

For Lease

Retail Spaces in a Class AAA Office Tower

1250, boulevard René-Lévesque
Montréal, QC

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Located in the heart of Montreal's central business district, 1250, boulevard René-Lévesque is a premier Class AAA office tower and a defining part of the city's skyline.

Available retail opportunities include a high-visibility lobby café space, ideal for a grab-and-go or coffee concept, and turnkey food court units on the mezzanine level, perfectly suited for quick-service restaurants. Both options benefit from direct underground access to Bonaventure Metro, the Montreal underground city, and major downtown towers.

The building is known for its sleek architectural design, panoramic glass façade, and modern infrastructure. It's home to a prestigious mix of global firms and welcomes thousands of professionals daily. With unmatched visibility, foot traffic, and design prestige, 1250, boulevard René-Lévesque offers a rare opportunity for food and beverage operators to position themselves in one of the city's most recognizable and well-connected commercial properties.



Food court & direct
underground access



Captive clientele
of office tenants



Prime downtown
core location



Class AAA
office tower

RENÉ-LÉVESQUE BOULEVARD WEST TRAFFIC



548,344

René-Lévesque Boulevard
West total traffic in the
last 100 days



137,086

René-Lévesque
Boulevard average
monthly visits

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Demographics

0.5 km radius



Population
2024

11,510



Average
Age

32.9



Average
Household Income

\$66,497

Source : Colliers Hydra, 2024.



