

**FOR SUBLEASE**

**10,977 SF**

**IN THE HEART OF DOWNTOWN MONTREAL**

**FULLY FURNISHED, VERSATILE CLASSROOM SPACE**

**1265**

BERRI STREET





# 1265 BERRI

Located in the dynamic Ville-Marie borough, in the heart of downtown Montreal, 1265 rue Berri is in a neighborhood known for its mix of historic charm, urban life and cultural diversity. Close to cafés, restaurants and art galleries, it is served by Montreal's orange, green and yellow lines (Berri-UQAM stations) and is also accessible by major arteries such as Boulevard De Maisonneuve and rue Sainte-Catherine Est.



## HIGHLIGHTS



**PRIME LOCATION FOR  
ACADEMIC INSTITUTION**



**IMMEDIATE OCCUPANCY  
FULLY FURNISHED**



**HIGHLY ACCESSIBLE  
1-MIN WALK TO METRO**



**SINGLE TENANT OCCUPANCY  
FOR THE ENTIRE 3RD FLOOR**







## SPACE OVERVIEW

Floor:	3rd Floor - 10,977 SF
Sublease Term:	May 31 <sup>st</sup> , 2027
Availability:	30 days
Net Rent:	Contact Broker
Additional Rent:	\$12.28 PSF Electricity & Daily cleaning included

