

Prestigious sublease
opportunity in
Montréal's iconic Sun
Life Building

Sun Life Building

1155 METCALFE STREET

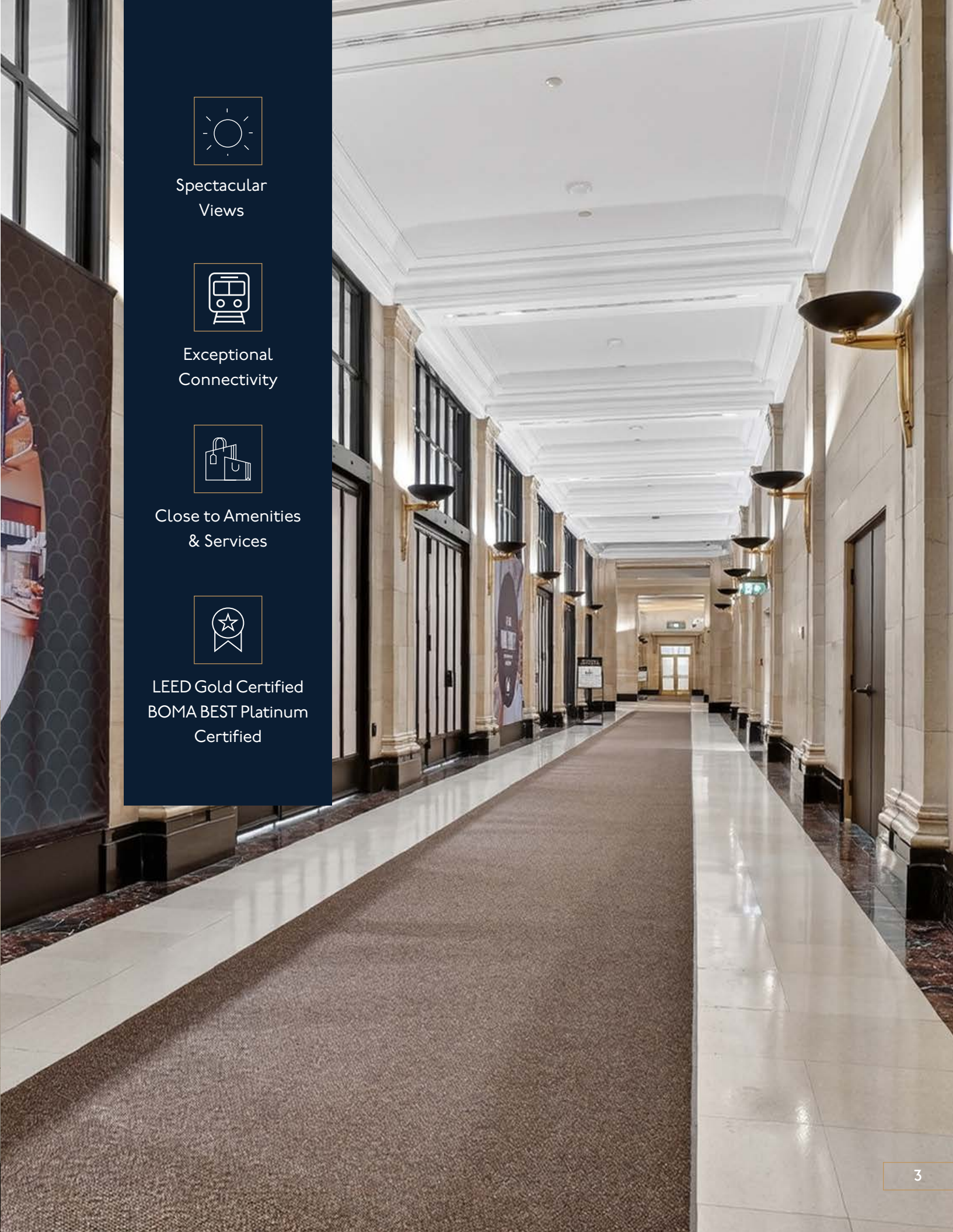


1155 METCALFE STREET

Sun Life Building

An exceptional opportunity to sublease 66,563 square feet of prime office space across two full floors in the iconic Sun Life Building. This landmark property at 1155 Metcalfe offers a prestigious address in the heart of Montreal's bustling downtown core. The available 12th and 14th floors provide an efficient and impressive footprint for a major company, featuring stunning city views and abundant natural light. Tenants will benefit from the building's recent modernizations and a full suite of on-site amenities designed to enhance the workday experience. With unparalleled access to public transportation and major highways, the Sun Life Building is a premier location for any business looking to make its mark in Montréal.

