




**BEST LOOKING  
SPACE IN MILE-EX  
GROSS RENT:  
\$26.00**

 **JLL** SEE A BRIGHTER WAY

# For lease

Office space for sublease  
6,136 SF

90 Beaubien Street W.  
Montréal, Québec

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



# 90 Beaubien W.


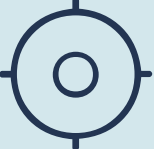




Located in the heart of the Montreal AI hub – the Mile-EX, strategically positioned next to one of the busiest bike paths in the city and newly developed parks.

Neighbourhood full of amenities and proximity to little Italy and all the Mile-EX has to offer in services.

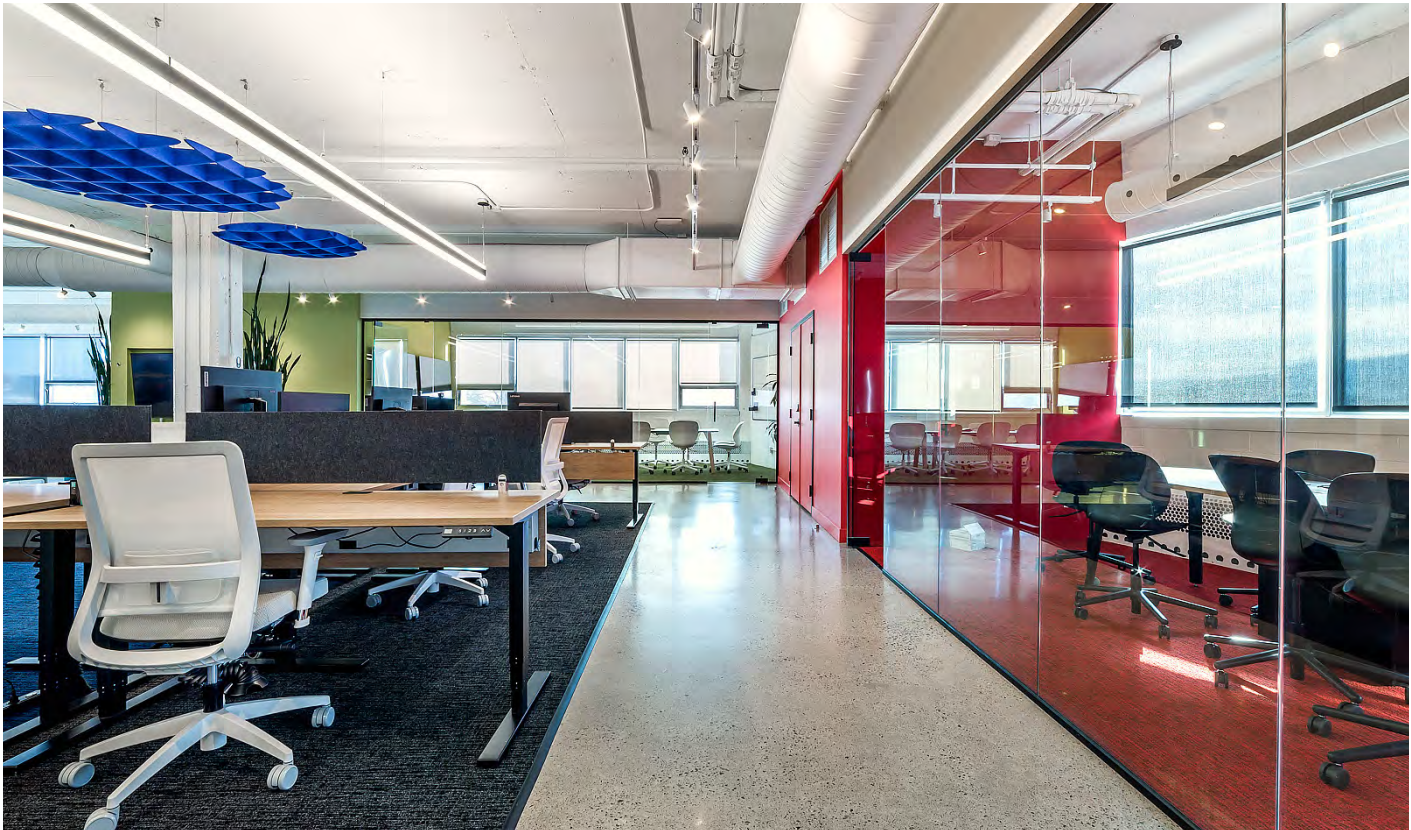
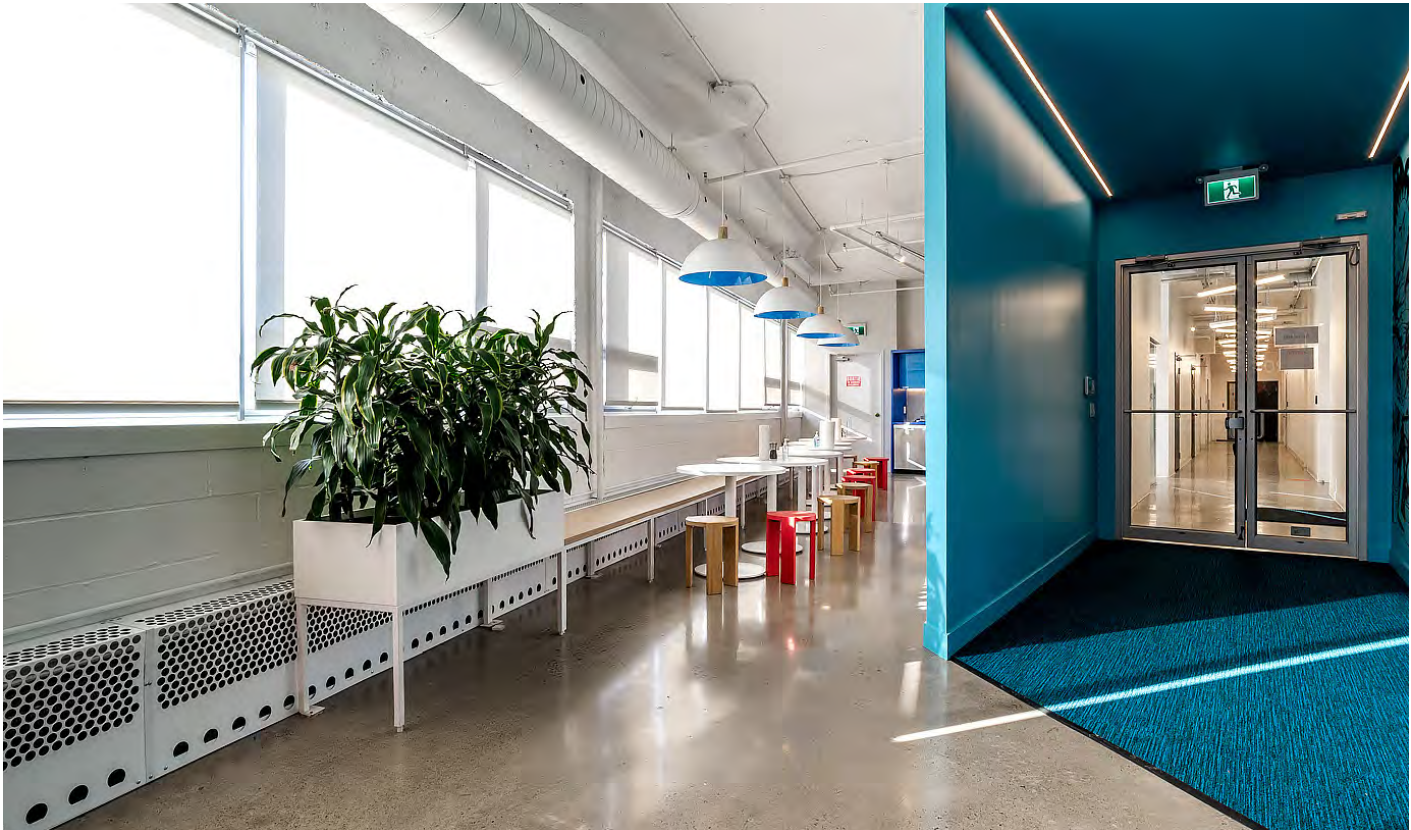


