



**FOR LEASE** | 1155 Robert-Bourassa Blvd | Montréal | QC

## Prime location

This building is in the heart of Downtown Core and is located in the best transit hub in the city. 1155 Robert-Bourassa will benefit from the future McGill College REM station in 2021 and will take advantage of the completion of Place Ville-Marie's revitalization.

Ideal for Tech companies seeking open space offices in Montréal.

[collierscanada.com/p-2004744](https://collierscanada.com/p-2004744)



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# Gallery





## An Unmatched Accessibility

The site offers unmatched options in terms of transport, assuring optimal accessibility for employees, clients and tenant guests. Walking distance to six metro stations, two train stations and two REM stations, as well as the South Shore bus terminus (1000 de La Gauchetière).

It is centrally located in the downtown core through highway 10 and accessible to and from highway 720. Furthermore, the immediate access to the Lachine Canal bike paths satisfies the increasing demand related to alternative and active transportation.



McGill College LRT  
in 2021



Central Station and  
Lucien-L'allier



Green and orange lines



Walk Score  
100%



Bike Score  
93%



## Property Highlights

- Street corner location providing great visibility
- Benefits from the completion of Place Ville-Marie's revitalization
- Great opportunity to merge contiguous vacant suites
- Strong interest of tech companies for open space offices in Montreal (the "flight to quality" trend)
- Up to 26,000 SF of contiguous space



## Leasing Information

Asking Net Rent	Negotiable
Taxes	\$9.07/SF
Operating Expenses	\$10.47/SF
Cleaning	Included
Electricity	Included
Total Additional Rent	\$19.54/SF
Parking ratio	1 / 2,000 SF

## Available Spaces (SF)

Suite 508	3,017	Suite 1007	5,502
Suite 512	2,750	Suite 1212	3,880
Suite 700	2,838	Suite 1301	1,961
Suite 709	1,442	Suite 1303	2,559
8th & 9th floors	26,000	Suite 1314	3,224
		Suite 1400	4,014
		Suite 1414	1,984





## CONTACT US

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