 **JLL** SEE A BRIGHTER WAY

# For lease

Office space for sublease  
8,968 SF

4446 Saint-Laurent Boulevard  
Montréal, Québec

[jll.com](https://www.jll.com)




# 4446 Saint-Laurent

Seamless productivity meets impressive style in this modern buildout with quality furnishings. This full-floor space is ready to welcome you with open doors. Collaborative environment with open space, ample meeting rooms and a large kitchenette. Located just steps from metro & bus stations, delicious restaurants, cozy cafés, and trendy hangouts, you'll be at the heart of it all. Designed for innovative tech and creative organizations, this dynamic neighborhood fuels collaboration and inspires greatness. Discover the perfect synergy of affordability, connectivity, and inspiration !

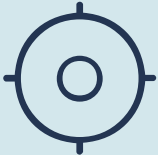


# Highlights







**Fenestration**  
Great Fenestration and views




**Location**  
Located in the heart of Montreal's technology and creative sector




**Connectivity**  
Surrounded by the Mont-Royal park, restaurants and services



**Parking**  
2 interior spaces at current building monthly rate



**Furniture**  
Fully furnished loft-style space with exposed ceilings



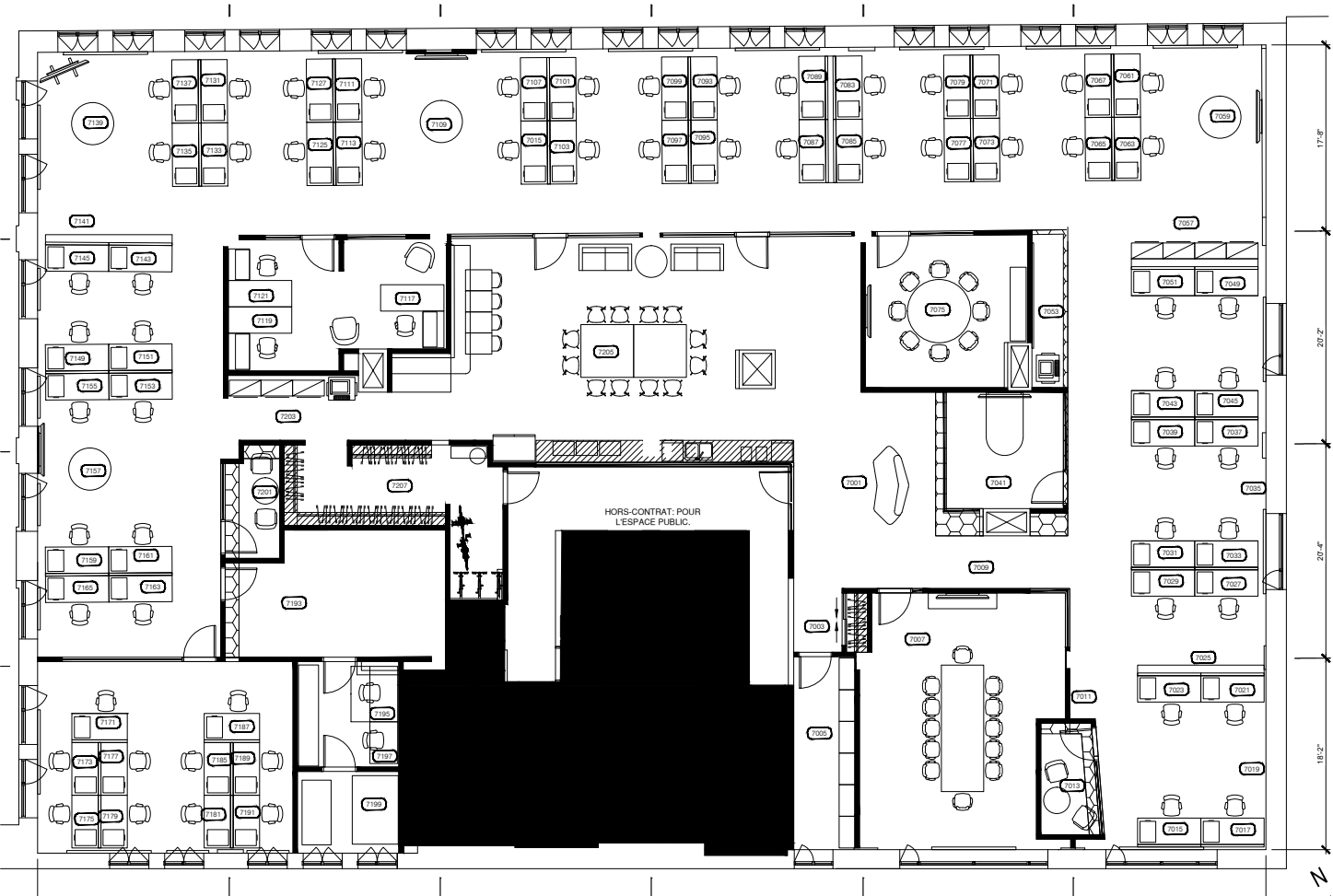
**Public Transit**  
1-min walk to bus stops and 13-min walk to Mont-Royal metro station







