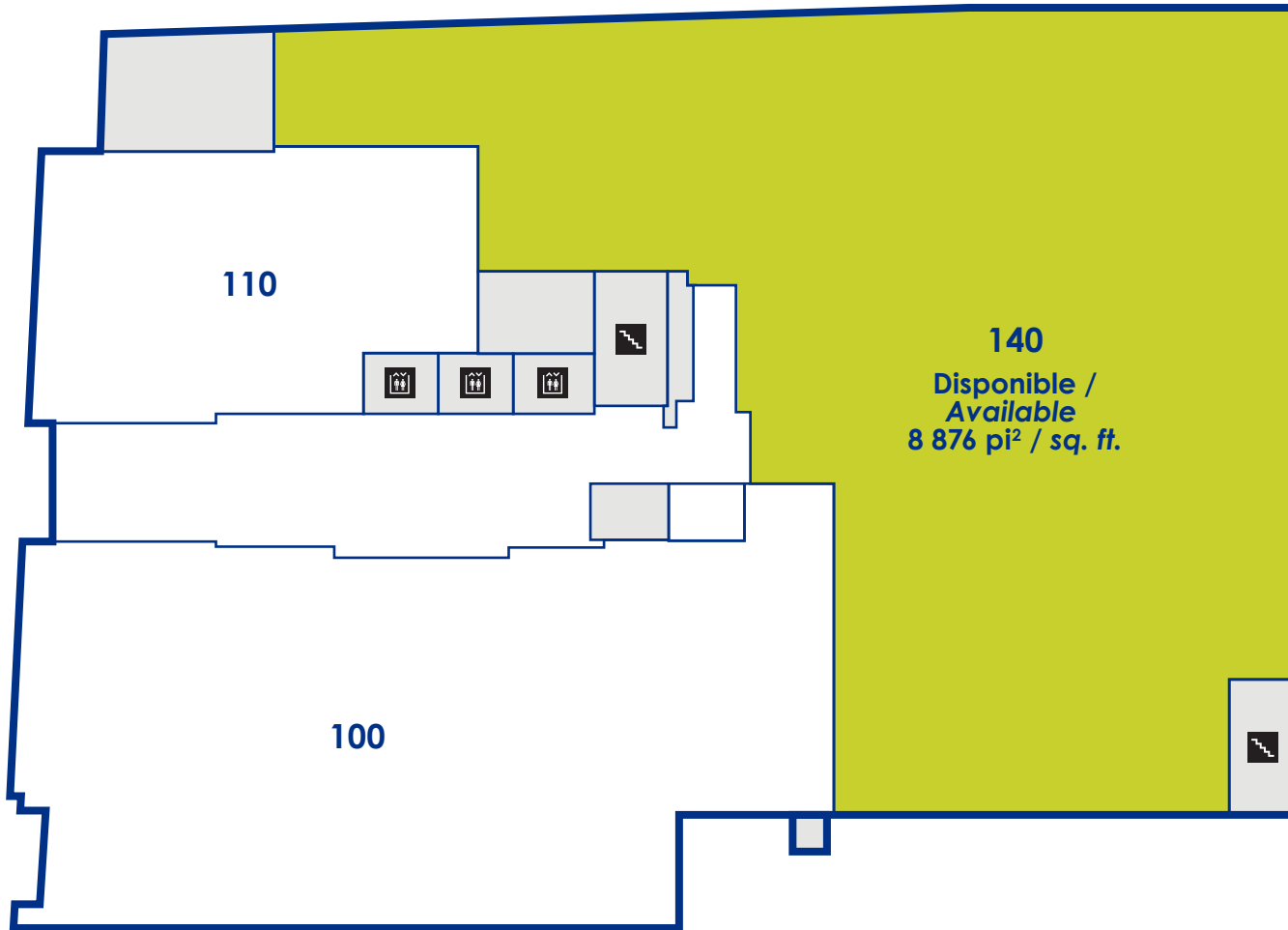
Crofton Moore
Luisa Gianino
 Senior director, Office leasing
 514 845-4500 + 208
lgianino@croftonmoore.com
croftonmoore.com