100

Walk Score



100

Transit Score



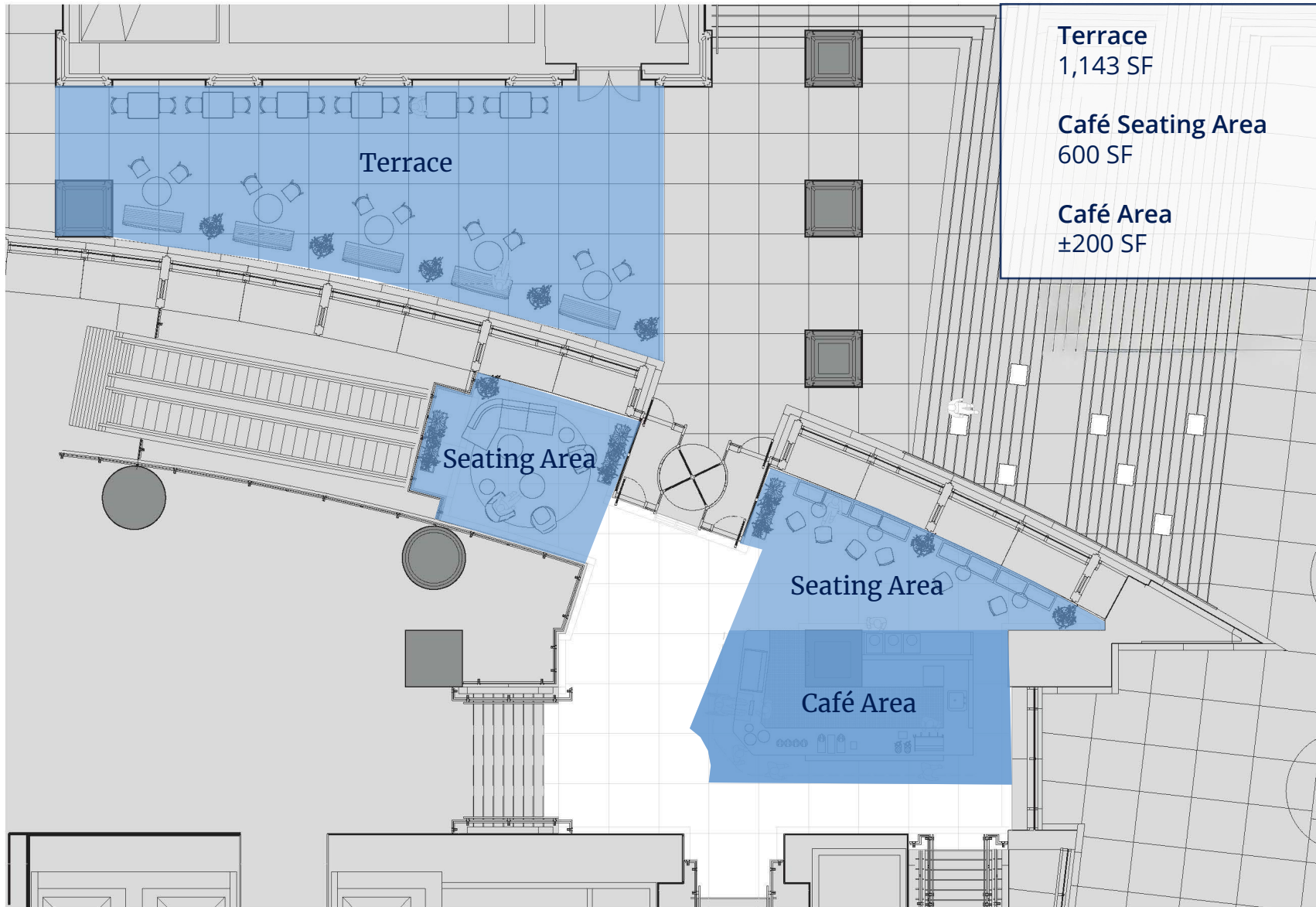
84

Bike Score

Projected Plans | Lobby Café

FOR MORE INFORMATION,
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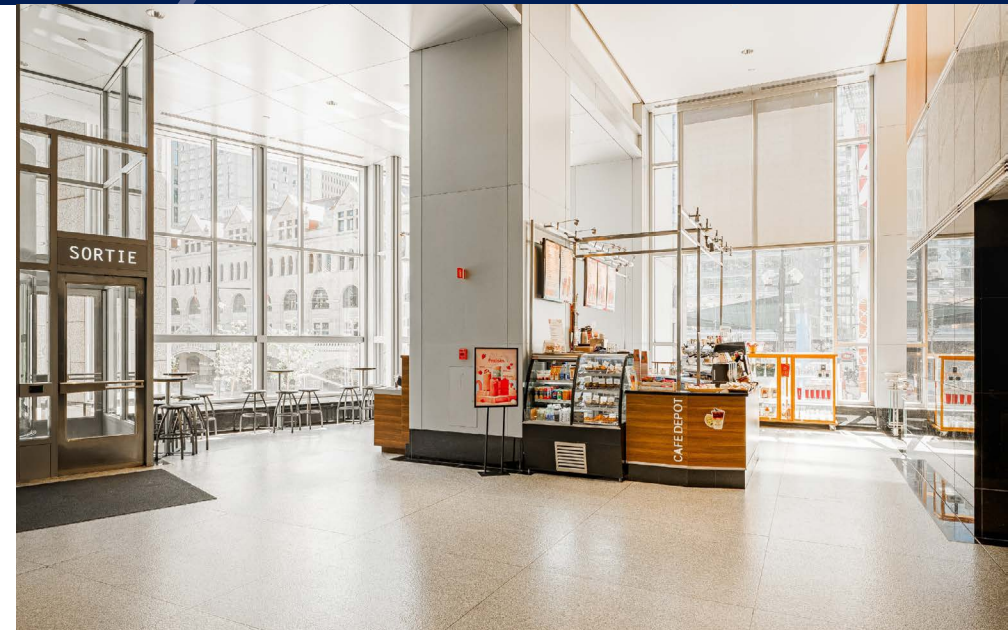
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1250, boulevard René-Lévesque Pictures | Lobby

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*Rendering

Floor Plan | Mezzanine Level

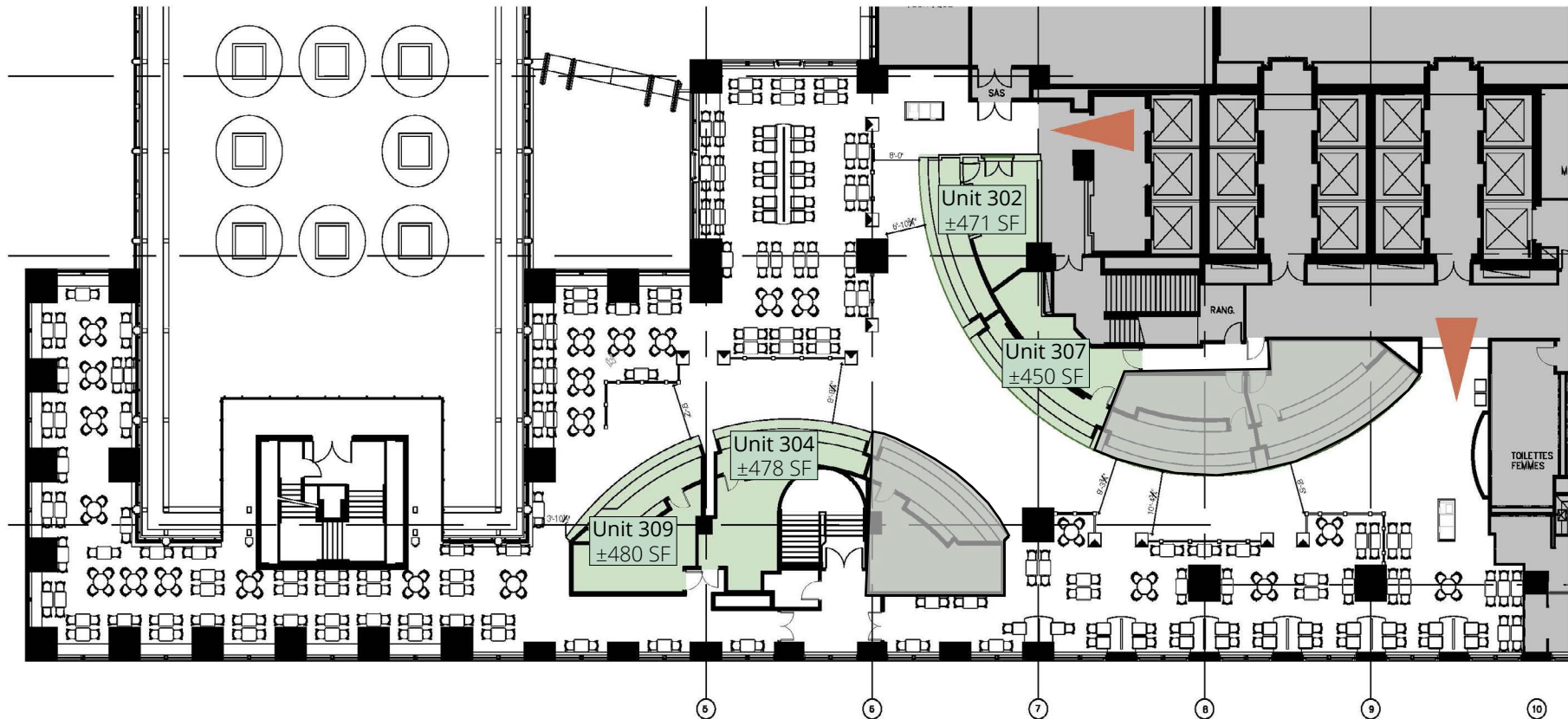
Total Area: 4 units available

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Floor Plan-Mezzanine Level

- EXISTING TENANTS
- AVAILABLE
- ENTRANCES



Future renovations planned

1250, boulevard René-Lévesque Pictures | Food Court

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