

FOR LEASE

Place Alexis Nihon

3400 & 3500 de Maisonneuve W.

Cominar | JLL



Place Alexis Nihon

Completed in 1967, Place Alexis-Nihon, was designed by renowned Montreal architect Dimitri Dimakopolous, who played a critical role in the design of Montreal landmarks such as Place Ville Marie, 1000 de la Gauchetiere, Place des Arts and others. The site on which Place Alexis-Nihon currently sits was once home to the Montreal Royals baseball team until the year 1927. The project was commissioned by pioneering local Real Estate developer Alexis Nihon who was also responsible for founding the eponymous REIT. The building is a fantastic option for office users all of sizes and industries, with Tower 1 catering to a more enterprise clientele due to its large, rectangular floor plates whereas Tower 2 features a unique octagonal layout which allows for some dynamic space planning.



Building Overview

Property Details

	Tower 1	Tower 2
Total Area of Building	298,000 SF	312,000 SF
Typical floor	33,000 SF	17,000 SF
Elevators	6 elevators	6 elevators
Number of floors	16 floors	24 floors



Class
A



HVAC
07:30 AM – 06:00 PM



Bike Storage
Yes



Security
Security agents 24/7,
cameras, access card



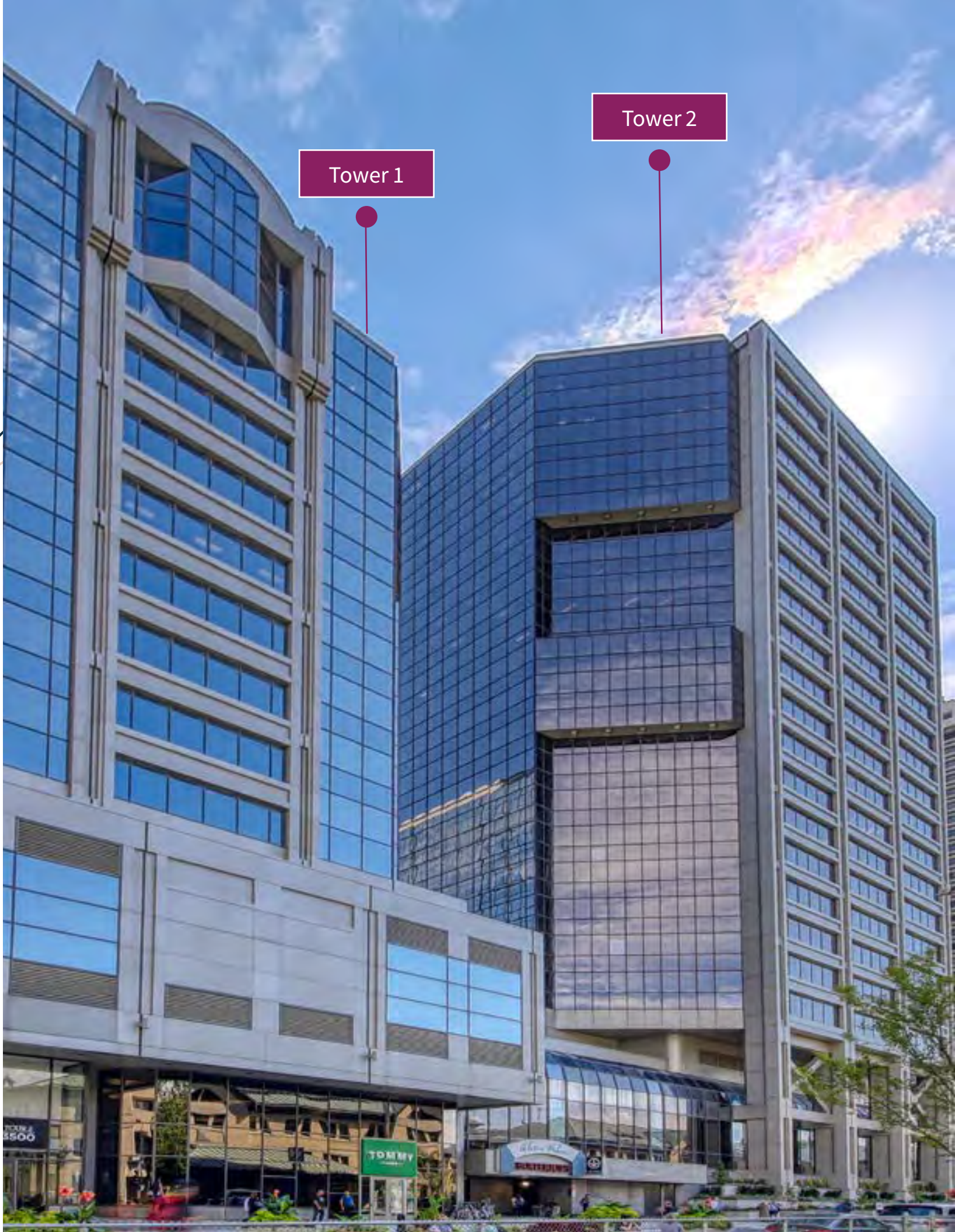
Year Built
1986



Parking
1,088 interior spaces
Heated & reserved: \$295 / month plus taxes
Non-heated & non-reserved: \$210 / month plus taxes