PARTNERS



CDNGLOBAL[®]
 Commercial Real Estate Advisors

Rez-de-chaussée / Ground floor



RUE SAINT-ALEXANDRE

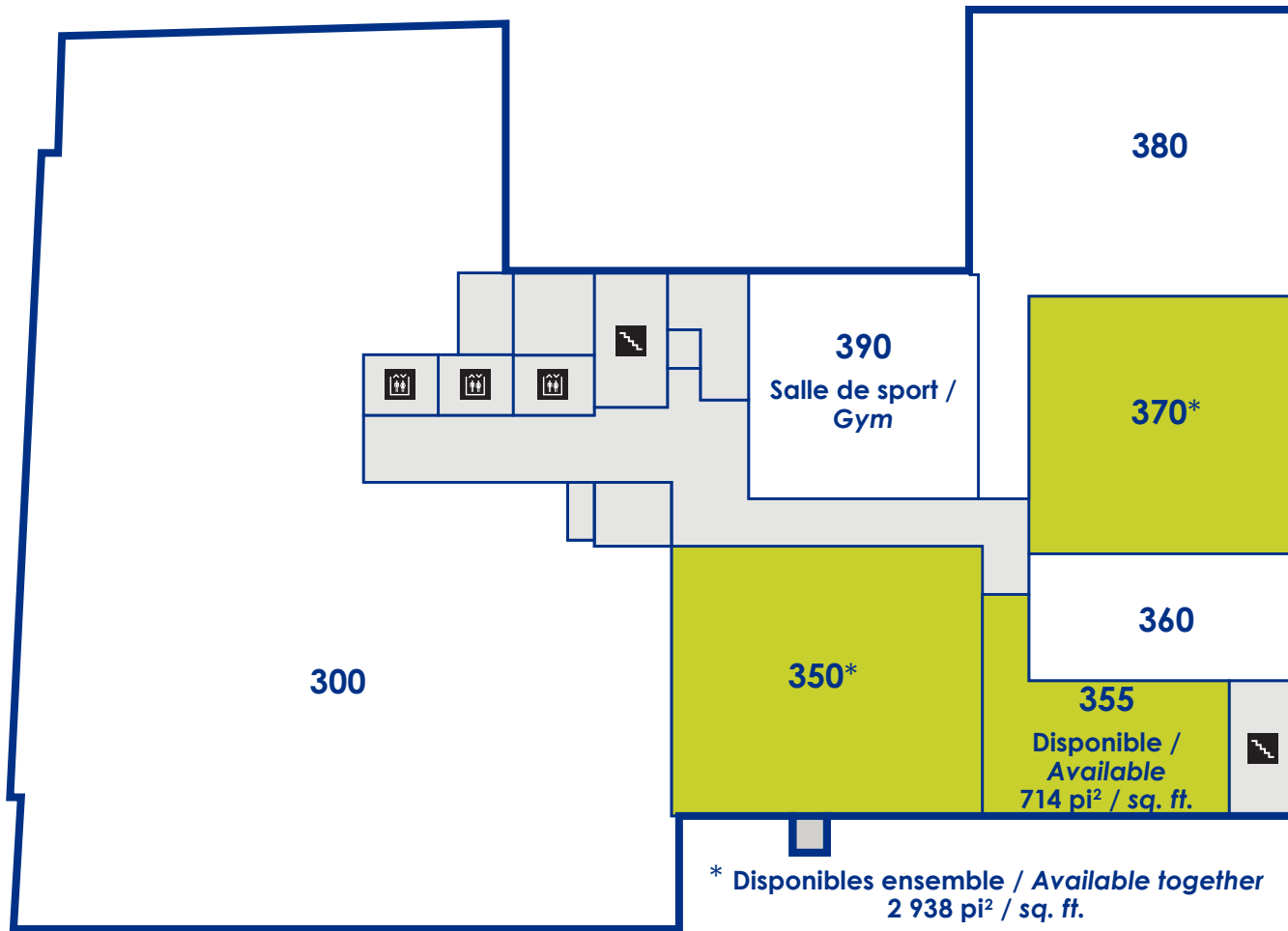
crofton
moore



1435 saint-alexandre

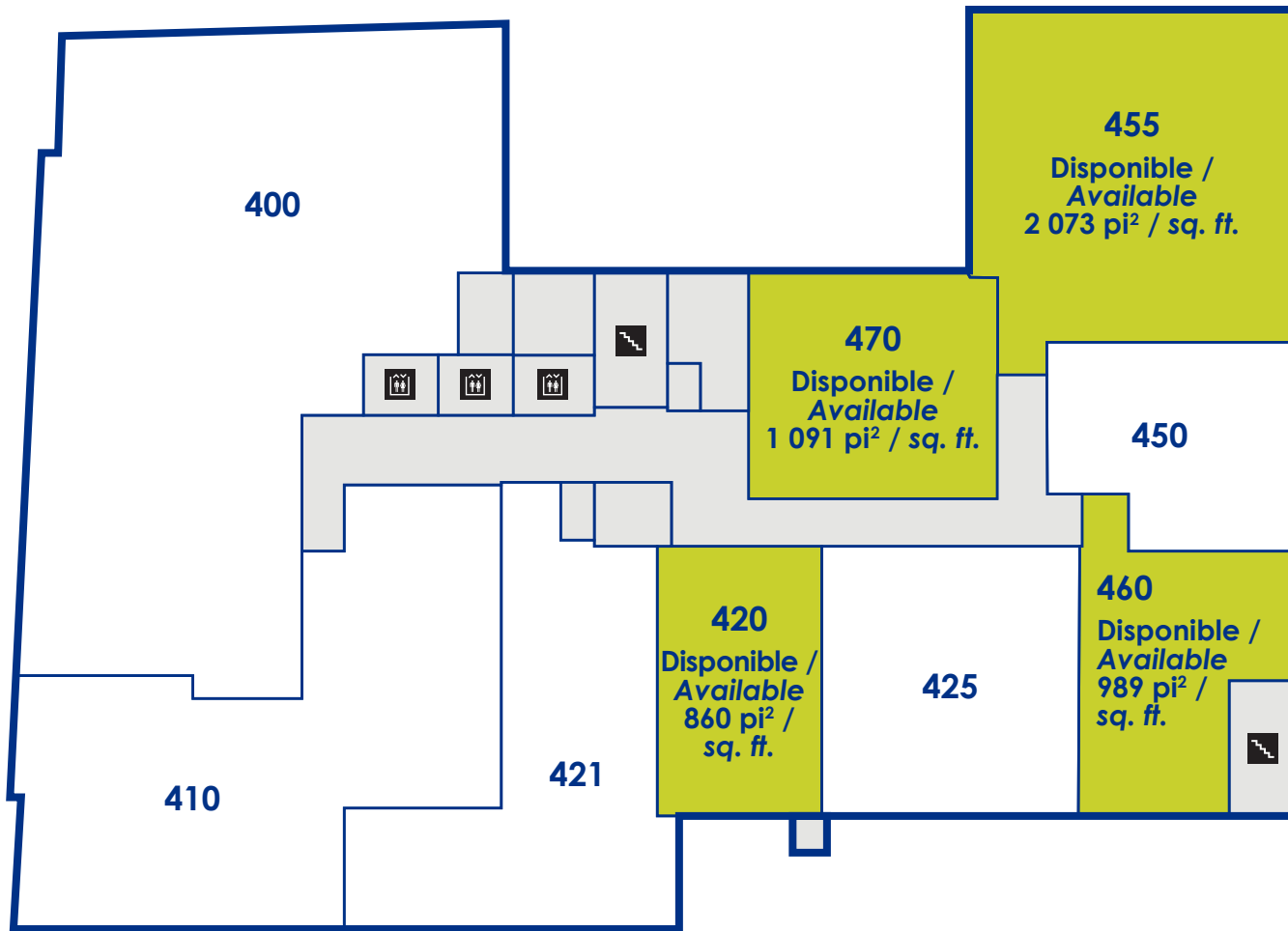