# Floor plan



# Location and accessibility



Metro

13-minute walk from the Mont-Royal metro station

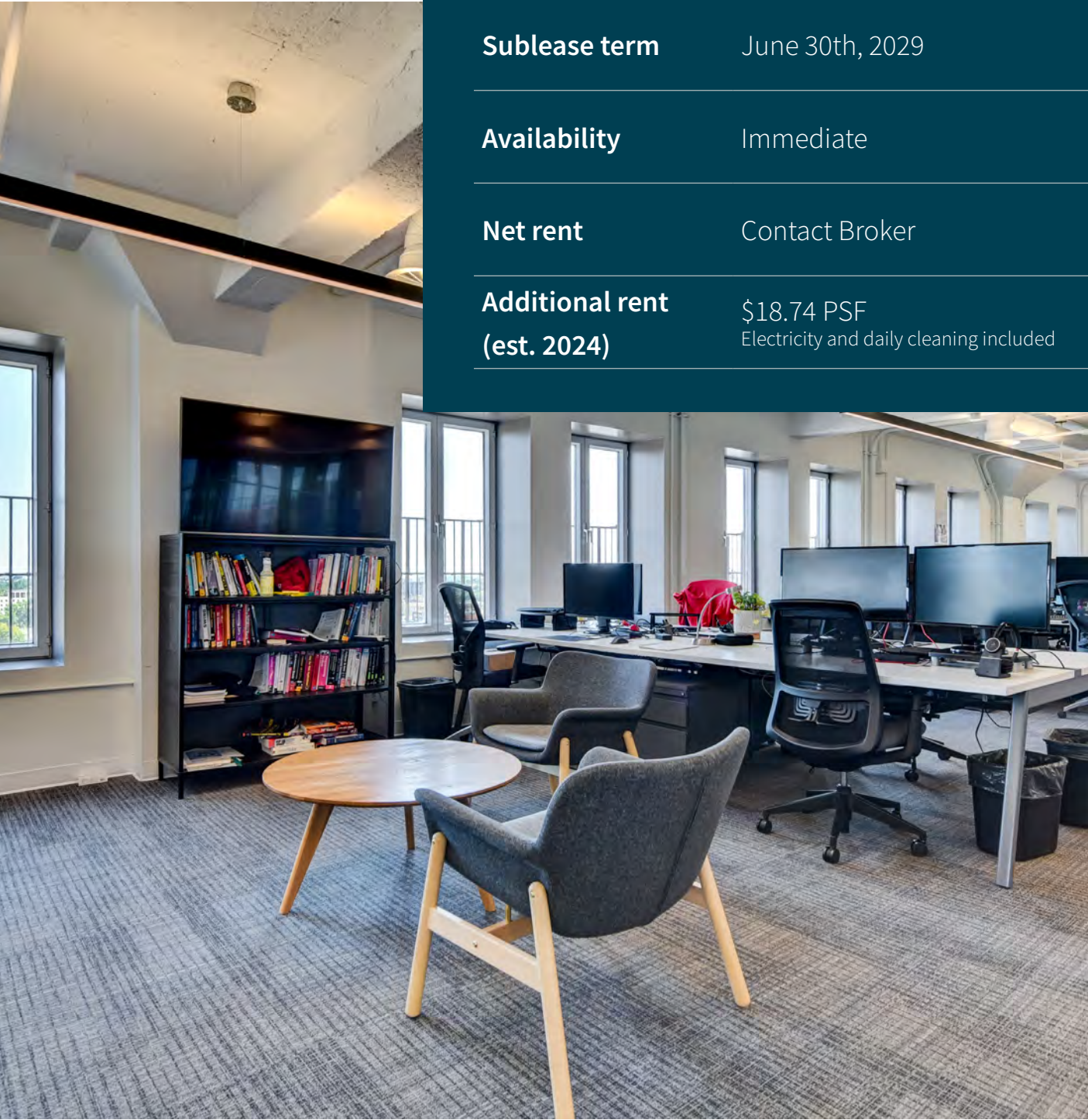


Bus

55, 363, 11, 97, 368



Space overview



|                             |  |
|-----------------------------|--|
| Suite                       | 700 - 8,968 SF   |
| Sublease term               | June 30th, 2029  |
| Availability                | Immediate  |
| Net rent                    | Contact Broker   |
| Additional rent (est. 2024) | \$18.74 PSF<br>Electricity and daily cleaning included |





for more information, please contact:

**Jake Sinclair**

Associate Vice President  
Commercial Real Estate Broker  
+1 514 893 5478  
jake.sinclair@jll.com

**Bernard Lawrence\***

Executive Vice President  
Real Estate Broker  
+1 514 772 6357  
bernard.lawrence@jll.com

\*Real Estate Broker acting with the business corporation Immobiliers Bernard Lawrence Inc.

Jones Lang Lasalle Real Estate Services, Inc. (Real Estate Agency)

This publication is the sole property of Jones Lang LaSalle and must not be copied, reproduced or transmitted in any form or by any means, either in whole or in part, without the prior written consent of Jones Lang LaSalle. The information contained in this publication has been obtained from sources generally regarded to be reliable. However, no representation is made, or warranty given, in respect of the accuracy of this information. We would like to be informed of any inaccuracies so that we may correct them. Jones Lang LaSalle does not accept any liability in negligence or otherwise for any loss or damage suffered by any party resulting from reliance on this publication. Any opinion or estimate of value of any asset in this presentation is based upon the high-level preliminary review by JLL. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice. JLL expressly disclaims any liability for any reliance on any opinion or estimate of value in this presentation by any party. Copyright © Jones Lang LaSalle IP, Inc. 2024