



## New commercial spaces for rent in the heart of Old Montreal

- **Strategic Location:** Located on the ground floor of a prestigious 7-story residential building with 230 apartments, offering modern and high-quality infrastructure.
- **Bright and Spacious Design:** Enjoy beautiful spaces with a concrete structure, large glass facades, and majestic 17-foot ceilings, flooding the interior with natural light to create a refined and welcoming atmosphere.
- **Variety of Space Options:** 3 commercial spaces are available, ranging from 3,573 to 11,490 sq. ft., meeting your needs and providing the perfect setting to make your business shine.
- **Accommodation:** A specific area is available to help facilitate loading and delivering your orders.



Concrete building of 7 floors  
with 230 apartments



Excellent visibility  
and great accessibility



3 spaces available  
from 3,573 to 11,490 sq. ft.



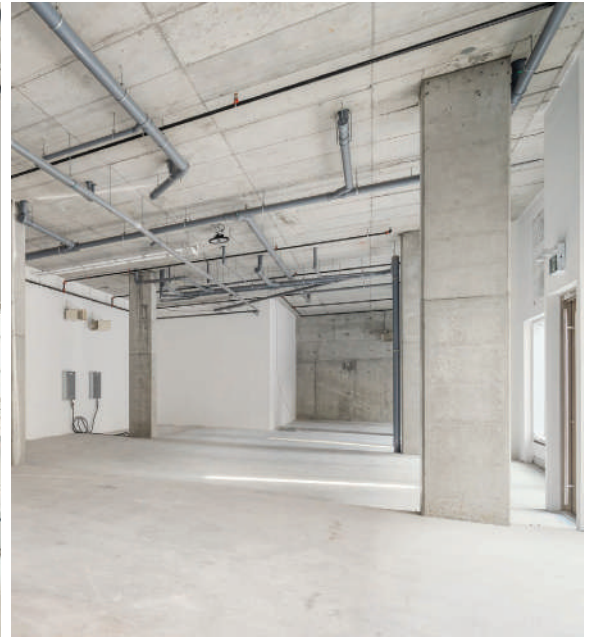
Loading dock  
and landing area

**Get more  
information**

**Veronik Bastien**

**Commercial Leasing Director | Commercial Real Estate Broker**

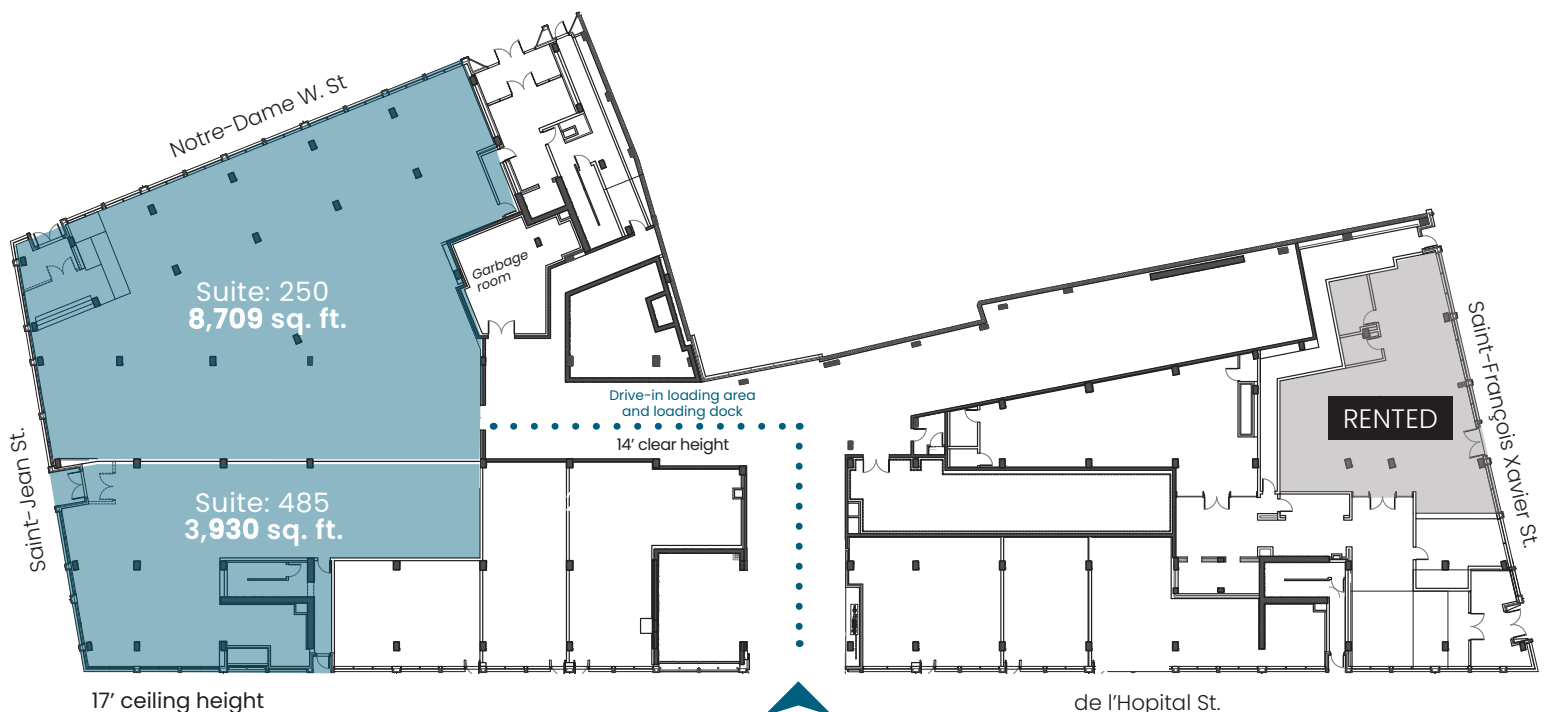
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## Be part of the livelyhood of Old Montreal!

Seize this unique opportunity to establish your business in one of the best neighborhoods in town!

Give yourself the freedom to design a custom environment, tailored precisely to your company's needs and tastes. Whether it's for modern offices, a unique retail store or an innovative workspace, this investment allows you to build a place that reflects your brand identity and vision.