1435, rue Saint-Alexandre, Montréal

29/02/24



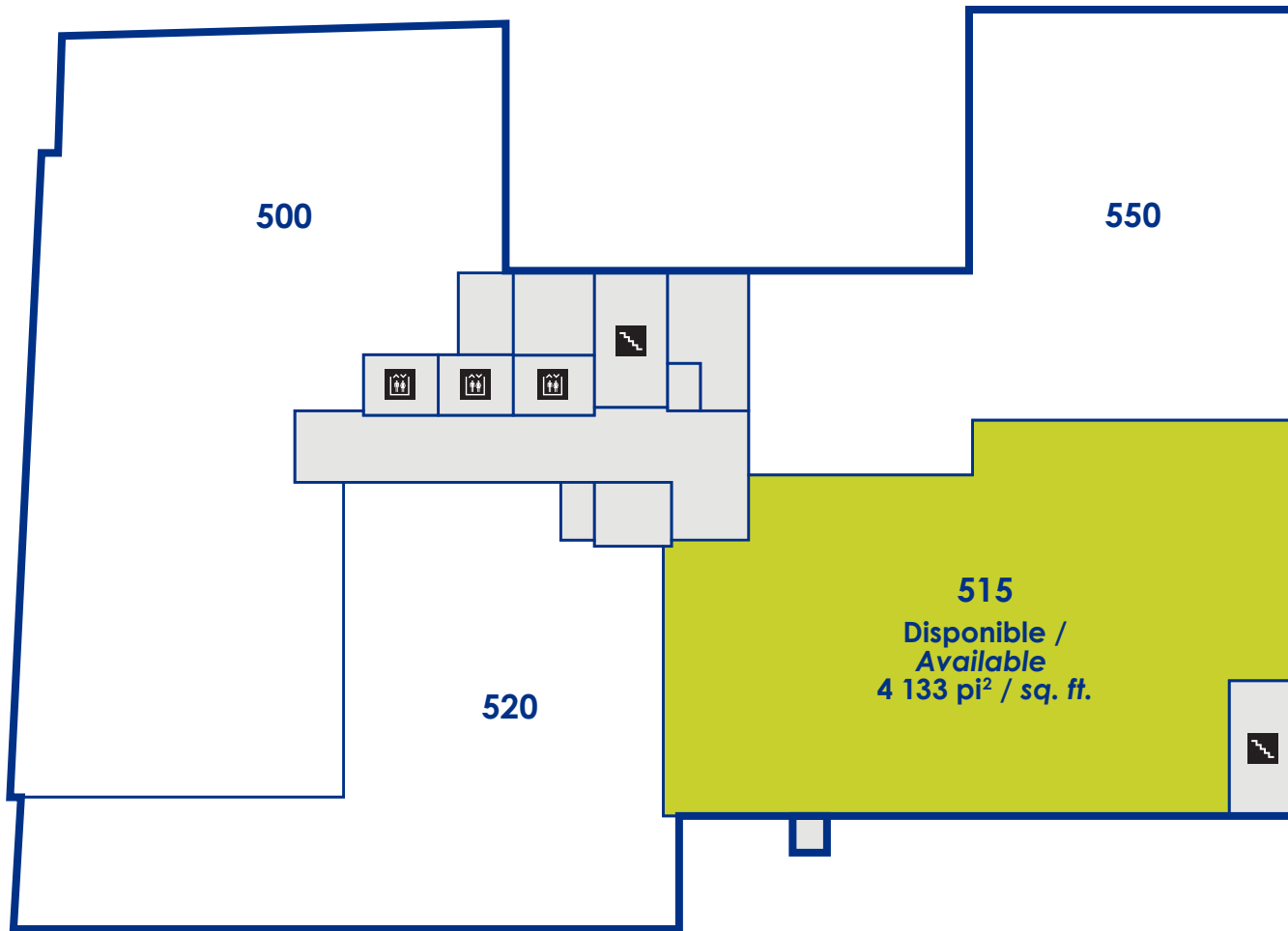
RUE SAINT-ALEXANDRE





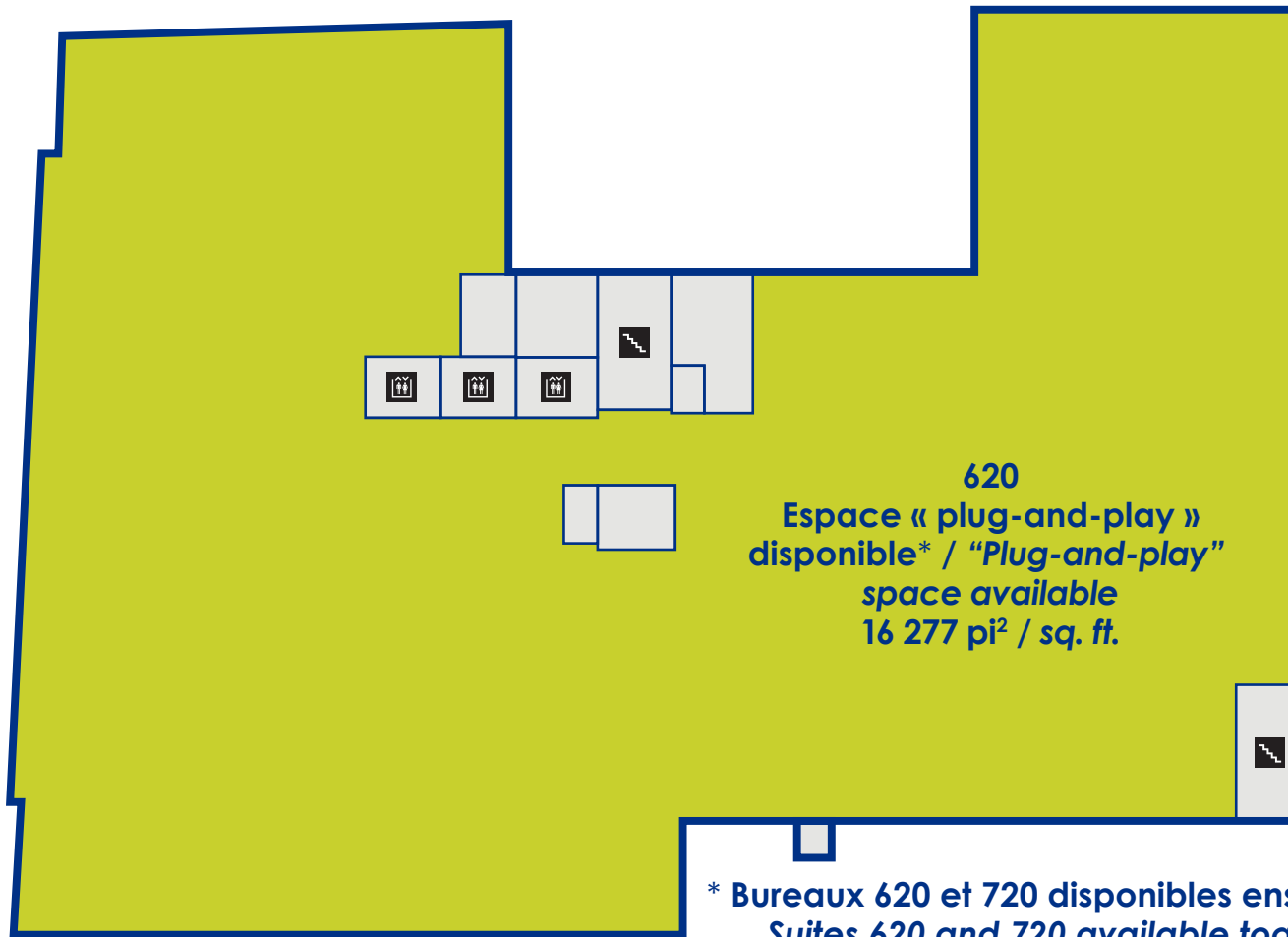
RUE SAINT-ALEXANDRE