The Sun Life Building offers a comprehensive suite of amenities including a conference centre, a fitness centre (MVMT1155), a coffee bar (Café Melk), a tenant lounge, an interior courtyard, secure bicycle parking, indoor parking with electric vehicle charging stations, a dental clinic, and a physiotherapy clinic. recruitment and retention while reducing your organization's carbon footprint.



Spectacular Views



Exceptional Connectivity



Close to Amenities & Services



LEED Gold Certified
BOMA BEST Platinum Certified

SPACE OVERVIEW

Floors	12 th floor - Suite 1200: 33,298 SF (Built-out) 14 th floor - Suite 1400: 33,265 SF (Base Building)
Availability	60 day notice
Sublease term	April 30 th , 2036
Net Rent	Contact Broker
Tenant Improvements	To be determined
Additional Rent	\$26.52 PSF (2025 estimate)



Underground Parking
200 Spaces Available



Secure
Bike parking



On-Site
Fitness center



On-site
Restaurants & Cafés

TENANT AMENITIES



CONNECTIVITY

Nearby Transit & Shopping



Restaurants

1. Sora Café
2. Arthur's Nosh Bar (Le Cathcart)
3. Pigeon Café & Bar
4. Masakali Indian Cuisine
5. RYU Sushi Peel
6. Deville Dinerbar
7. Le Pois Penche
8. McLean's Pub
9. Gyu-Kaku Japanese BBQ
10. Chez Lionel - Montréal

Hotels

1. Fairmont The Queen Elizabeth
2. Le Centre Sheraton Hotel
3. Holland Hotel
4. Four Seasons Hotel
5. The Ritz-Carlton
6. Sofitel Montreal Golden Mile

