



**UP TO 58,548 SF- UPPER LEVEL FLOORS
PLUG & PLAY OFFICE SPACES FOR SUBLEASE
ICONIC MONTREAL LANDMARK**

800

SQUARE VICTORIA



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Place Victoria is a defining element of the Montreal skyline. As the city's third tallest skyscraper, it is instantly identifiable by its elegantly simple architecture. Its four beveled concrete columns give it a convex look, its bronze-colored anodized aluminum curtain wall that creates an elegant contrast, and its three octagonal technical floors that separate it into three almost equal parts, this tower stands out from all others. Thanks to the efficient configuration of its floors, the possibilities for layouts and development are optimal.

The abundance of windows, the outdoor gardens, the artworks and the modernity of the installations make it a prestigious address in the heart of the Quartier international de Montréal.

The building offers a variety of on-site services as:

Gym, Medical private clinic, Dentist, Chiro clinic, Landry, Cobbler, Showers (Q3 2023), Lockers (Q3 2023), Car wash, Charging stations.



HIGHLIGHTS



**PLUG & PLAY
OFFICE SPACE**



**PRIME LOCATION
WITH PANORAMIC VIEW OF
THE CITY**



**CONNECTED TO METRO
SQUARE VICTORIA BY
THE UNDERGROUND**



**AMPLE
NATURAL LIGHT**





SPACE OVERVIEW

Floors:

38th Floor - 19,541 SF

39th Floor - 19,516 SF

40th Floor - 19,491 SF

Total: 58,548 SF

Term:

June 30th 2032

Availability:

Immediate

Net Rent:

Contact Broker

Additional Rent:

\$26.65 PSF (2024)

Parking:

