



For Lease

# Unique opportunity **at Gare Centrale** 26,000 SF of office space for lease

895 de la Gauchetière Street West, suite T-300 - Montréal, QC

Strategically located in the emblematic **Complexe de la Gare Centrale**, this building boasts unrivalled access by all modes of transport. Close to Bonaventure Highway and directly connected to the REM and 2 metro stations.

Take advantage of this competitive offer in the heart of Downtown.



# Property Fact Sheet

|                                   |                                                                                                                                                                                                                                                                                                                                                                         |
|-----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Building description</b>       | This property is part of the Central Station Complex, which includes two office towers and numerous retailers offering various services to the public. The building has direct access to the Ville souterraine métropolitaine, the Montreal pedestrian mall and public transit, including a direct access to the REM, to Bonaventure metro station and commuter trains. |
| <b>Location</b>                   | East of rue Mansfield, south of rue Belmont, west of boulevard Robert-Bourassa and north of rue de la Gauchetière W.                                                                                                                                                                                                                                                    |
| <b>Building facilities</b>        | Retail shops and food court located on the first floor of the building with numerous services available, such as cafés, pharmacies, restaurants, etc.                                                                                                                                                                                                                   |
| <b>Public Transit</b>             | Direct indoor access to the REM (Gare Centrale station), bus stops around the corner from the building, Bonaventure metro station less than 250 m away.                                                                                                                                                                                                                 |
| <b>Floor area</b>                 | 17-storey Tower 1: 27,500 SF<br>Tower 2, 4 storeys: 25,000 SF                                                                                                                                                                                                                                                                                                           |
| <b>Ceiling height</b>             | Variable according to Tour 1 and 2                                                                                                                                                                                                                                                                                                                                      |
| <b>Junction level</b>             | Ground Floor (Level 90)                                                                                                                                                                                                                                                                                                                                                 |
| <b>Loading capacity of floors</b> | Ground floor (100 lbs/SF) / Station office and CN head office floors - Tower 1 and 2 (60lbs/SF)                                                                                                                                                                                                                                                                         |
| <b>Elevators</b>                  | 8 elevators and two freight elevators<br>Head office and two moving staircases/3 elevators Belmont garage/3 freight elevators 12 staircases Central station/<br>other towers 2 elevators                                                                                                                                                                                |

|                                                  |                                                                                                                                                                                                                       |
|--------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Storage</b>                                   | Several storage spaces available, variable sizes                                                                                                                                                                      |
| <b>Security system</b>                           | 24-hour security guard, camera systems, access control                                                                                                                                                                |
| <b>Building access hours</b>                     | 5:30 a.m. to 12:30 a.m.                                                                                                                                                                                               |
| <b>Parking</b>                                   | 1,623 spaces and 2 charging stations                                                                                                                                                                                  |
| <b>Loading area</b>                              | Level 69, rue de l'Est and Belmont                                                                                                                                                                                    |
| <b>Accessibility standards</b>                   | With servitude                                                                                                                                                                                                        |
| <b>Electricity and high-speed communications</b> | CN: 2 12kv lines, 166 and 162.<br>Station: 2 12 KV lines, 158 and 159<br>Belmont: 2 12 KV lines, 158 active and 162 in back up.<br><br>Communication: Videotron, Bell, Telus, Rogers. 4G and 5G network (coming soon) |
| <b>Heating and air conditioning</b>              | Steam heating (CCUM power plant)<br>Air conditioning/chiller (water tower)<br>Electric heating<br>Head office                                                                                                         |
| <b>Alarm and fire alarm system</b>               | Siemens 2 stages                                                                                                                                                                                                      |
| <b>Zoning</b>                                    | Office, Commercial, Industrial and Railway                                                                                                                                                                            |



47'-9"

253'-4 1/2"

21'-7 1/2"

103'-8"

48'-10"

251'-6 1/2"

48'-8"

104'-5 1/2"

RUE BELMONT  
(RUE PRIVÉE GARE CENTRALE)

RUE EST  
(RUE PRIVÉE GARE CENTRALE)





# Availabilities and Financial Parameters

## Availabilities

| Floor | # Suite | Area      | Date      | Description of the space                                                                                                                                                                                                    |
|-------|---------|-----------|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3rd   | T-300   | 26,000 SF | Immediate | <ul style="list-style-type: none"><li>• 26,000 SF of contiguous open space</li><li>• Spacious offices</li><li>• Several conference rooms</li><li>• Full kitchen</li><li>• Rest area</li><li>• Collaboration areas</li></ul> |

## Financial Parameters

|                   |            |
|-------------------|------------|
| Asking Gross Rent | \$25.00/SF |
| Energy            | Included   |
| Cleaning          | Included   |

# Building Highlights



Building of 4 floors (Tour 2)