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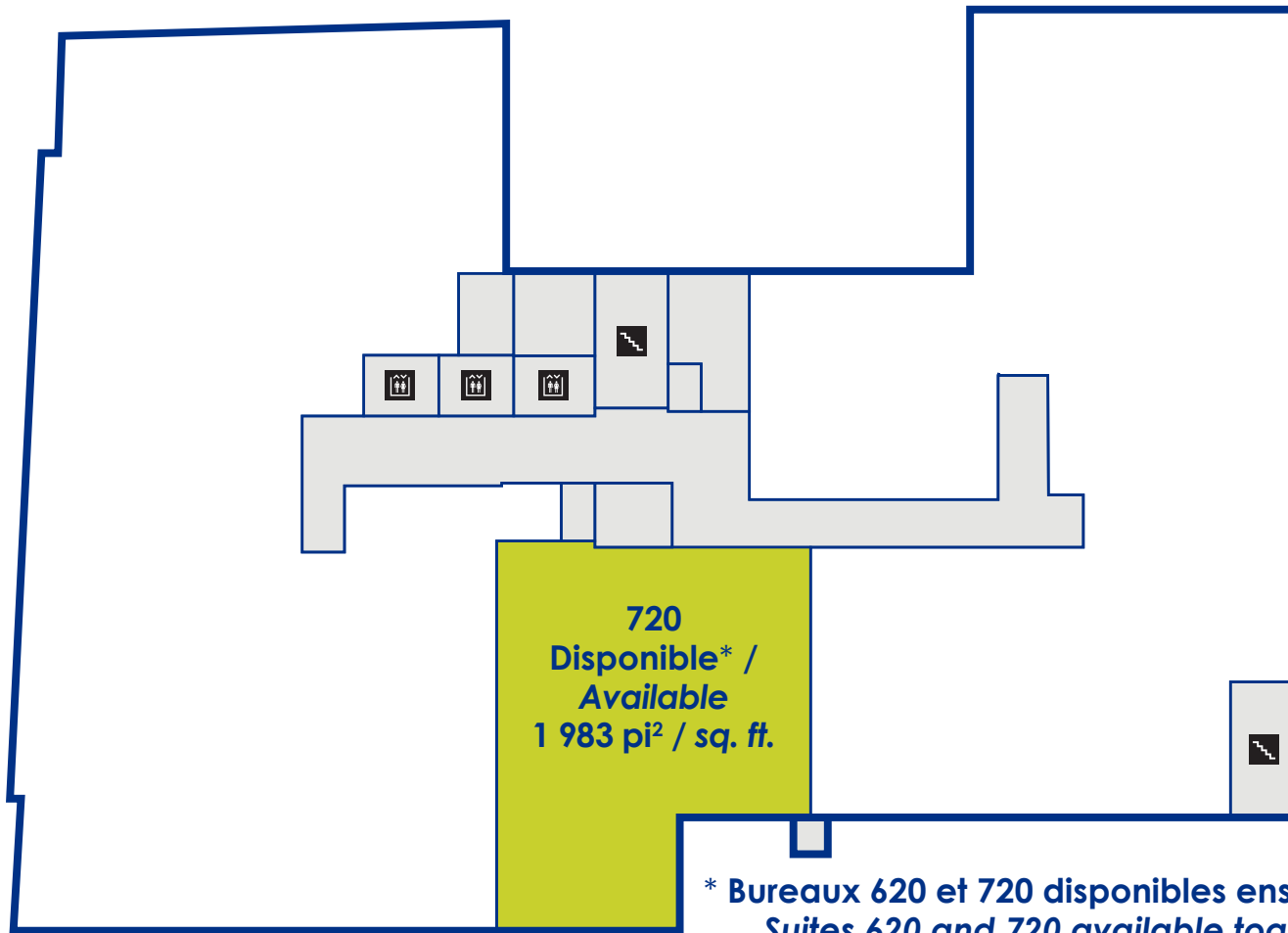




*** Bureaux 620 et 720 disponibles ensemble /
Suites 620 and 720 available together
Superficie totale /
Available area : 18 260 pi² / sq. ft.**