# Highlights



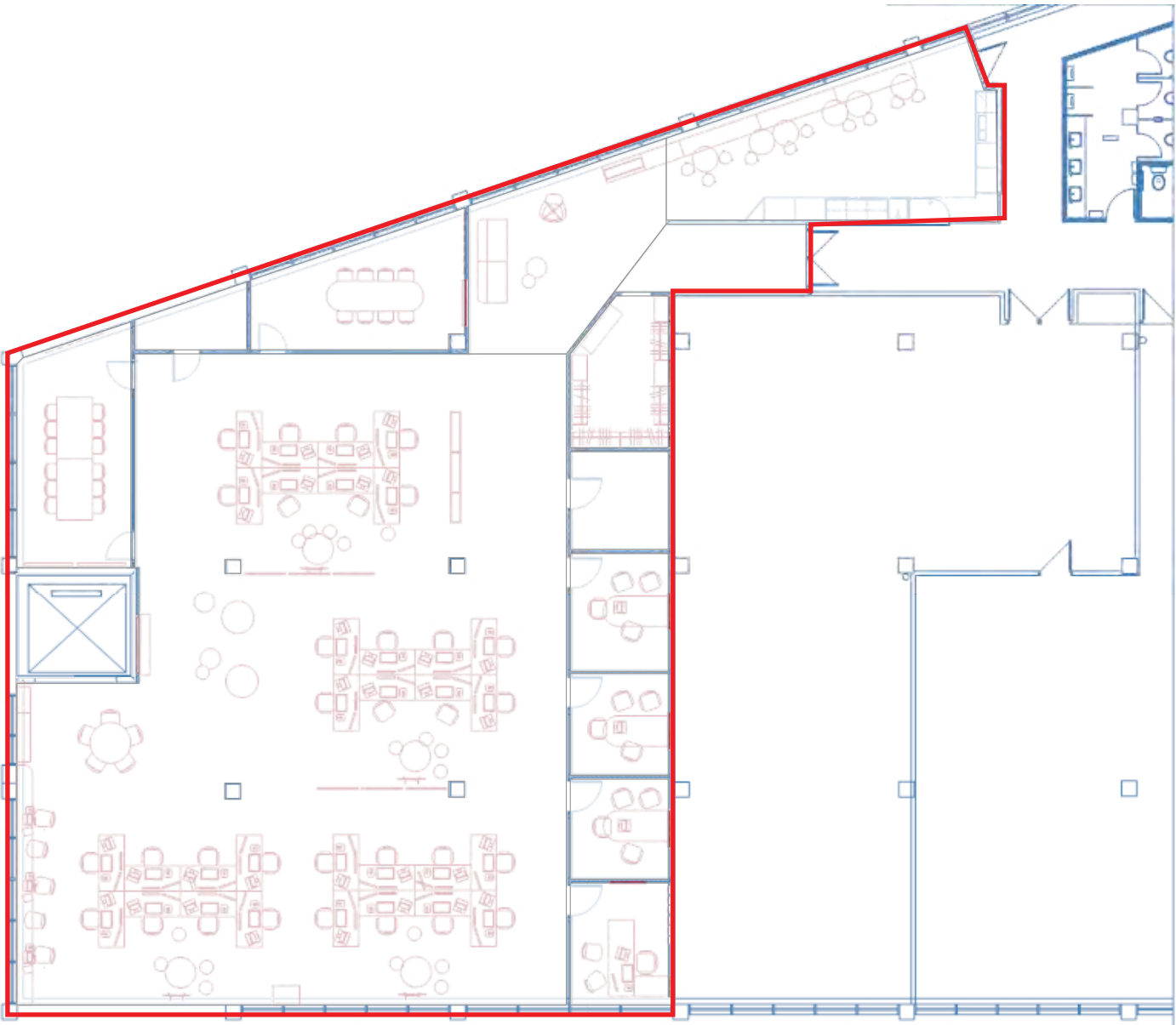
 <p><b>Fenestration</b> Exceptional natural light exposure, great fenestration</p>	 <p><b>Location</b> Centrally located in the heart of Montreal's AI hub - The Mile-EX</p>	 <p><b>Connectivity</b> High level server room: for VFX, programming, rendering</p>
 <p><b>Parking</b> Private exterior lot with FOB</p>	 <p><b>Furniture</b> Turn key, brand new furniture, virtual integration set up. Balanced open area, conference rooms, private office</p>	 <p><b>Delivery</b> Direct/private access to loading dock (to be scheduled with landlord)</p>