**MONDEV**

COMMERCIAL

## Spaces for rent

250 Notre-Dame W. St.

485 St-Jean St.

Montreal (Quebec) H2Y 0E5

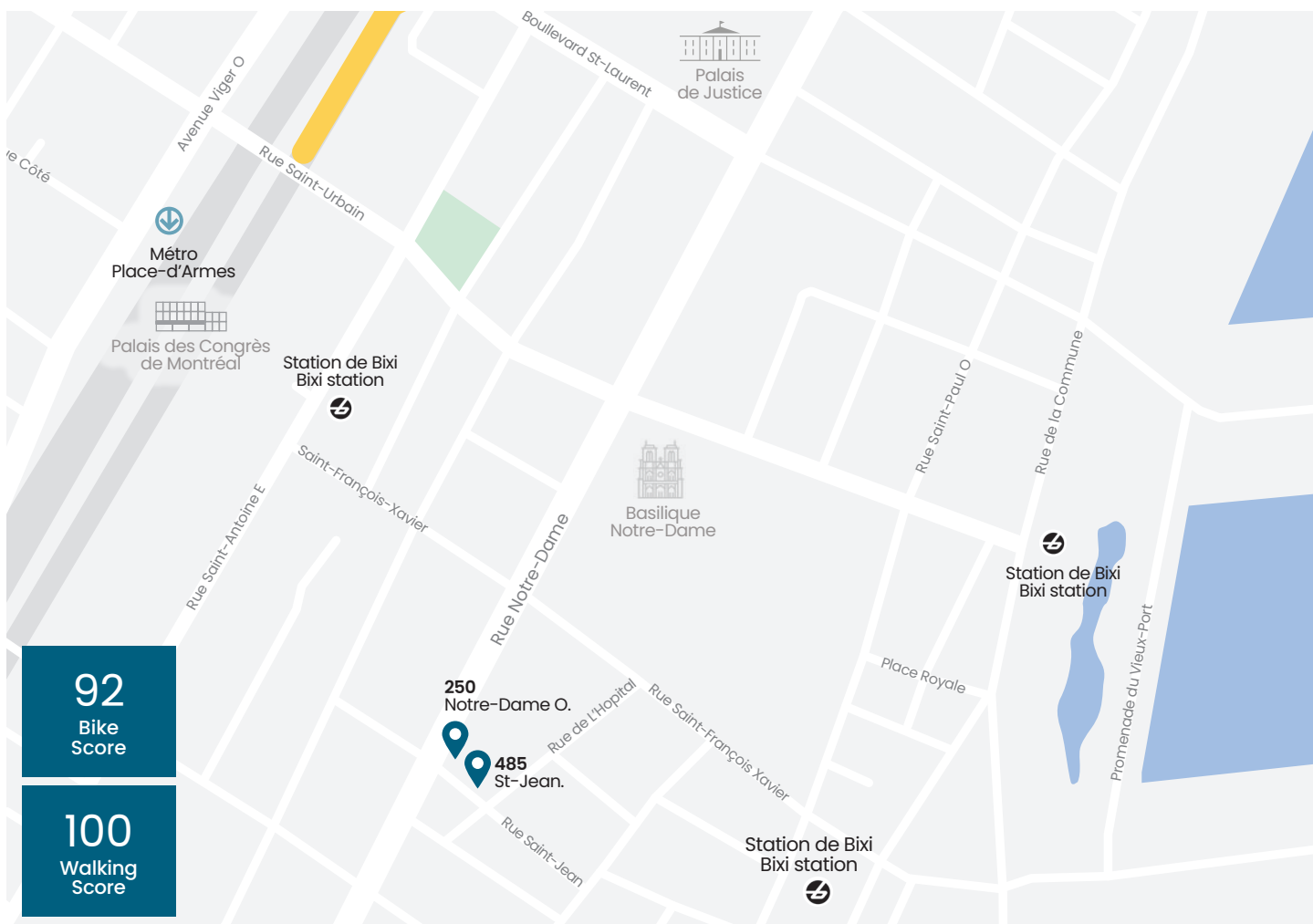


Strategic location,  
excellent visibility  
and great  
accessibility

### AVAILABLE SPACE & BUILDING INFORMATION

|                                          |                                                                                                                           |
|------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|
| Building area                            | ±180 000 sq. ft.                                                                                                          |
| Number of floors                         | 7 floors                                                                                                                  |
| Number of apartments                     | 230 apartments                                                                                                            |
| Type of building                         | Residential with commercial spaces on the ground floor                                                                    |
| Inclusion                                | Delivery in base building condition with air conditioning wall unit (1 tonne/300 pi²) and electric panel of 60A, 347/600V |
| Year of construction                     | 2024                                                                                                                      |
| Zonage                                   | M.7C                                                                                                                      |
| Available space on 250 Notre Dame W. St. | From 8,709 to 12,600 sq. ft.                                                                                              |
| Available space on 485 St-Jean St.       | 3,930 sq. ft.                                                                                                             |
| Net rent                                 | Contact us                                                                                                                |
| Additional rent                          | \$15.07 /sq. ft.                                                                                                          |
| Availability                             | Immediate                                                                                                                 |

*Prices are subject to change without notice.*



92  
Bike  
Score

100  
Walking  
Score

## Location

- Sought-after location in the heart of Old Montreal, bursting with innovative businesses, restaurants, trendy shops and iconic tourist spots.
- The building is a 3-minute walk from the metro station Place-d'Armes on the orange line.
- Accessible to several bus lines such as 50, 129, 361, 363.
- Enjoy a strategic location with a high concentration of services, shops and restaurants, close to the magnificent Notre-Dame Basilica and the Palais de Justice de Montréal. A dynamic environment ideal to attract a diverse clientele and benefit from the effervescence of the neighborhood!



Numerous shops  
and prolific businesses



Highways  
10 and 136



Metro Place-d'Armes  
and bus 50, 129, 361, 363



Wide variety of trendy  
stores and restaurants