RUE SAINT-ALEXANDRE

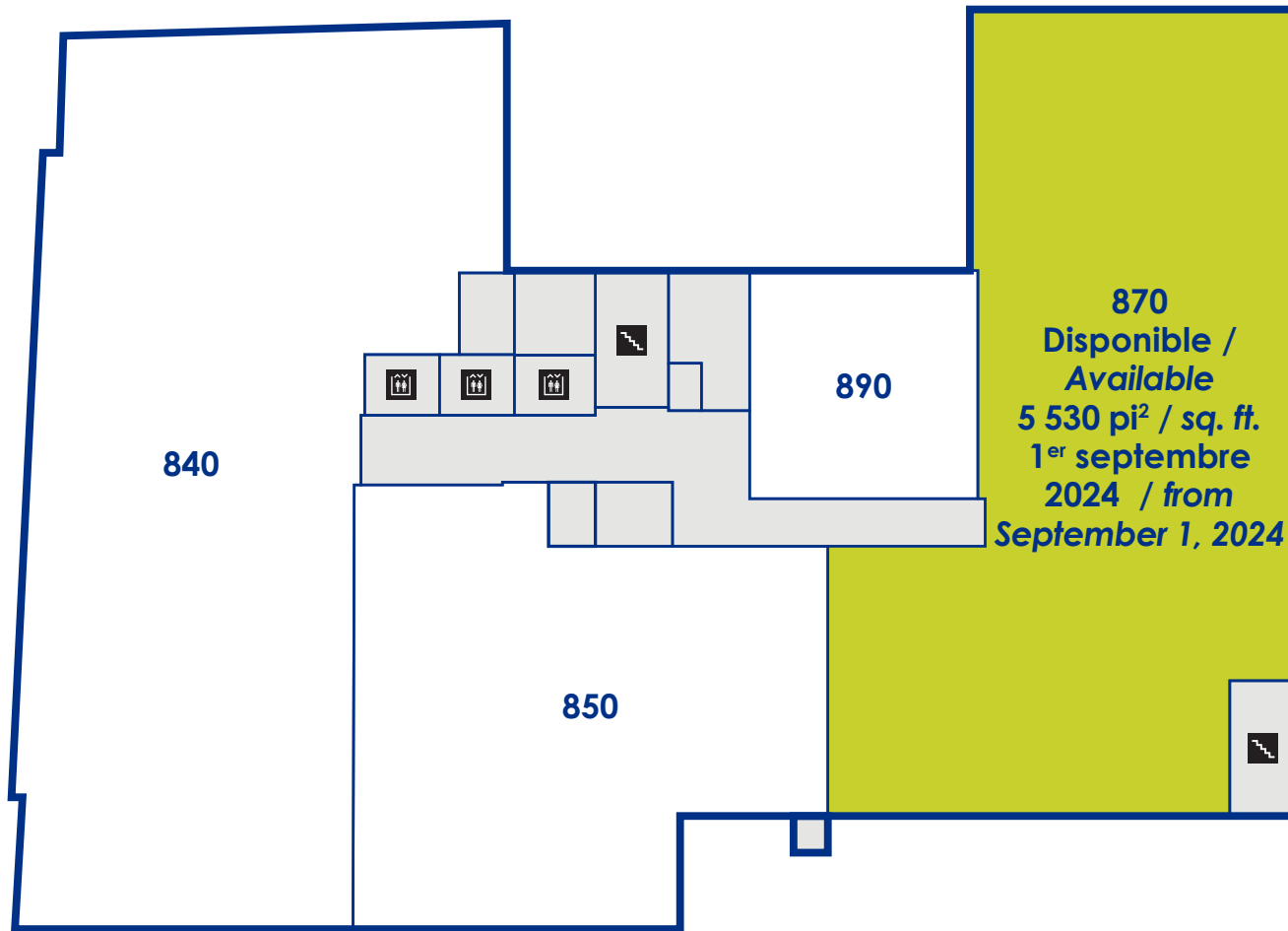




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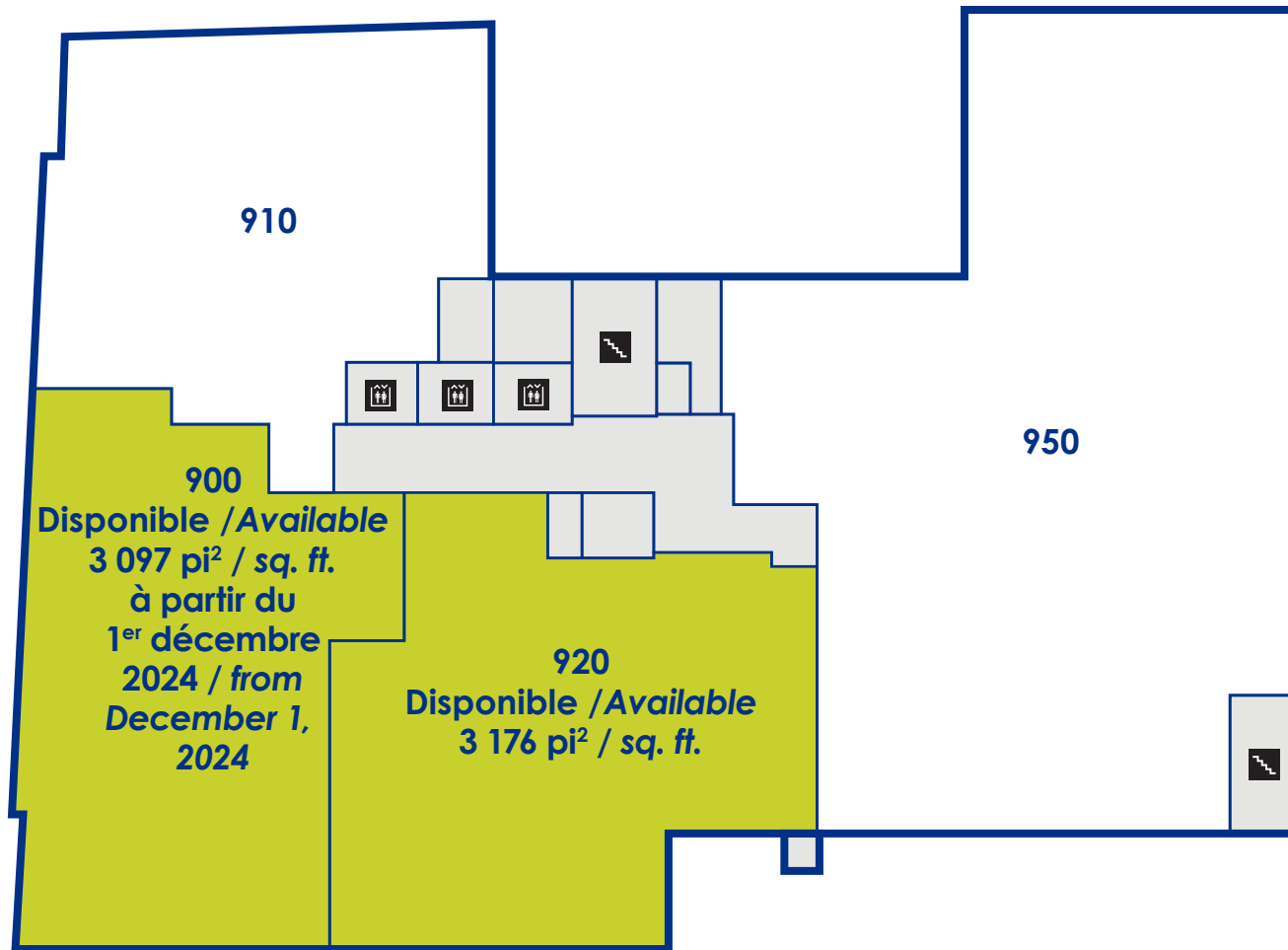
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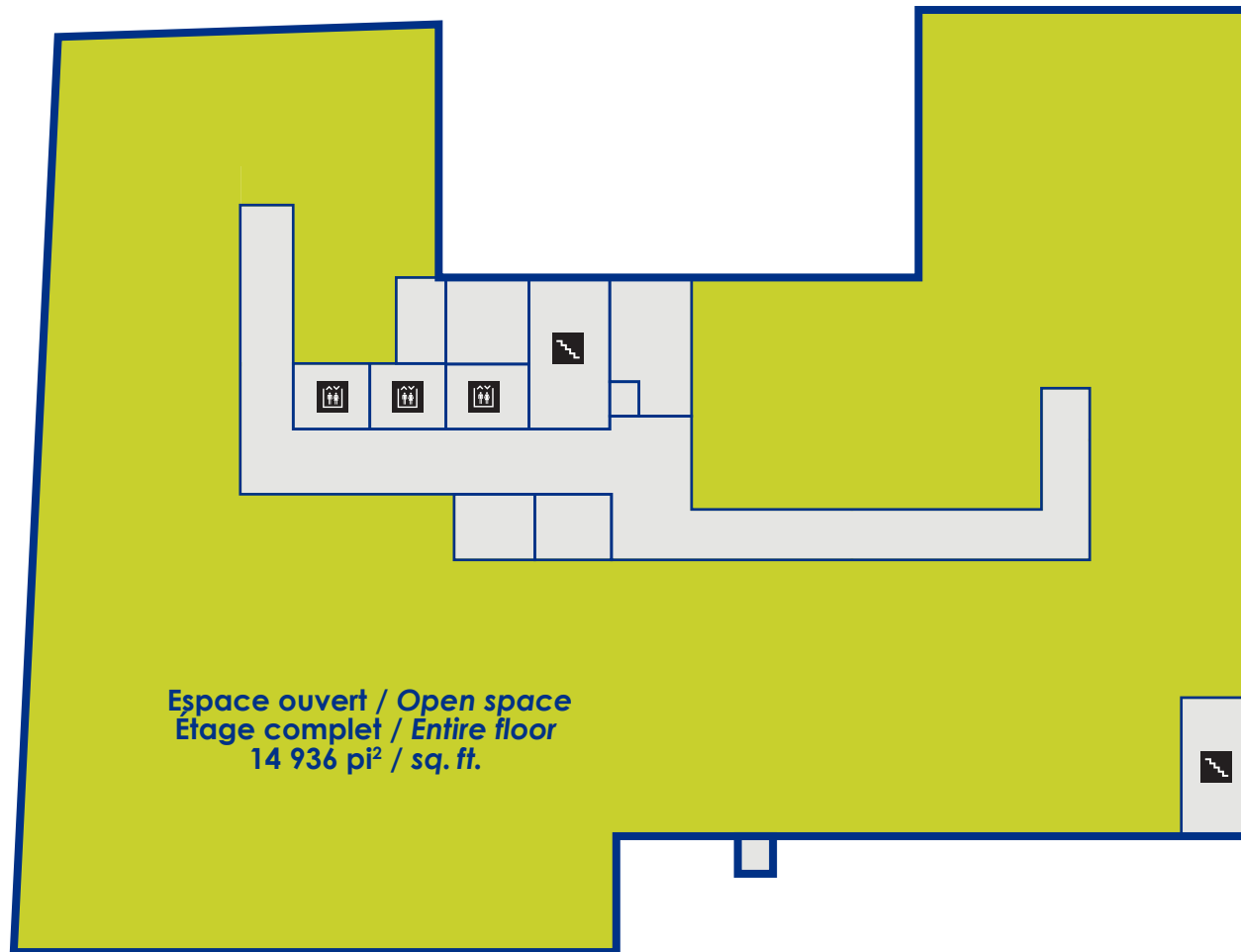
RUE SAINT-ALEXANDRE