Bus routes

- Route 15 
- Route 211 & 747 

Underground city access

1. Place Ville Marie
2. Montreal Eaton Centre
3. Place Montreal Trust



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WALKSCORE™



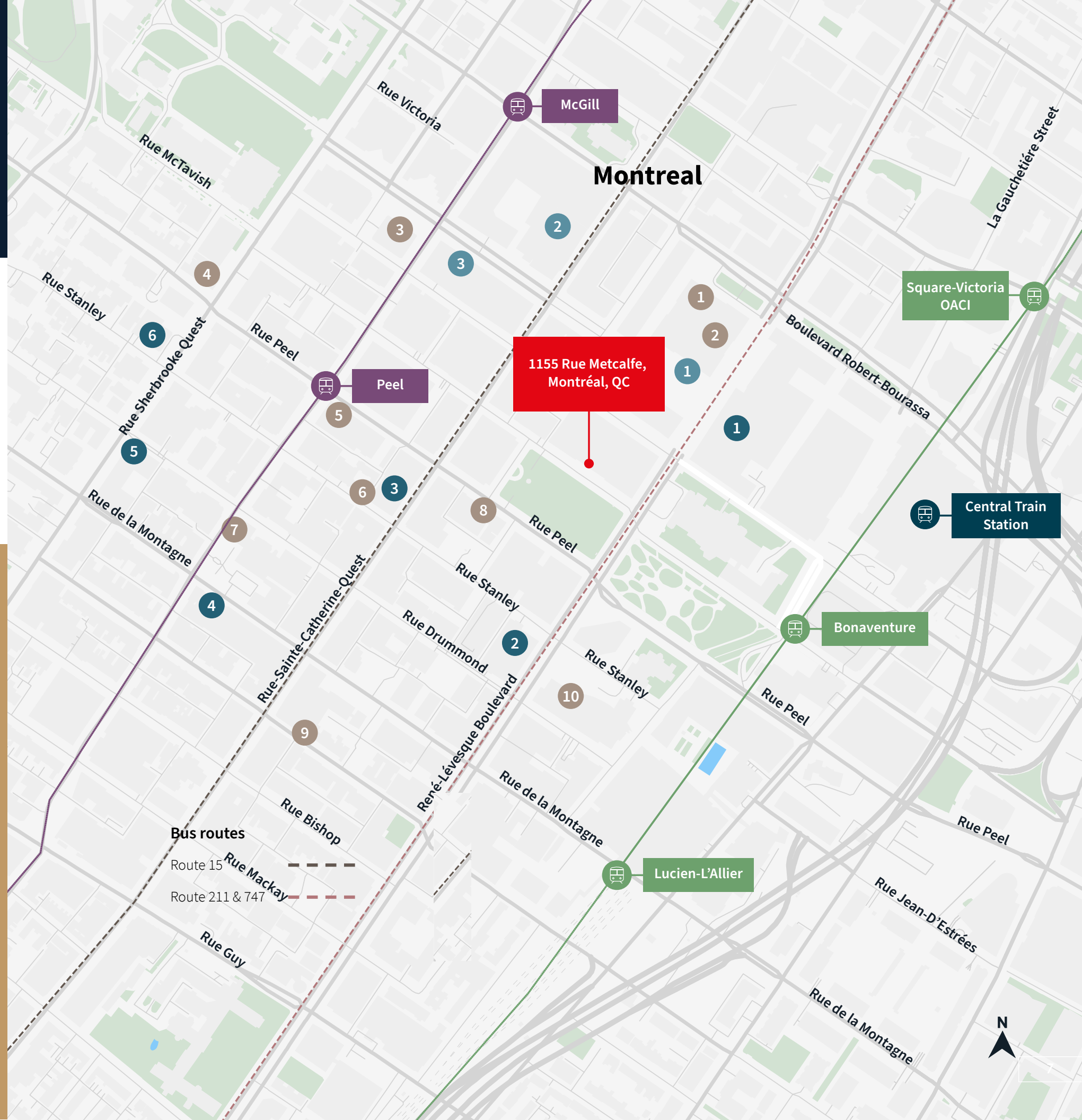
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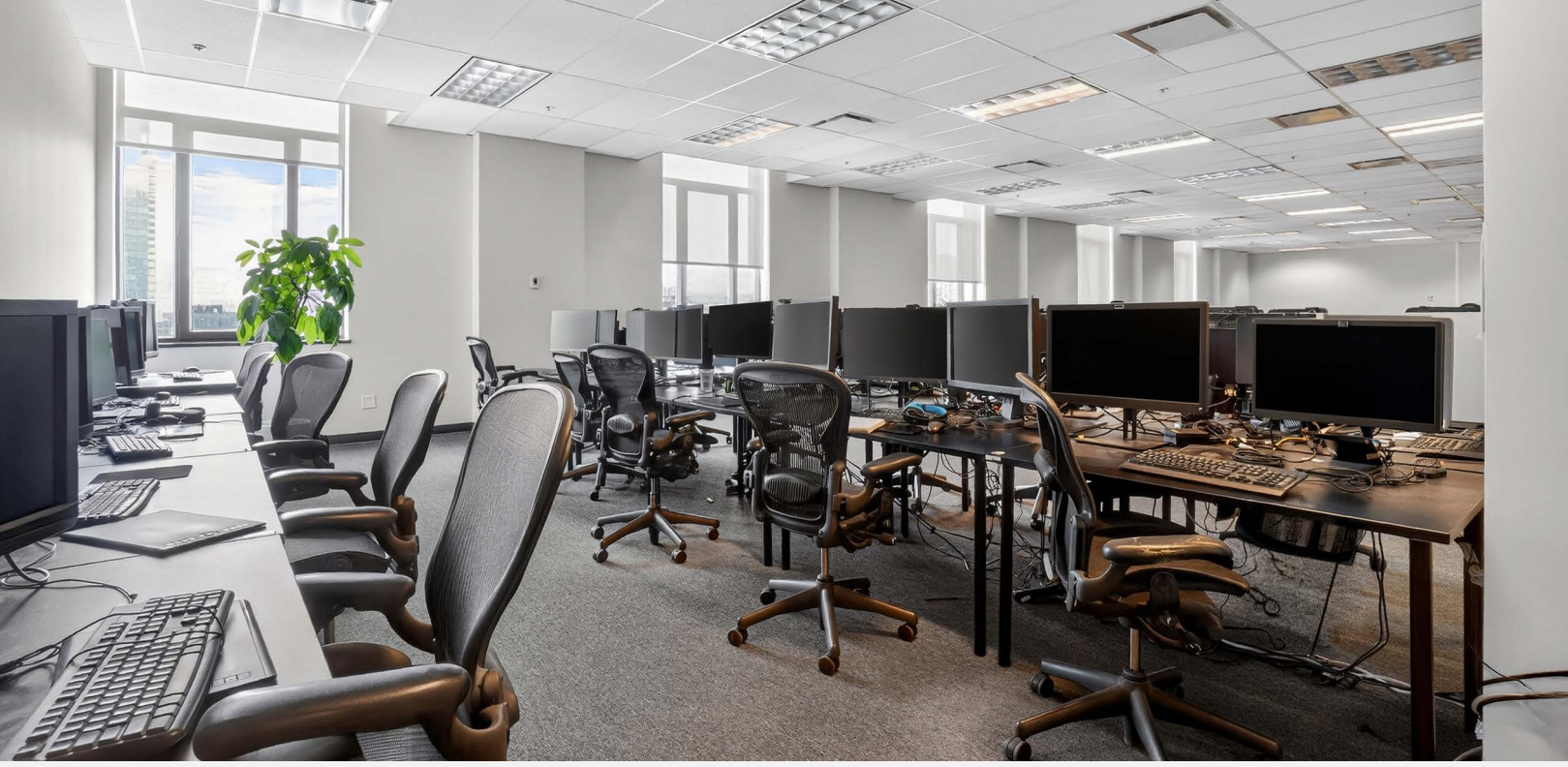
TRANSITSCORE™