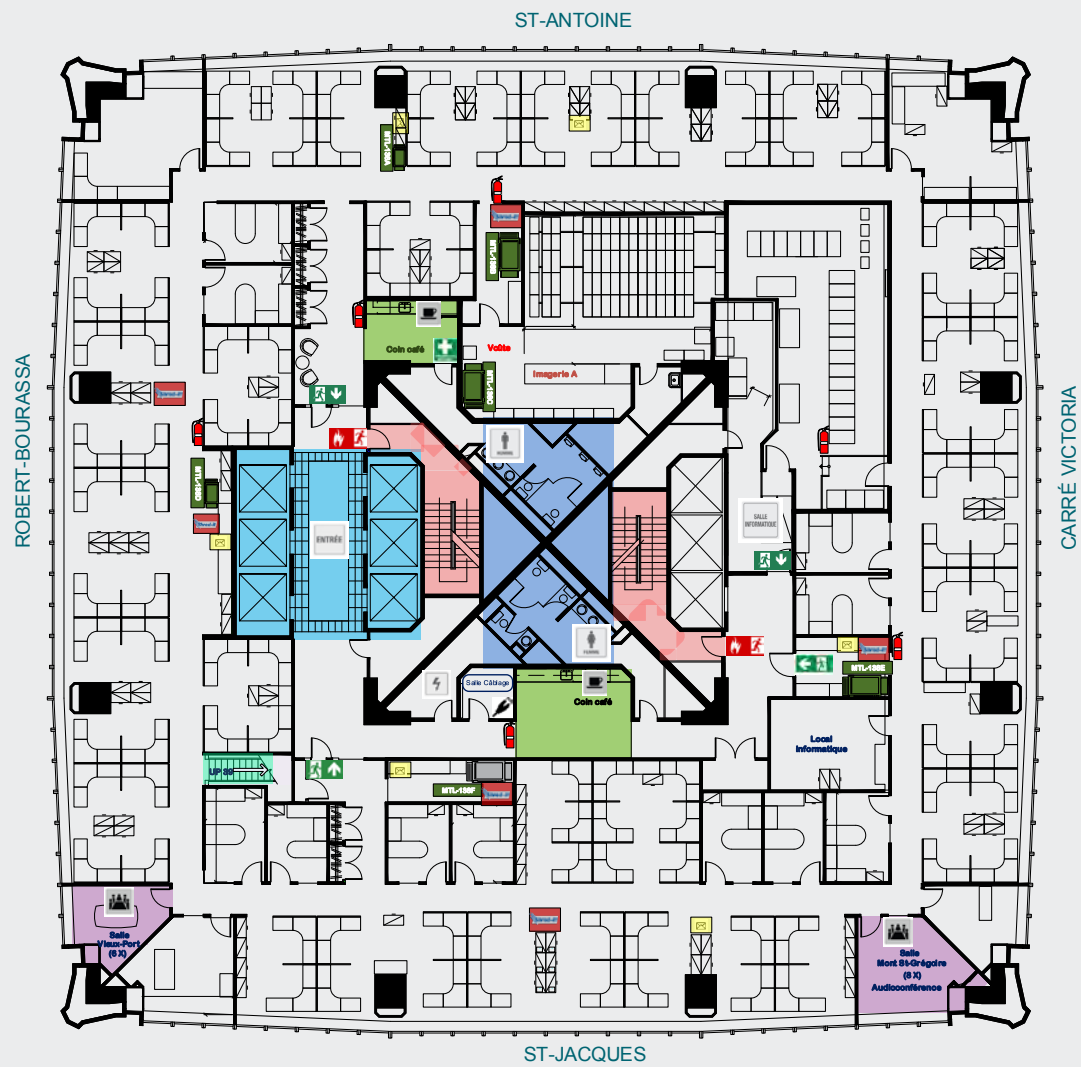
450 stall underground garage

Tenant Allocation: 1/2,000 SF



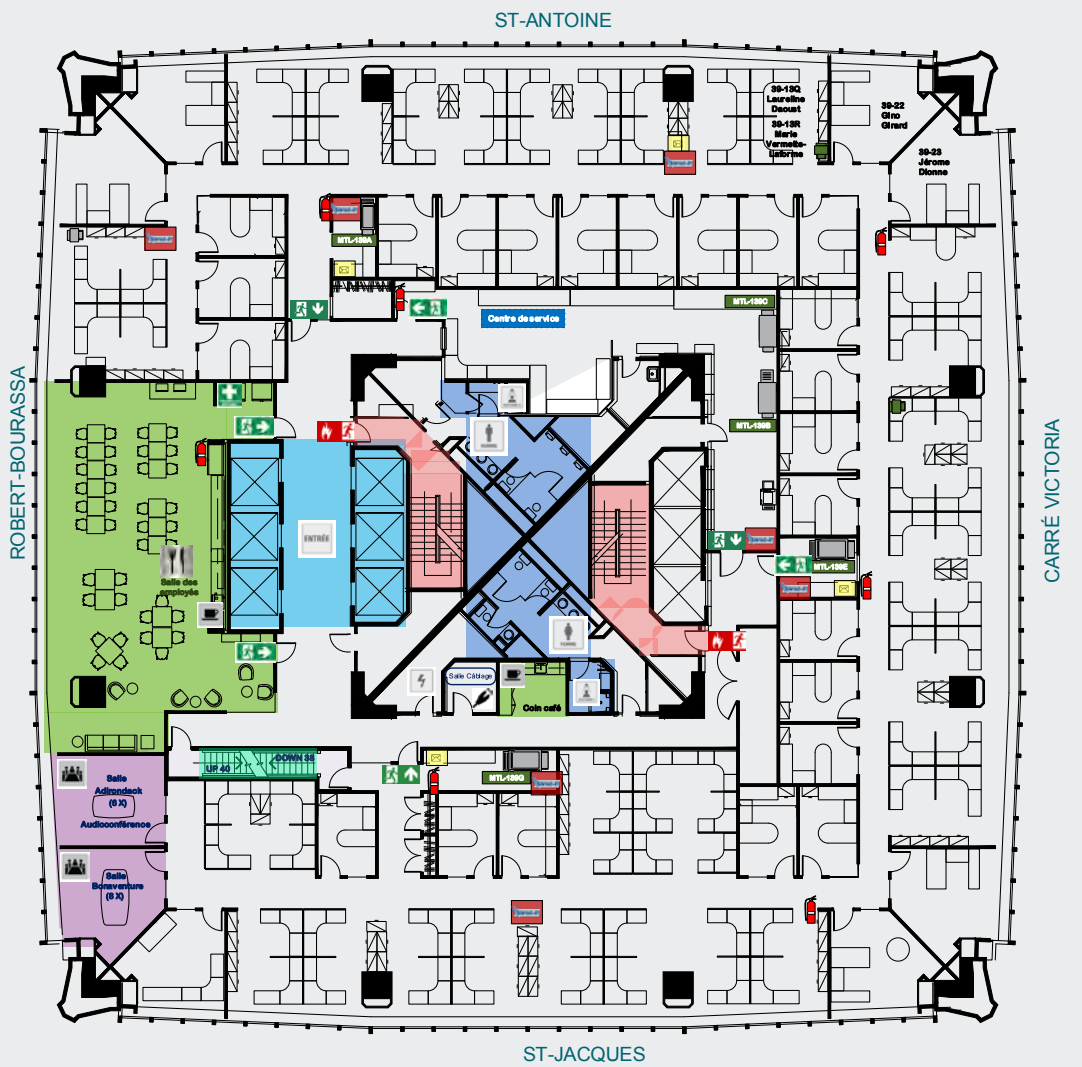


FLOOR PLANS



38TH FLOOR

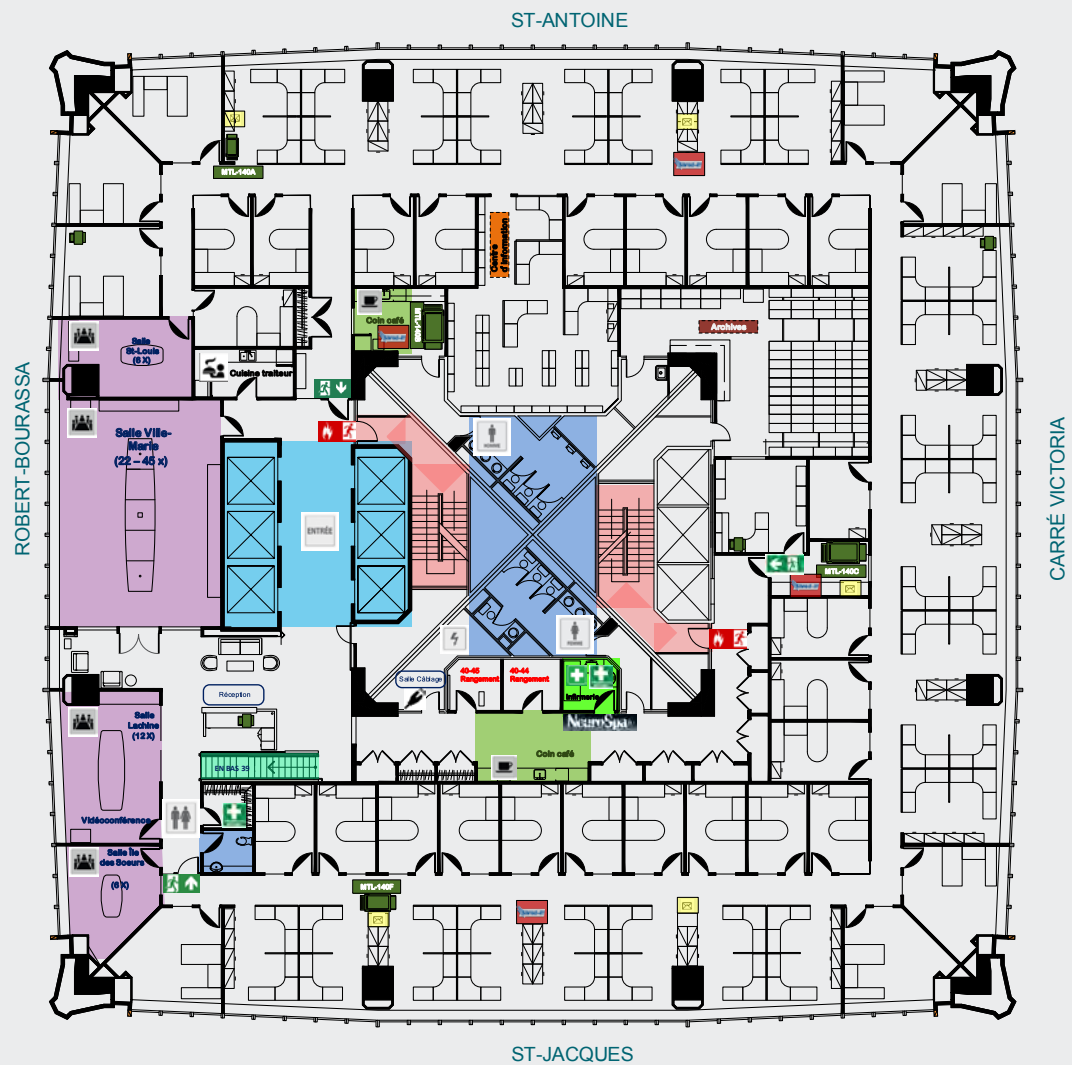
Workstations	80 Workstations
Closed Offices	15 Closed offices
Photocopy Stations	6 Photocopy stations and 1 Copy room
Coffee Stations	2 Coffee stations
Meeting Rooms	1 6-person 1 8-person



