 **JLL** SEE A BRIGHTER WAY

For lease

AAA Office space for sublease
Up to 44,467 SF on 2 floors

1250 René-Lévesque W.
Montréal, Québec

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

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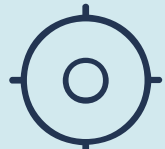
1250 René-Lévesque Boulevard is a world-class architectural masterpiece by Kohn Pederson Fox, standing 47 stories tall in the heart of Montreal’s business district. This AAA office building offers exceptional views of the downtown core and Old Montreal. With internal stairwell connections to two turn-key, newly renovated floors, it provides quality office space and amenities designed to meet tenants’ needs. Strategically located, it offers direct access to Bonaventure metro station, the REM, underground access to shops, restaurants and the Bell Center.



Highlights



Fenestration
Ample fenestration with abundant natural light



Location
Centrally located in the heart of Montreal’s Core business district



Connectivity
Directly connected to the underground pedestrian network



Parking
Interior parking and secured space for bicycles



Furniture
Traditional closed office layout. Furniture to be negotiated

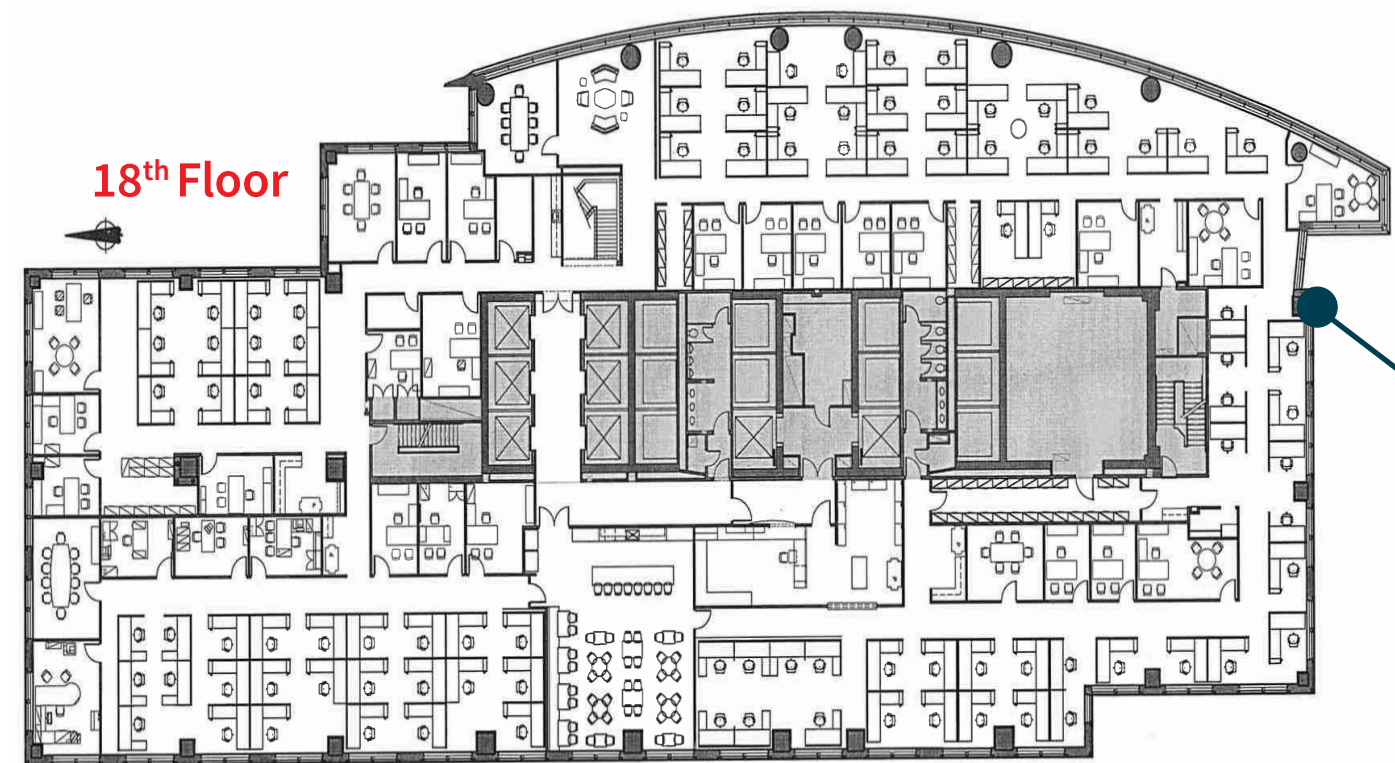
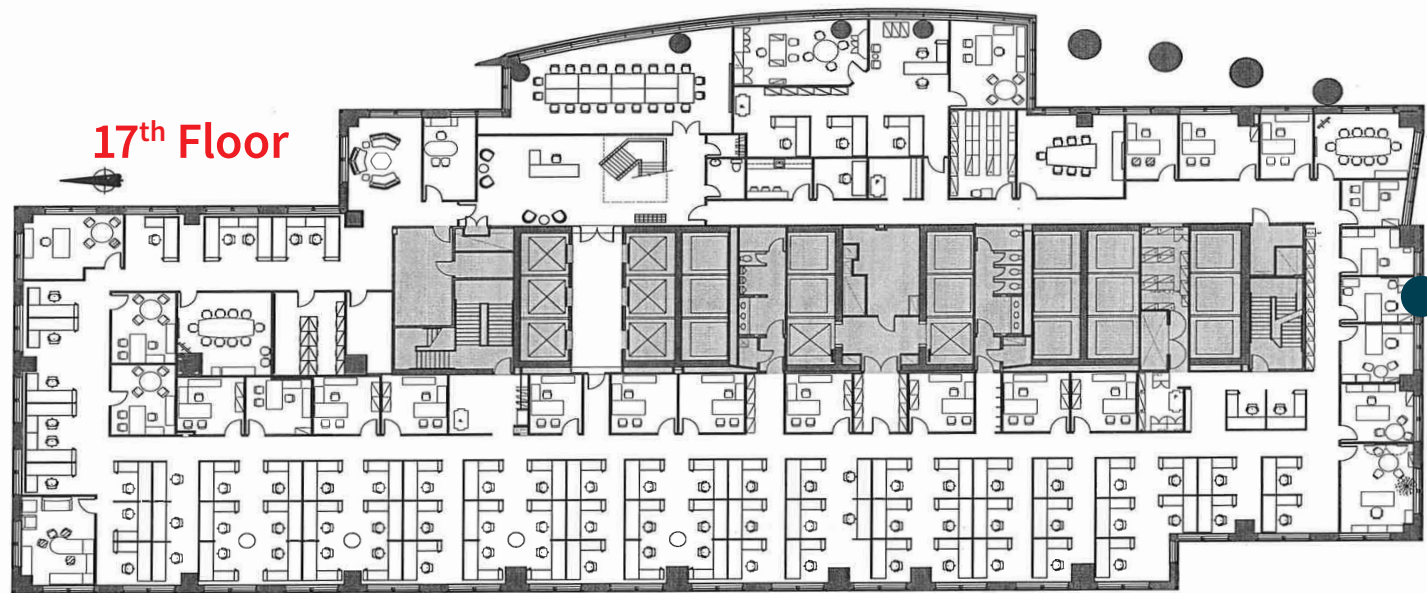