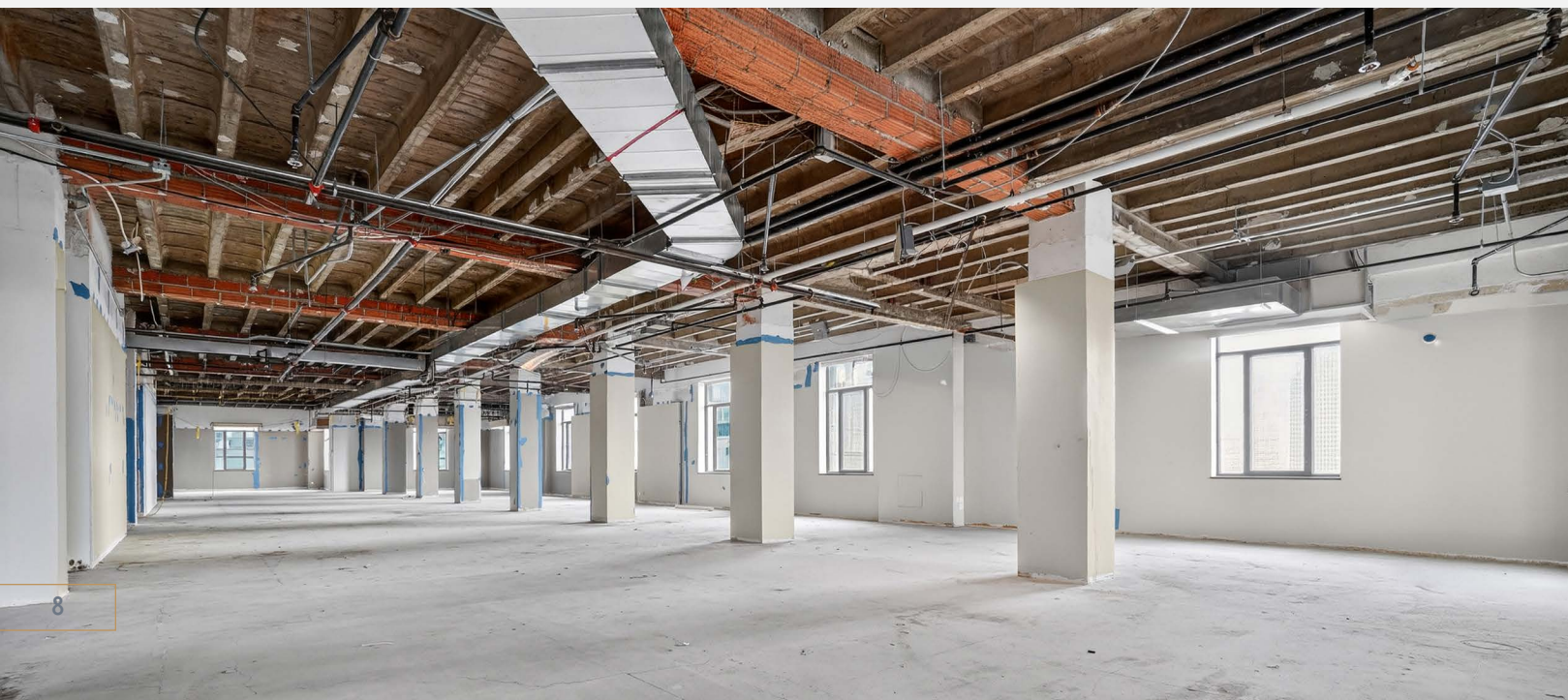
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BIKESCORE™