RUE SAINT-ALEXANDRE





Espace ouvert / Open space
Étage complet / Entire floor
14 936 pi² / sq. ft.

RUE SAINT-ALEXANDRE



■ détails sur la propriété / *property details*

Localisation / <i>Location</i>	Montréal
Type de propriété / <i>Type of property</i>	Immeuble de bureaux / <i>Office building</i>
Construction / <i>Construction</i>	1948
Modernisation / <i>Modernization</i>	2009, 2014, 2019, 2022
Superficie locative brute / <i>Gross leasable area</i>	± 198 000 pi ² / <i>sq. ft.</i>
Nombre d'étages / <i>Number of floors</i>	12
Stationnement / <i>Parking</i>	28 places à l'intérieur / <i>indoor spaces</i>
Nombre de locataires / <i>Number of tenants</i>	29
Principaux locataires / <i>Anchor tenants</i>	Agence Diff, Architecture EVOQ, Druide informatique, CloudRaker, L'Espace ludique, GXB Leadership, Republik

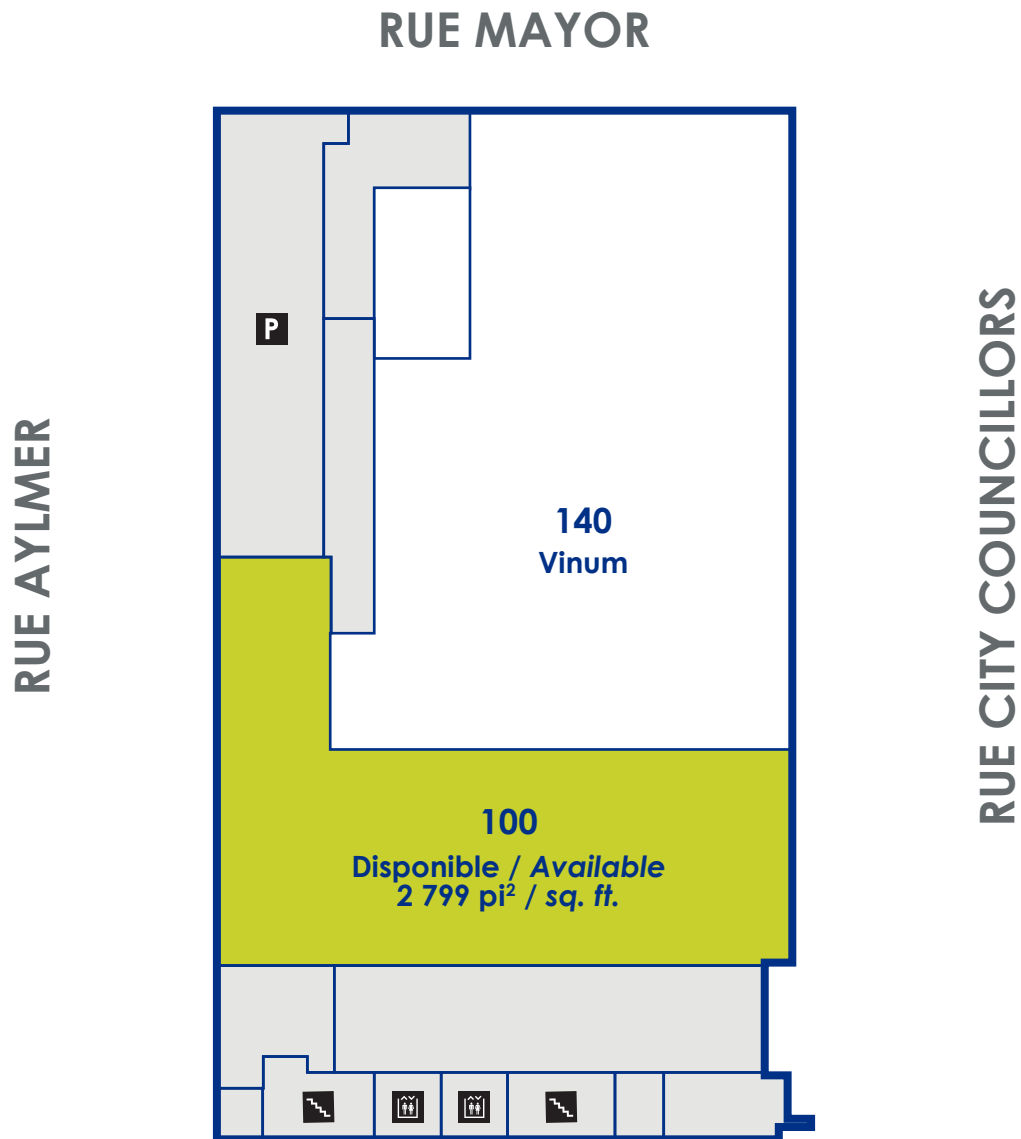


■ renseignements sur le marché / *market information*

Zone de marché / Trade area	Ville-Marie, Sud-Ouest, Île des Sœurs (0 km-6 km)
Évolution de la population* / Population*	134 555
Évolution des ménages* / Number of households*	88 343
Âge moyen / Average age	39,1
Taille moyenne des ménages* / Average household size*	1,8
Revenus moyens par ménage / Average household income	65 900 \$