Highlights


- Direct access to Atwater metro station
- Large configurable floor plates
- Located near Dawson College, LaSalle College, Concordia University
- Amazing views of Mont-Royal and the St-Lawrence river
- Connected to the shopping centre, food court and many amenities





Location Overview


Affluent Neighborhood and home to the principals of many large businesses, the building is situated on the edge of Westmount and Downtown giving many of the benefits of being Downtown without the hassle of parking, traffic, and access. Easily accessible by public transit and surrounded by restaurants, bike paths and numerous amenities.

**Walk Score:**
95

**Transit Score:**
95

**Bike Score:**
89

**Atwater Metro Station:**
Green line (Direct access)

**Buses:**
108, 138, 144, 150, 350, 354, 260, 376



Amenities Overview

This unique complex truly has all amenities under one roof. The office towers are directly connected to the shopping mall which features essential services such as grocery, pharmacy, hair salon, numerous fashion retailers. The mall's food court will be receiving a total overhaul commencing with work commencing in 2023 to upgrade the property's food and beverage offering. The building also offers a conference centre, bike and shower facilities.

[CLICK TO VIEW TOUR](#)



Availabilities

Tower 1			
SUITE	AREA	AVAILABILITY	SPACE CONDITION
601	4,823 SF	Immediate	Built-out
602	2,415 SF	Immediate	Base building
650	3,824 SF	Immediate	Built-out
660	2,487 SF	Immediate	Built-out
700	29,660 SF	Immediate	Built-out
910	9,461 SF	January 2026	Built-out
1055	2,290 SF	Immediate	Built-out NEW
1135	15,035 SF	Immediate	Built-out
1150	3,664 SF	Immediate	Base building
1200	29,660 SF	January 2026	Built-out
1450	23,679 SF	Immediate	Built-out
1500	15,918 SF	Immediate	Base building
1510	2,362 SF	Immediate	Built-out NEW
1515	1,262 SF	Immediate	Built-out NEW
1602	13,424 SF	Immediate	Built-out

Tower 2			
SUITE	AREA	AVAILABILITY	SPACE CONDITION
610	6,574 SF	Immediate	Built-out NEW
700	17,028 SF	December 2025	Built-out NEW
800	3,220 SF	July 2026	Built-out NEW
902	2,090 SF	Immediate	Built-out LEASED
995	3,610 SF	Immediate	Built-out LEASED
1060	1,000 SF	Immediate	Turn Key LEASED
1070	1,516 SF	Immediate	Built-out
1150	3,105 SF	Immediate	Base building
1205	1,654 SF	Immediate	Built-out LEASED
1235	1,922 SF	Immediate	Base building
1250	3,022 SF	Immediate	Built-out
1520	2,372 SF	Immediate	Partial build-out
1670	1,456 SF	Immediate	Built-out LEASED
1802	3,122 SF	Immediate	Built-out LEASED
2401	3,226 SF	Immediate	Built-out LEASED

Financial Information



Net Rent
Negotiable



Electricity
\$1.25 PSF



Daily Cleaning
Included



OPEX
\$10.89 PSF



Taxes
\$5.96 PSF



Total Additional Rent
\$18.10 PSF
(est. 2025)



Michel (Michael) Belina*, Executive Vice President

Jones Lang Lasalle Real Estate Services, Inc.

Real Estate Agency

+1 514 886 3010 | michael.belina@jll.com

Real Estate Broker

*Real Estate Broker acting with the business corporation Services Immobiliers Michel Belina Inc.

Marie Laurence, Vice-présidente

Jones Lang Lasalle Real Estate Services, Inc.

Real Estate Agency

+1 514 927 7657 | marie.laurence@jll.com

Commercial Real Estate Broker

Although information has been obtained from sources deemed reliable, Owner, Jones Lang LaSalle, and/or their representatives, brokers or agents make no guarantees as to the accuracy of the information contained herein, and offer the Property without express or implied warranties of any kind. The Property may be withdrawn without notice. ©2025. Jones Lang LaSalle. All rights reserved. www.jll.ca