Built in 1960



Located at Complexe de la Gare Centrale, an intermodal heritage station



Accessible by REM station  
*Gare Centrale*



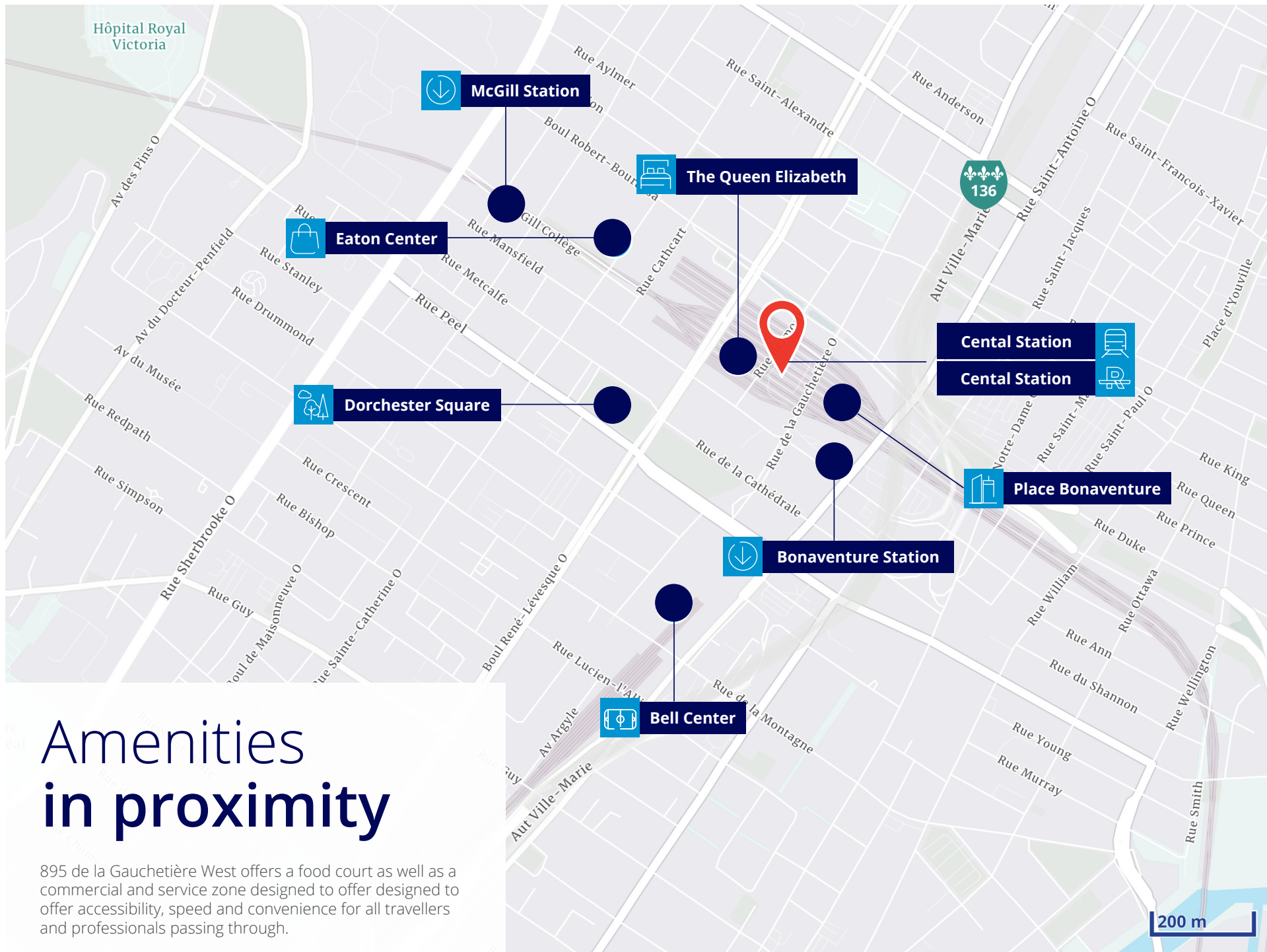
Direct access to Bonaventure  
and McGill metro stations



Connected to a food court  
and a shopping area







# Amenities in proximity

895 de la Gauchetière West offers a food court as well as a commercial and service zone designed to offer designed to offer accessibility, speed and convenience for all travellers and professionals passing through.

# About Cominar



Founded in 1965, Cominar is one of the largest real estate owners and managers in Quebec. Driven by our values and expertise, our mission is to create modern, distinctive living environments across our portfolio of office, retail and mixed-use properties.

With assets that have high densification potential and are strategically located near major transit routes, our ambition is to build forward-looking communities that will reshape the urban landscape and positively impact the development of the communities in which we operate.

Our proximity-driven philosophy guides our daily actions and allows us to make our properties enticing and inviting destinations.

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