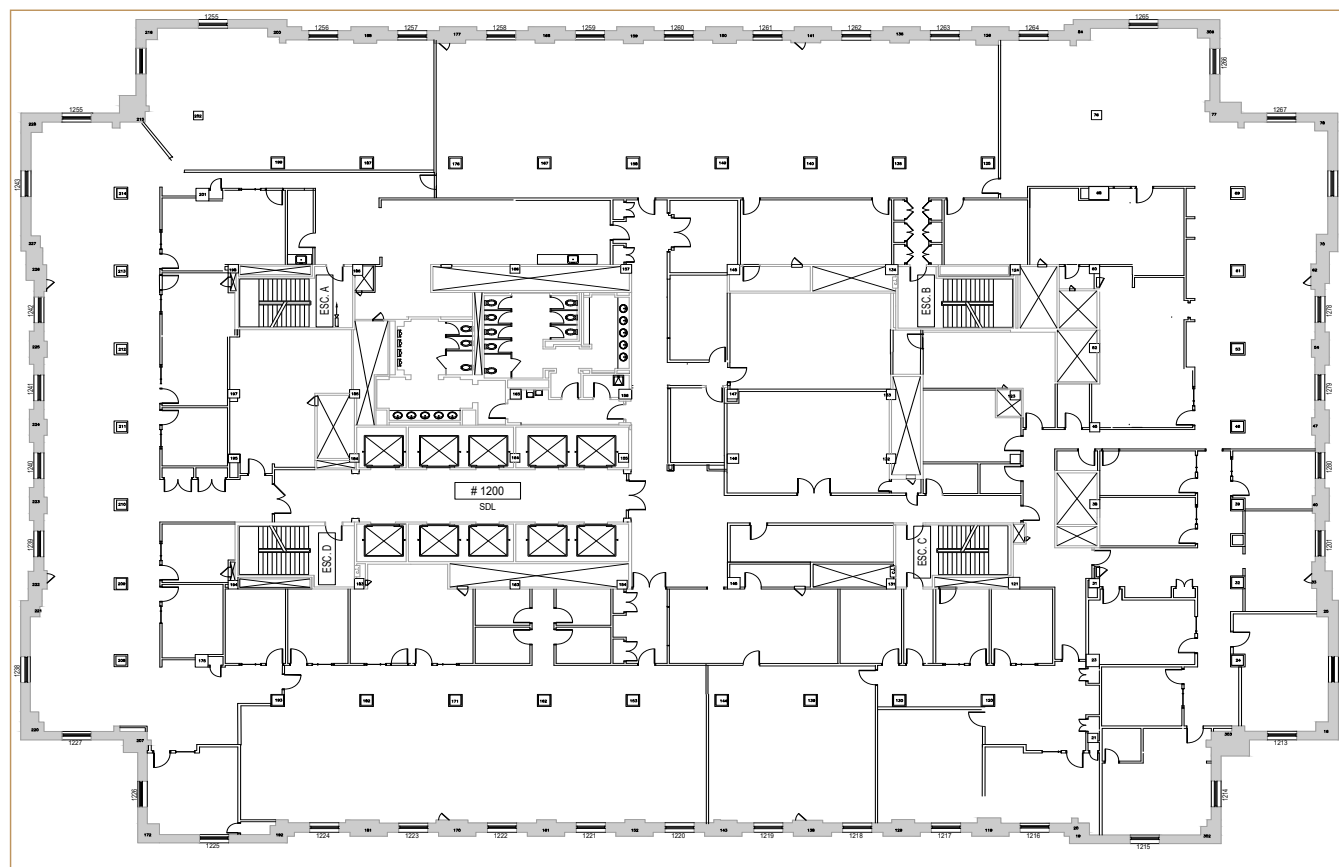


“Montreal’s Most Iconic Building. Your Most Ambitious Vision.”