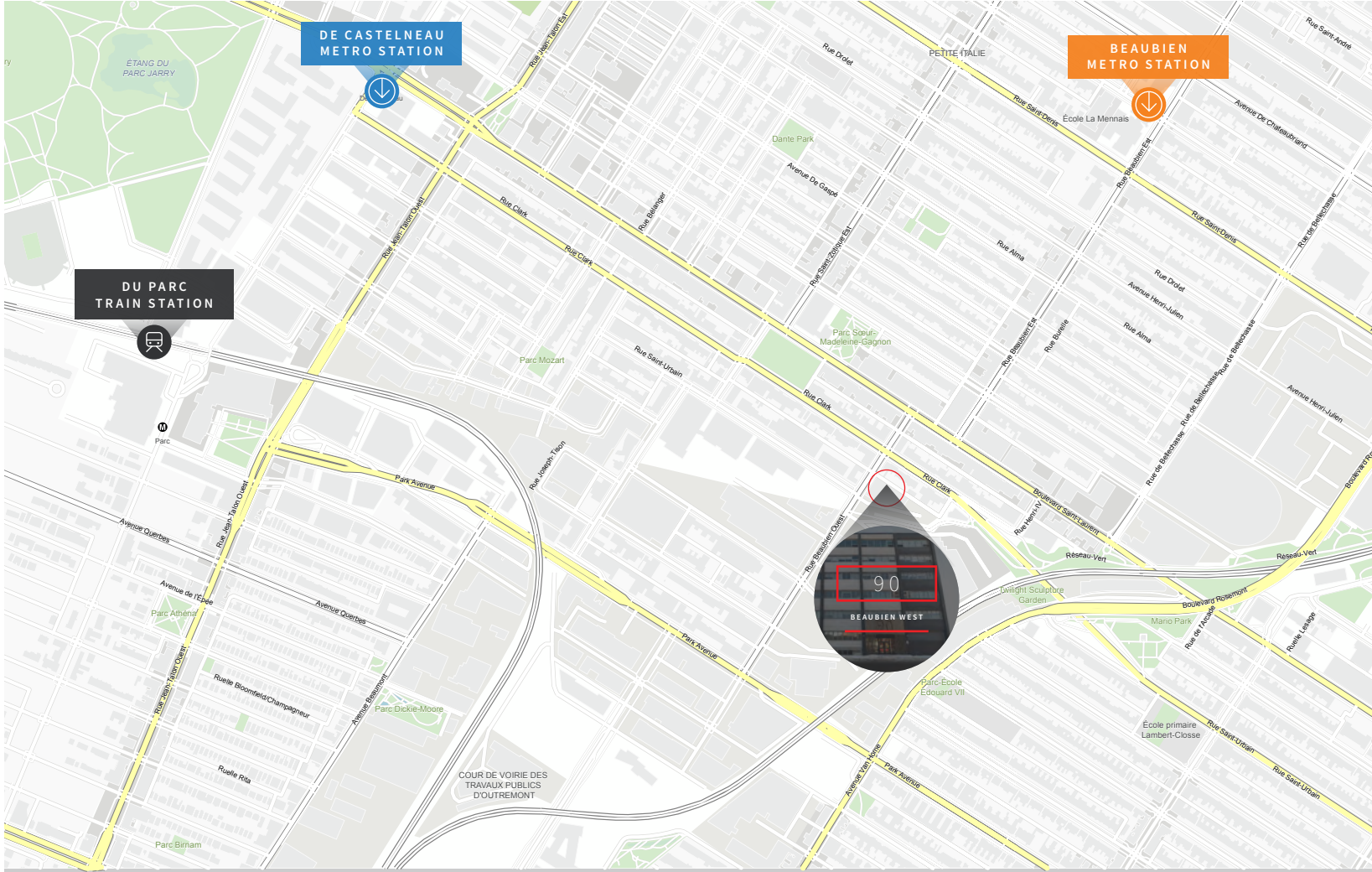




Floor plan



Location and accessibility



Metro

13-minute walk from  
Beaubien metro station



Bus

1-minute walk from  
363, 160, 55  
4-minute walk from 18

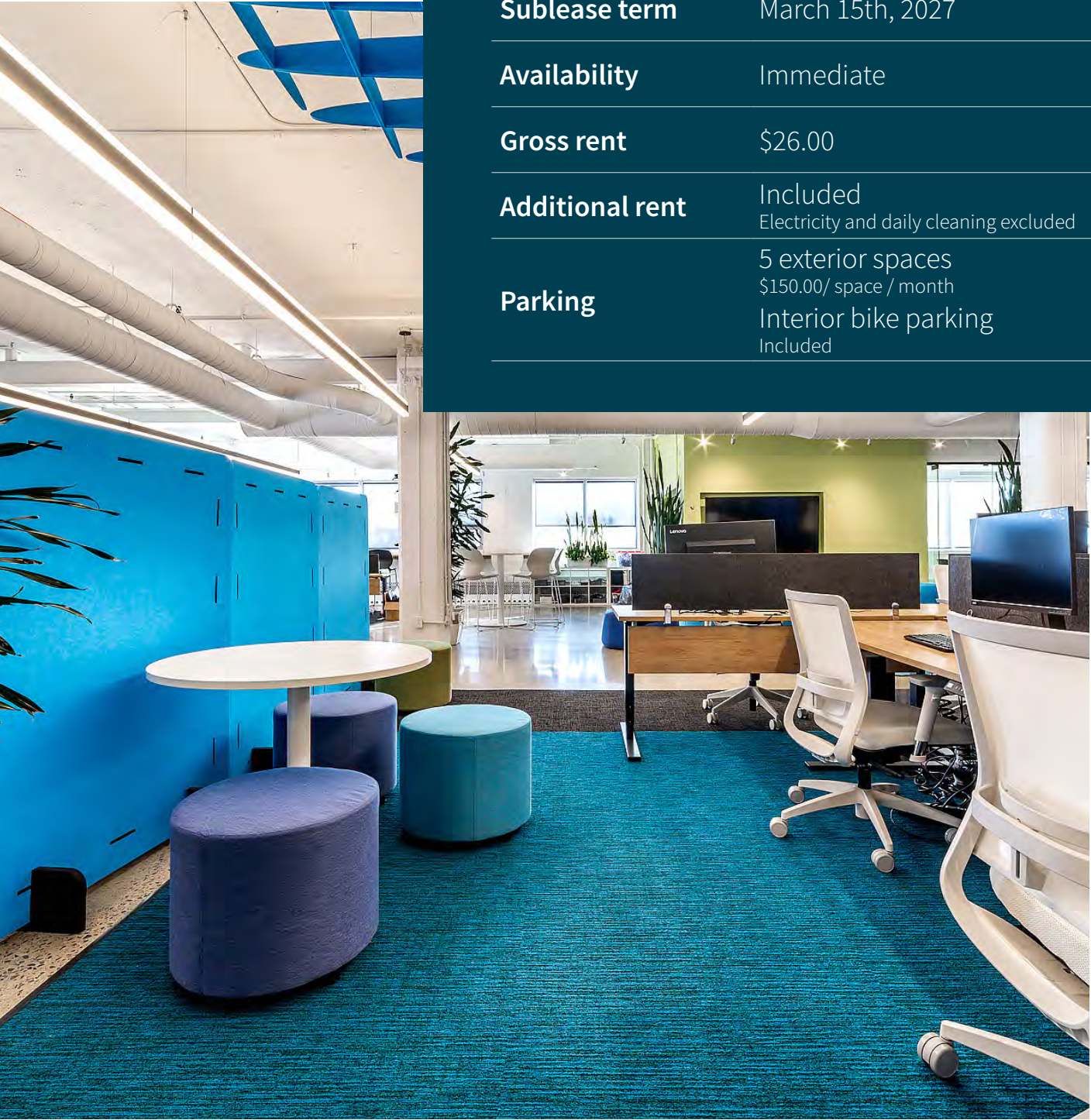


Train

18-minute walk from the  
Station du Parc



Space overview



Suite	Suite 403 - 6,136 SF
Sublease term	March 15th, 2027
Availability	Immediate
Gross rent	\$26.00
Additional rent	Included Electricity and daily cleaning excluded
Parking	5 exterior spaces \$150.00/ space / month Interior bike parking Included





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