 JLL SEE A BRIGHTER WAY

# For Sublease

AAA Office space for sublease  
16,000 SF

385 Viger Avenue West  
Montréal, Québec

[jll.com](http://jll.com)

# A PRESTIGIOUS ADDRESS IN THE HEART OF THE CITY

Located in Montreal's dynamic Quartier International, this vibrant district stands as a cornerstone of the city's urban evolution. The area showcases over 30 remarkable public art installations, featuring renowned works such as Riopelle's La Joute, Ferron's Le Miroir aux alouettes, and Daudelin's Éolienne V. This creative energy has drawn more than 60 prestigious international organizations to establish their presence here, including the International Civil Aviation Organization, World Trade Center Montréal, Palais des congrès, and Caisse de dépôt et placement du Québec.

The innovative design approach has garnered significant recognition across the global design community, with prominent features in leading international publications including Azure Magazine, Dezeen, and Yellowtrace. This extensive coverage has solidified its reputation as a pioneering and highly successful example of post-pandemic workplace design.

<b>CLASS</b>	A
<b>NUMBER OF FLOORS</b>	5
<b>YEAR BUILT</b>	2021
<b>TOTAL GLA</b>	80,000 sq. ft.
<b>TYPICAL FLOOR PLATE</b>	16,000 sq. ft.
<b>CREDENTIALS</b>	LEED Silver
<b>LANDLORD</b>	Cogir



## PARKING

The building offers ample interior parking at a ratio of 1/2,800 sq. ft. for a monthly cost. Charging stations and valet parking available.



## BICYCLE STORAGE

30 cycle parking spots at no cost



## PUBLIC TRANSIT

Steps from Square-Victoria-OACI metro station, and close proximity to REM station, bus stops and bike path.



## ON-SITE FOOD SERVICES

Cafe & Bakery, Rooftop terrace & bar, and a catering service



## SERVICES

Mailroom/package delivery, concierge, dry cleaning, hotel, spa, Massotherapy and beauty services



## KEY FEATURES

- AAA Class office building, LEED Silver and WELL Certification
- Features impressive high ceilings and amazing fenestration
- Modern and creative workplace environment
- Access to the Marriott Hotel conference center within the Humaniti Complex





## FLOOR PLAN





- |   |  |
|---|--|
| 1. ELEVATOR LOBBY                         | 6. GARDEN                                |
| 2. RECEPTION / CAFE                       | 7. CREATIVE CORNER / COLLABORATION SPACE |
| 3. KITCHEN                                | 8. OPEN OFFICE                           |
| 4. FOUNTAIN SPACE / MULTIFUNCTIONAL SPACE | 9. PING PONG ROOM                        |
| 5. TRAINING ROOM / LARGE MEETING ROOM     | 10. LOUNGE                               |



# OUTSTANDING UNDERGROUND CONNECTIVITY & ACCESSIBILITY

 WALK SCORE  
100

 TRANSIT SCORE  
98

 BIKE SCORE  
83



## POINT OF INTEREST

### RESTAURANTS

- |                         |                            |
|-------------------------|----------------------------|
| 1. Jellyfish Montreal   | 14. Restaurant Bonaparte   |
| 2. Le Cartet            | 15. Seasalt                |
| 3. Restaurant Graziella | 16. Méchant Boeuf          |
| 4. HÂ                   | 17. Brasserie 701          |
| 5. Helena               | 18. L'Assommoir Notre-Dame |
| 6. Holder               | 19. Toqué                  |
| 7. Fish Bone            | 20. Fiorellino             |
| 8. Olive & Gourmand     | 21. Tiradito               |
| 9. Pyrénées             | 22. Monsieur Resto+Bar     |
| 10. Gibbys              | 23. Jatoba                 |
| 11. Barroco             | 24. Pizza Il Focolaio      |
| 12. Stash Café          | 25. Escondite              |
| 13. Garde Manger        |                            |

### BANKS

1. BMO
2. RBC

### HOTELS

1. W Montréal
2. Intercontinental Montréal

### ATTRACTIONS

- |   |                                   |
|---|-----------------------------------|
| 1. Consulat Général des États-Unis à Montréal | 5. Palais des congrès de Montréal |
| 2. Place Ville Marie                          | 6. Complexe Guy-Favreau           |
| 3. Centre de commerce mondial de Montréal     | 7. Complexe Desjardins            |
| 4. Caisse de dépôt et placement du Québec     |                                   |



**METRO**  
Square-Victoria-OACI (130 meters)  
Place D'Armes (300 meters)



**TRAIN STATION**  
Gare Centrale (500 meters)



**REM**  
Gare Centrale Station (600 meters)



**BUS LINES**  
129, 365, 50, 35, 107, 872, 168, 36,  
465 Express & 430 Express



**BIXI STATIONS**  
2 stations within  
+/- 150 meters

# PRIME LOFT OFFICE SPACE WITH MODERN DESIGN



## Space overview

<b>SUITE 300</b>	16,385 sq.ft.
<b>SUBLEASE TERM</b>	March 31st, 2029
<b>AVAILABILITY</b>	Immediate
<b>NET RENT</b>	Contact broker
<b>ADDITIONAL RENT</b>	\$20.70 (est. 2025)

for more information, please contact:

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