* Source : Statistique Canada, recensement 2021

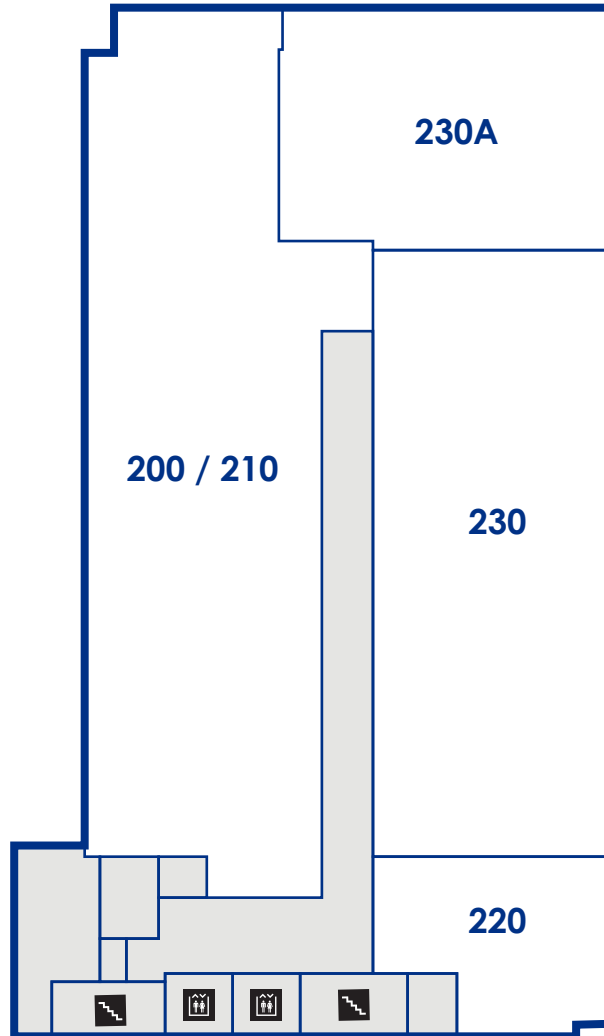




RUE MAYOR

RUE AYLMEYER

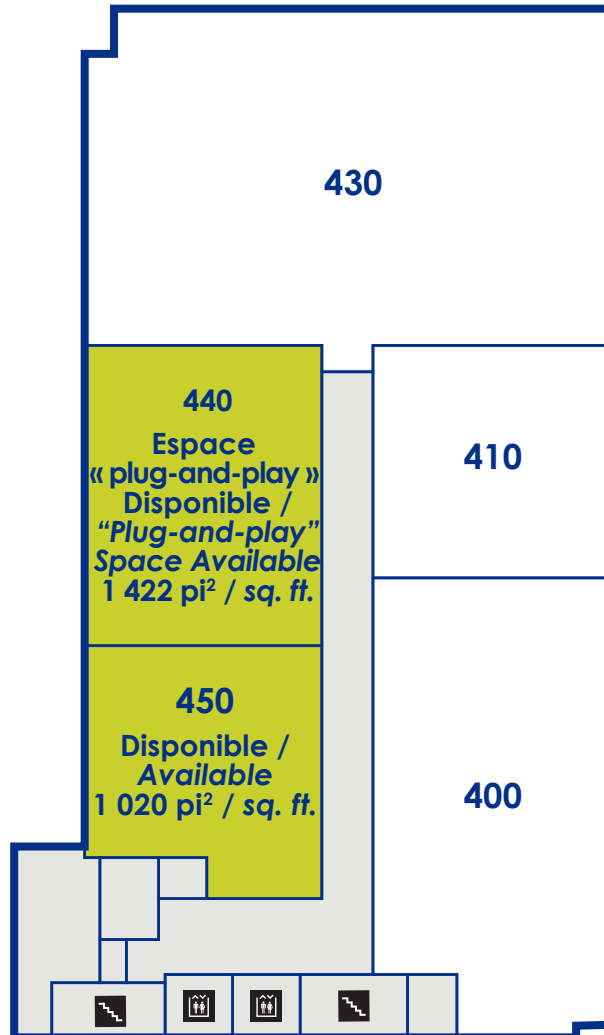
RUE CITY COUNCILLORS



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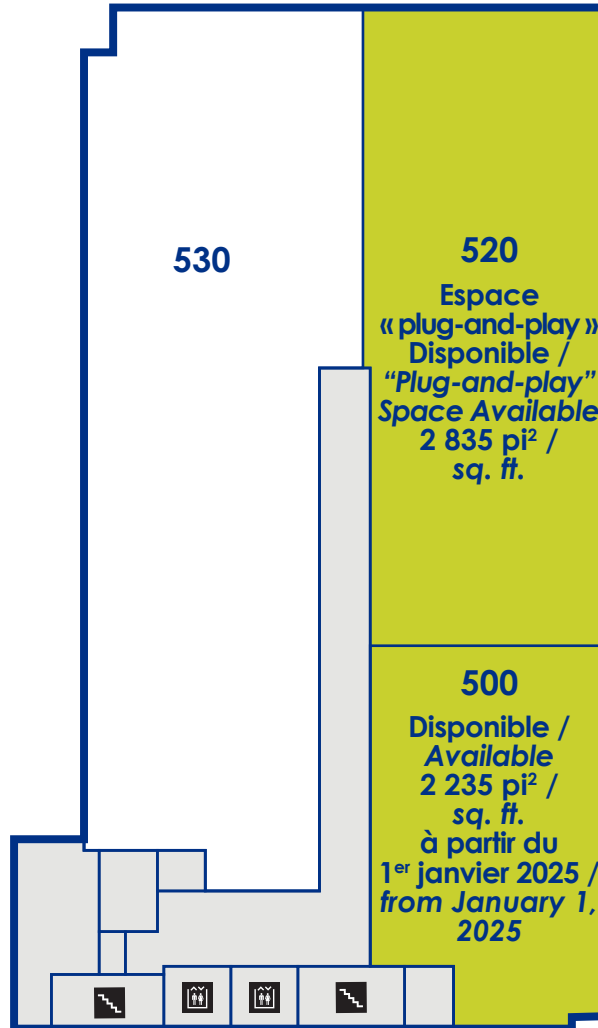
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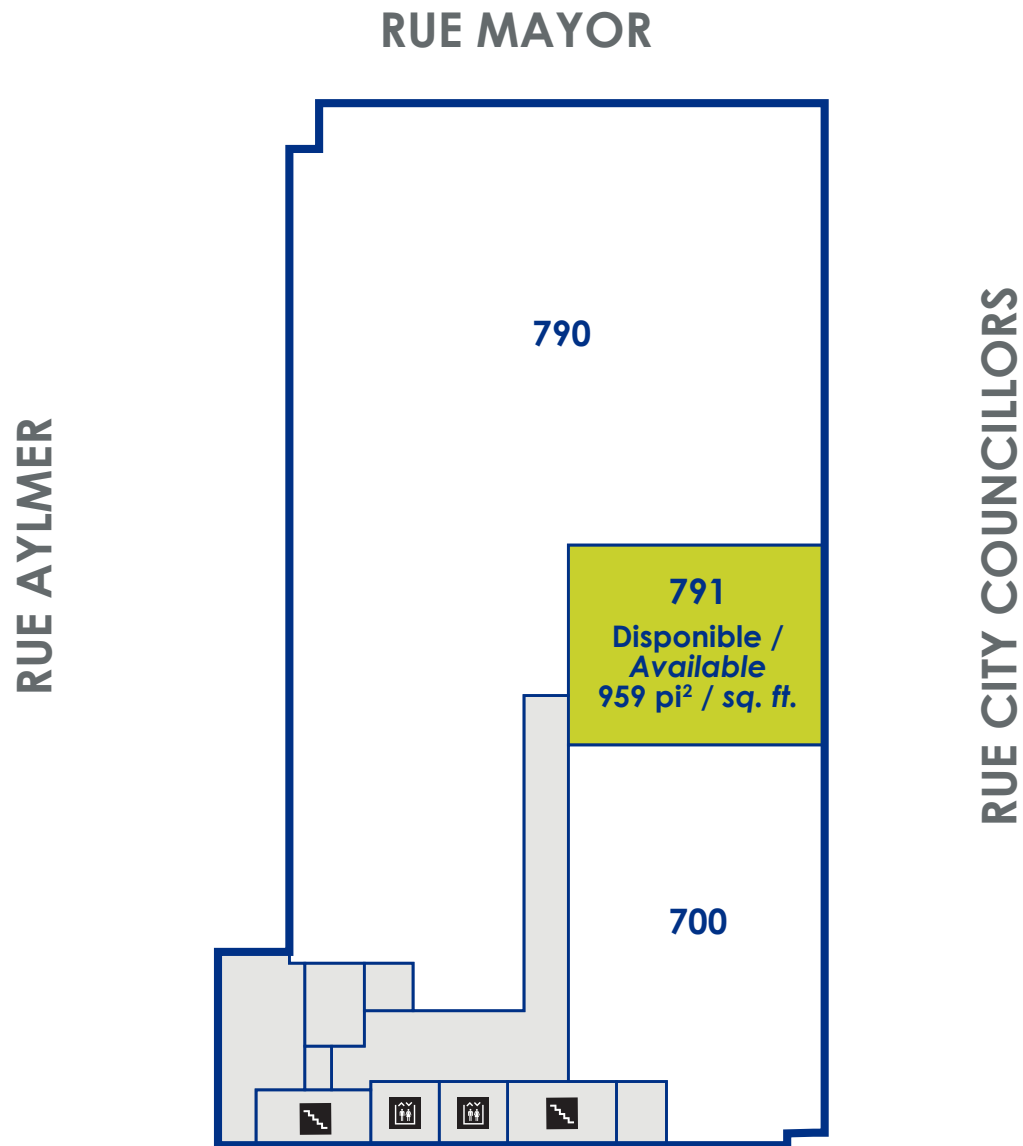