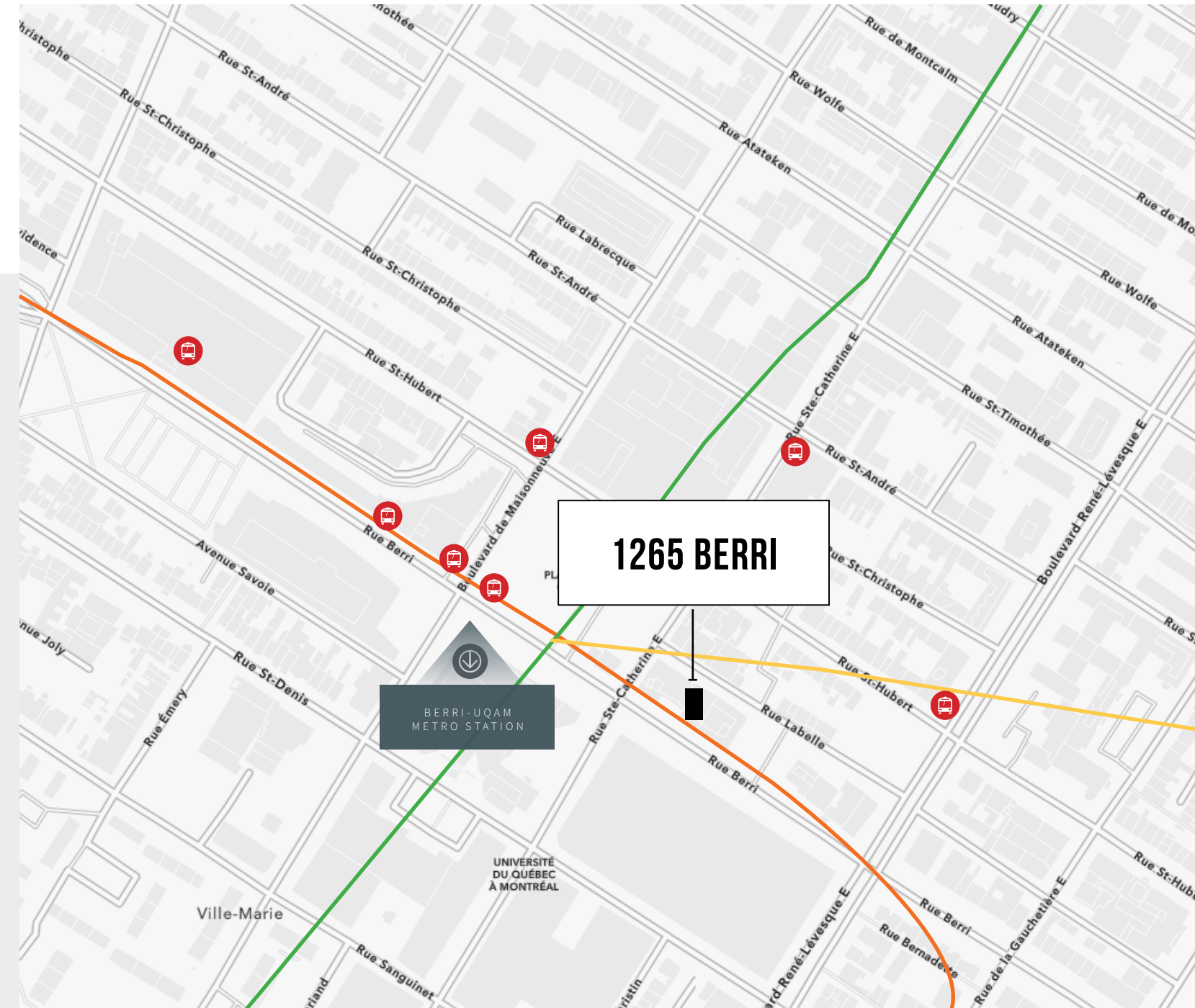
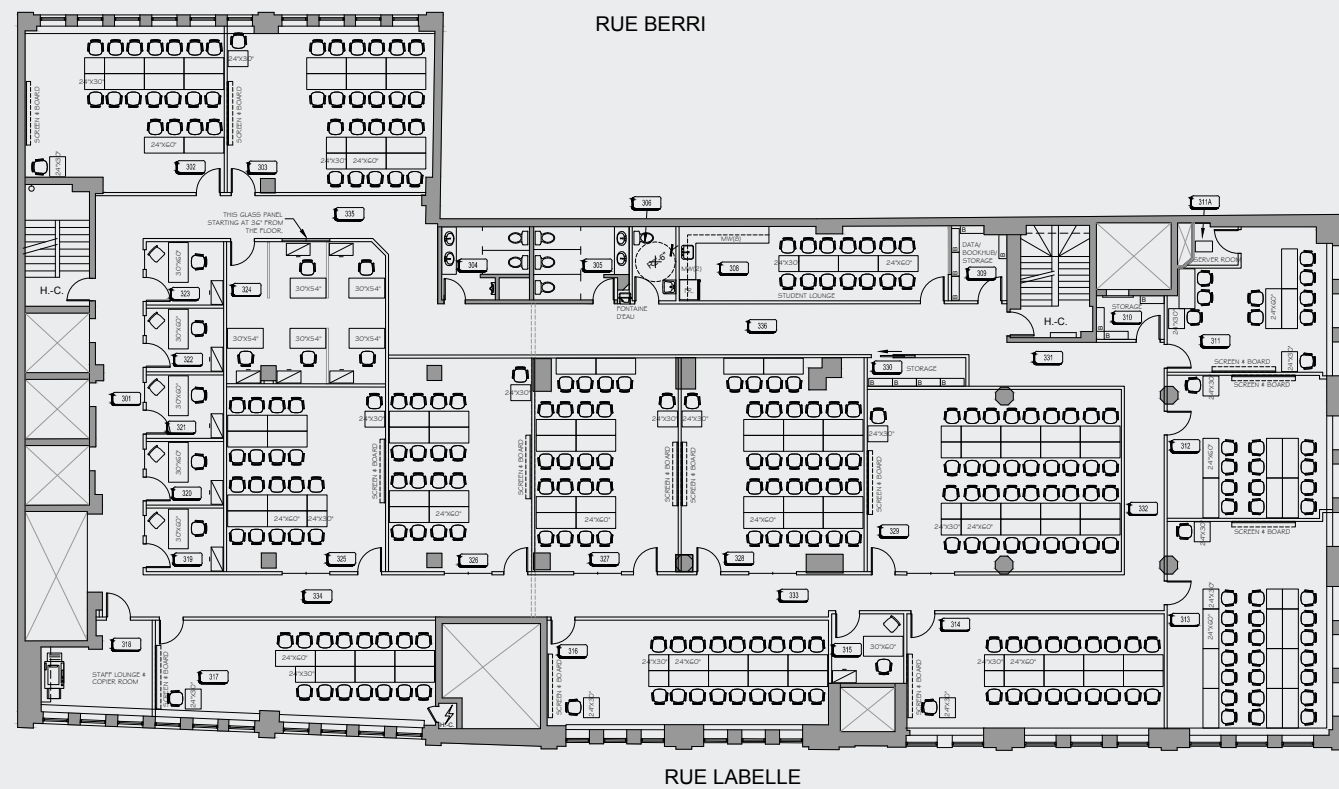








## 3RD FLOOR



# AREA ACCESSIBILITY

**METRO**

   1 minute walk: Berri-UQAM Metro Station

## BUS

 747, 361, 30, 358, 15, 715, 14, 350, 355, 445

## FOR MORE INFORMATION, PLEASE CONTACT:

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