Public Transit
Direct access to Bonaventure metro station, Gare Centrale, Lucien l’Allier and many bus stops



Floor plans

Floors can be leased separately



- 20 Closed Offices
- 105 Workstations
- 2 Conference Rooms
- 7 Break out Rooms
- 1 Cafeteria
- 2 Bathrooms

- 26 Closed Offices
- 79 Workstations
- 3 Conference Rooms
- 4 Break out Rooms
- 2 Cafeterias
- 2 Bathrooms



Location and accessibility



AMENITIES

In walking distance to all major amenities such as grocery stores, hotels, shops, pharmacies, banks, restaurants, cafés and daycares.

Adjacent to Highway 720, providing unparalleled road access to the GMA.

REM:

 5 minute walk: Central Station

 11 minute walk: McGill Station

BUS: 150, 350, 355, 364, 410

TRAIN:

 8 minute walk: Central Train Station

 7 minute walk: Lucien-L' Allier Train Station

METRO:

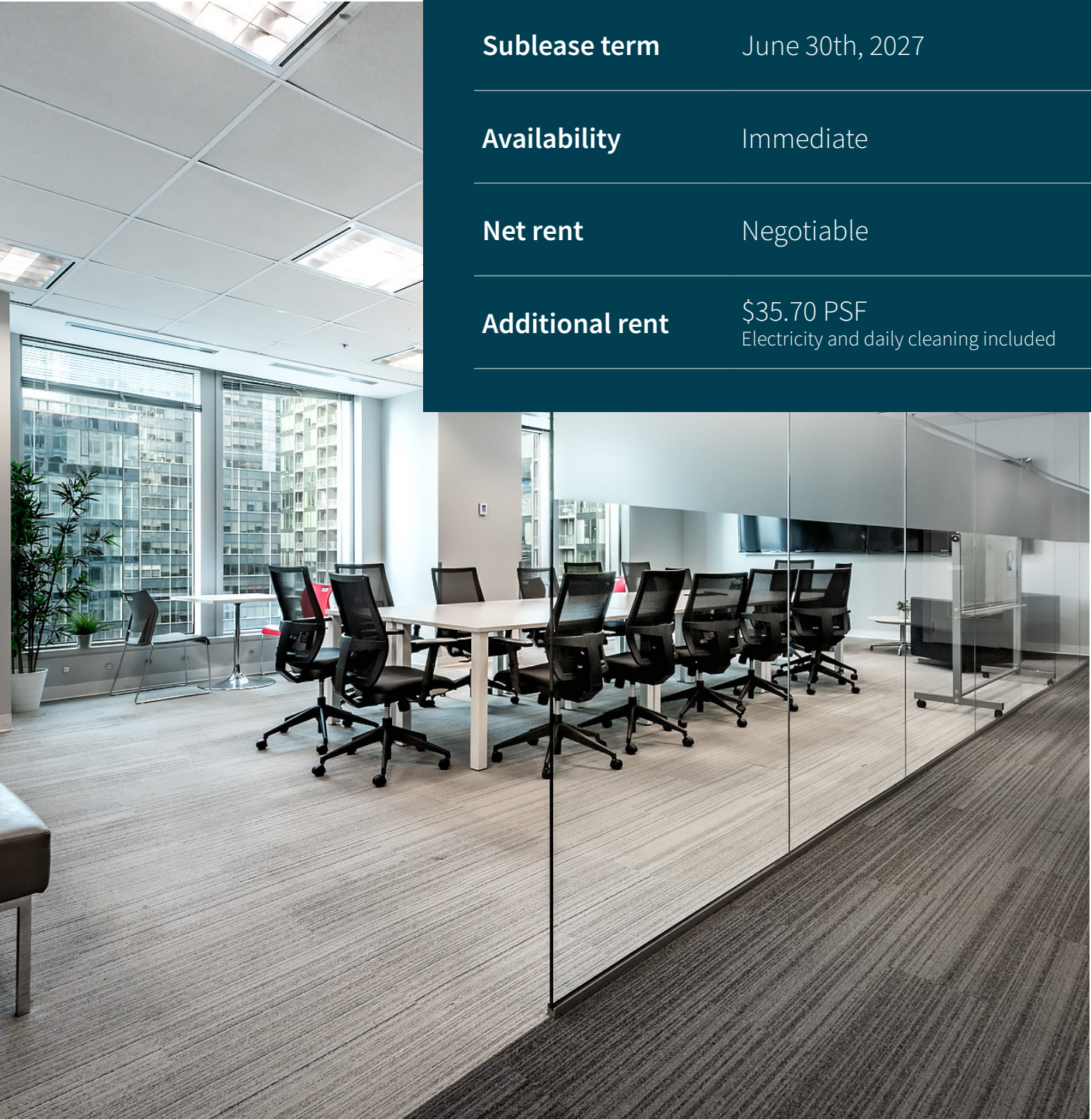
 6 minute walk: Bonaventure Station

 6 minute walk: Peel Metro Station



Walk Score
96

Space overview



Floors	17 th - 21,831 SF 18 th - 22,636 SF
Sublease term	June 30th, 2027
Availability	Immediate
Net rent	Negotiable
Additional rent	\$35.70 PSF Electricity and daily cleaning included



For more information, please contact:

Kevin Lavigne*

Executive Vice President

Real Estate Broker

+1 514 699 7747

kevin.lavigne@jll.com

Erika Ricupero

Associate

Real Estate Broker

+1 514 838 8710

erika.ricupero@jll.com

***Real Estate Broker acting with the business corporation Services Immobiliers Kevin Lavigne Inc.**

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

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