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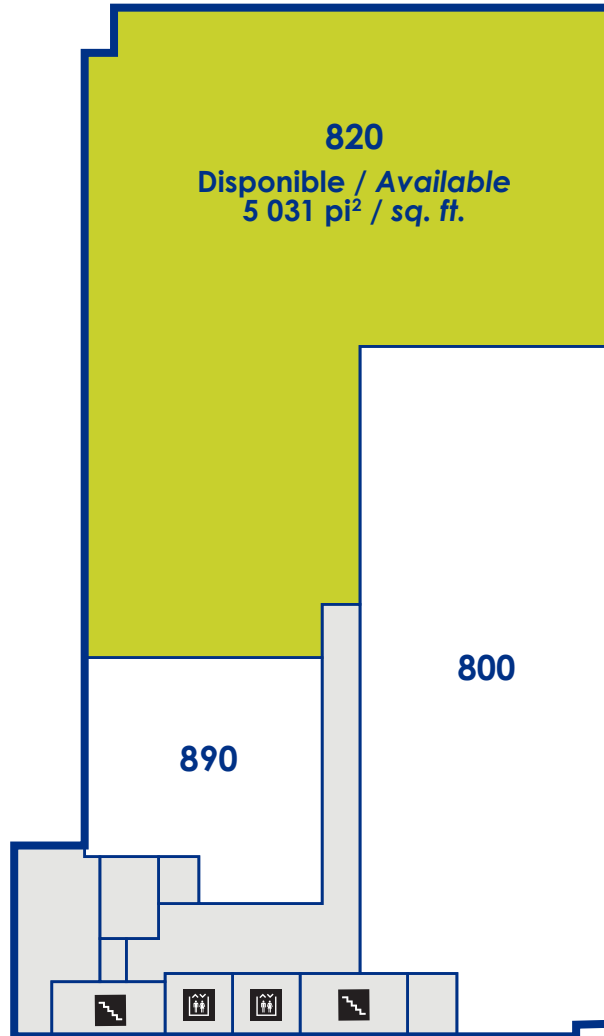




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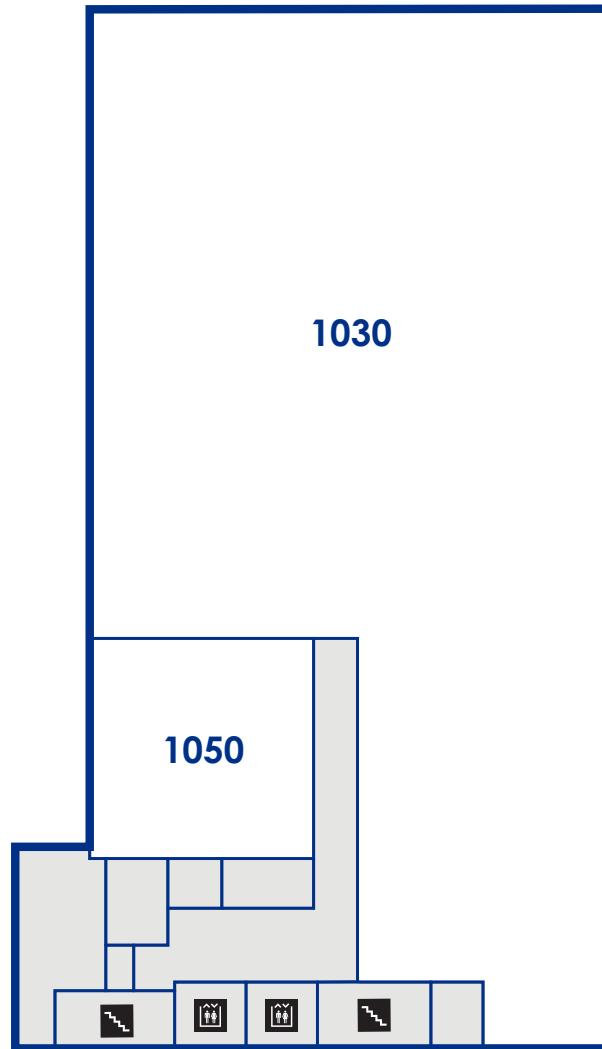
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Construction / Construction	1960
Modernisation / Modernization	1995, 2004, 2016, 2017, 2022
Superficie locative brute / Gross leasable area	± 88 453 pi ² / sq. ft.
Nombre d'étages / Number of floors	10
Stationnement / Parking	53 places à l'intérieur/ <i>indoor places</i>
Nombre de locataires / Number of tenants	17
Principaux locataires / Anchor tenants	Cegid, SHED, BGLA, Vinum Design



■ renseignements sur le marché / *market information*

Zone de marché / Trade area

Ville-Marie, Sud-Ouest, Île des Sœurs (0 km-6 km)

Évolution de la population* / Population*

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