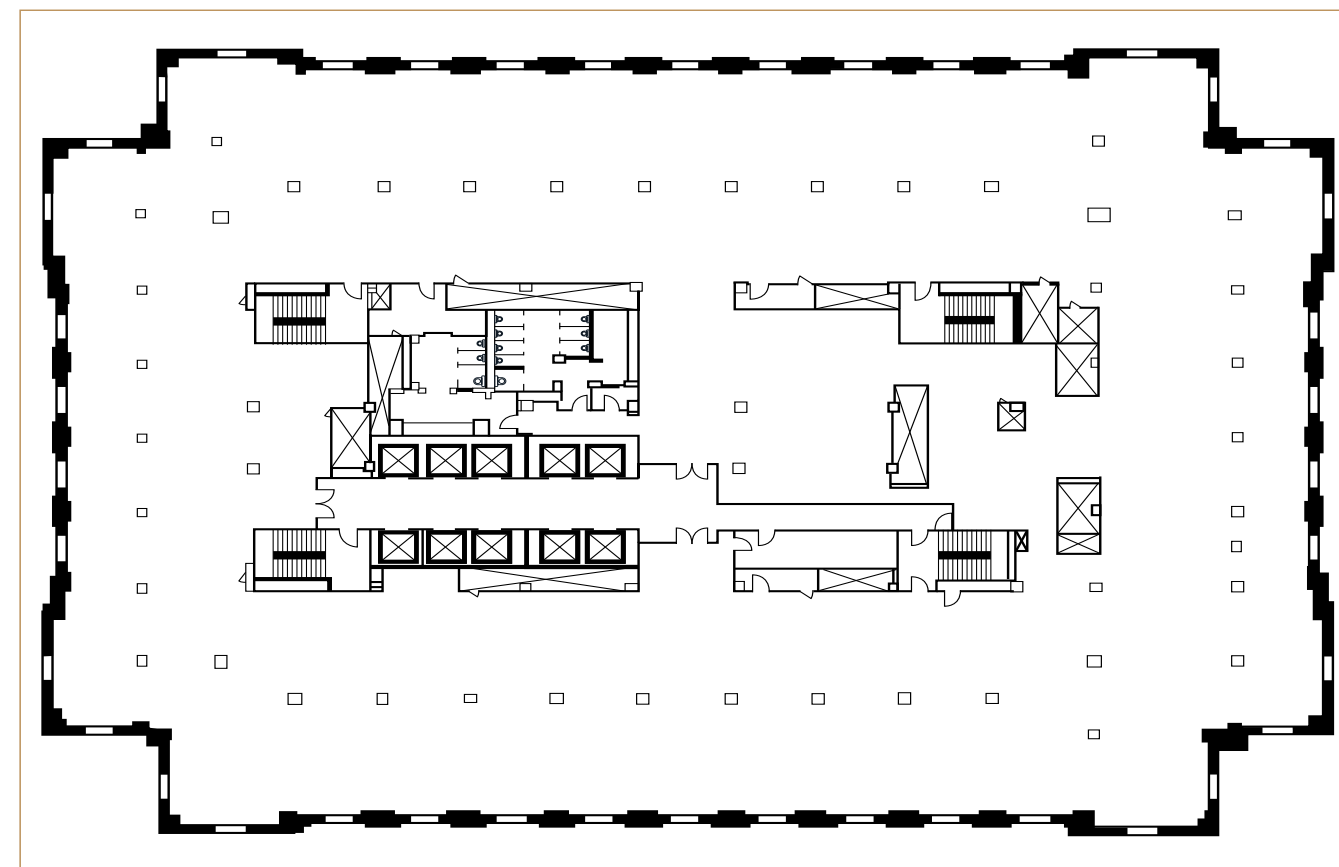
FLOOR PLANS

12TH FLOOR



- Conference room (1)
- Meeting room (6)
- Zoom rooms (4)
- Dailies rooms (2)
- Available seats (272)
- Cinemas (2)
- Server room (1)
- Storage rooms (3)
- Closed offices (21)

14TH FLOOR



Base Building

Office Space
For Sublease

Sun Life Building

1155 METCALFE STREET

Contact our Team

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