39TH FLOOR

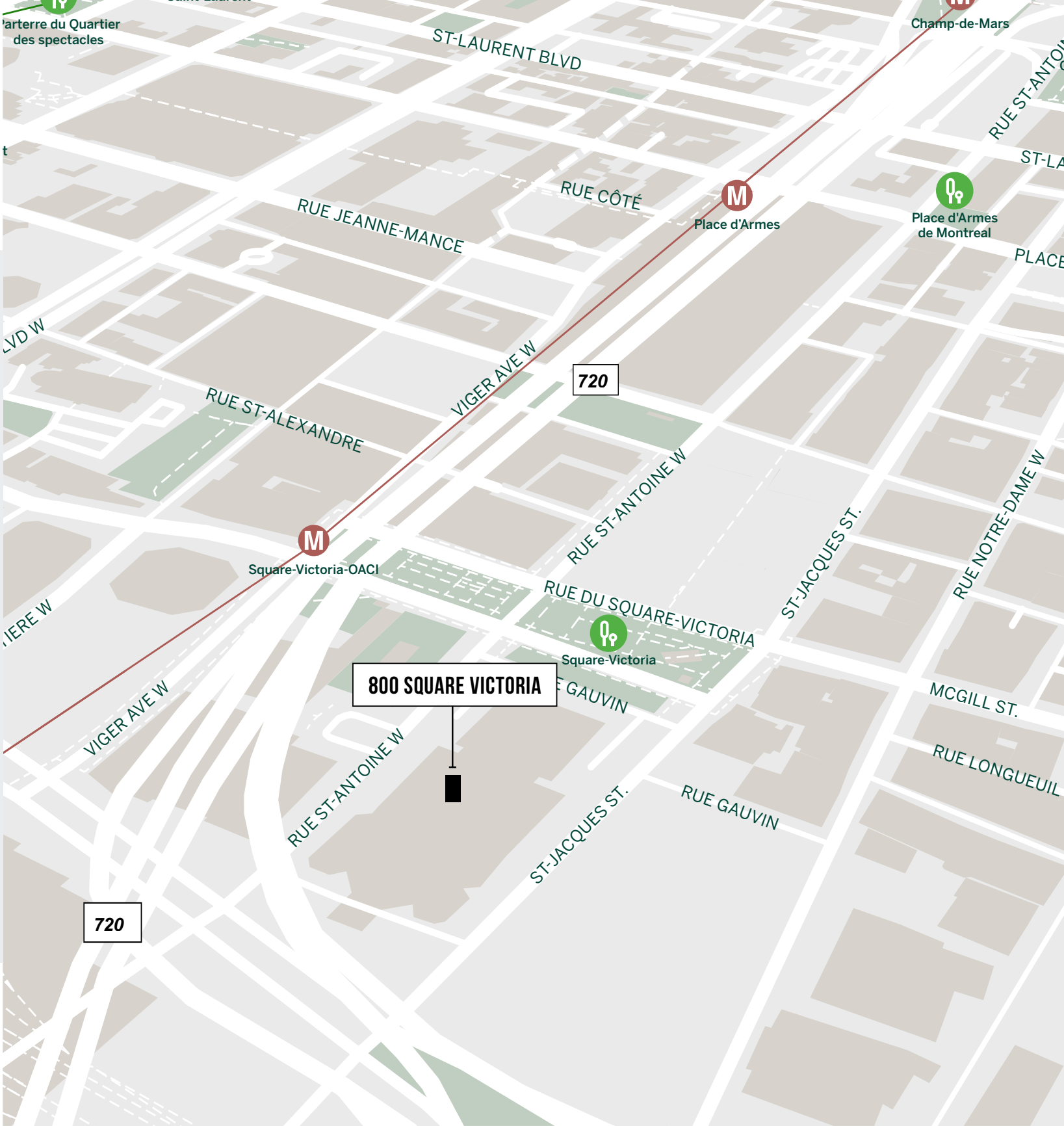
Workstations	69 Workstations
Closed Offices	30 Closed offices
Photocopy Stations	7 Photocopy stations
Employee Room	1 Employee room 46-person
Meeting Rooms	1 6-person 1 8-person

FLOOR PLANS



40TH FLOOR

Workstations	48 Workstations
Closed Offices	31 Closed offices
Relaxation	1 NeuroSpa room
Coffee Stations	2 Coffee stations
Storage Room	2 Storage room and 1 Archive room
Kitchen	1 Catering kitchen
Meeting Rooms	2 6-person 1 12-person 1 45-person



AREA ACCESSIBILITY

BUS: 35, 36, 61, 74,75,168

METRO:
🕒 3 minute walk: Square-Victoria-OACI Metro Station

For more information, contact our experts:

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