FOR LEASE

Place Alexis Nihon

3400 & 3500 DE MAISONNEUVE WEST

Cominar | JLL

Building
Overview

	Tower 1	Tower 2
Total Building Area	298,000 SF	312,000 SF
Typical Floor Plate	33,000 SF	17,000 SF
Number of floors	16	24
Elevators	6	6
Parking	1,088 stalls - **$320**/month + taxes (heated & reserved) - **$230**/month + taxes (non-heated & non-reserved)	

Building Class
A

Security
24/7 security

Amenities
Gym, Foodcourt, Mall

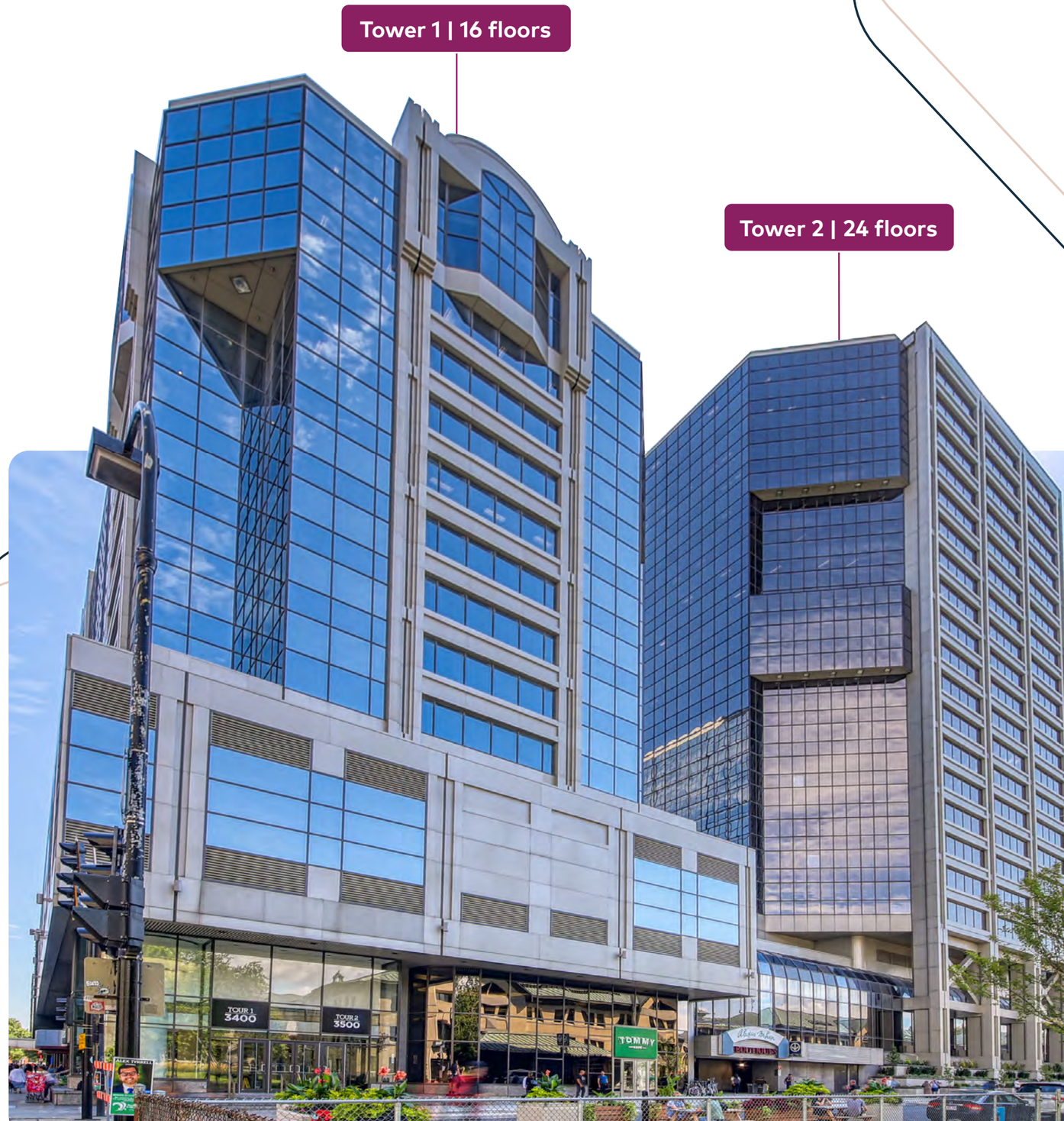
Direct Metro Access
Atwater Station (Green Line)

Showers & Lockers
Yes

Conference Center
Available for tenants

360º Views
City, Mountain, River

Building Accreditation
BOMA Best Gold



Location
Overview

Strategically positioned at the edge of Westmount and Downtown Core, Place Alexis-Nihon delivers unparalleled access to Montreal's most affluent business community. Enjoy seamless connectivity to the downtown core without the typical challenges of traffic congestion, limited parking, or high costs. Tenants benefit from direct public transit connections while accessing the sophisticated dining and retail of nearby Greene Avenue. Surrounded by premium restaurants, scenic bike paths, and upscale amenities, the Property offers the perfect balance of professional prestige and lifestyle convenience for discerning businesses.

Walk Score
95

Drive-time Savings:
20 minutes (compared to Downtown Core)

Transit Score
95

Umatched Direct Public Transit
STM Green line + Numerous Bus Routes

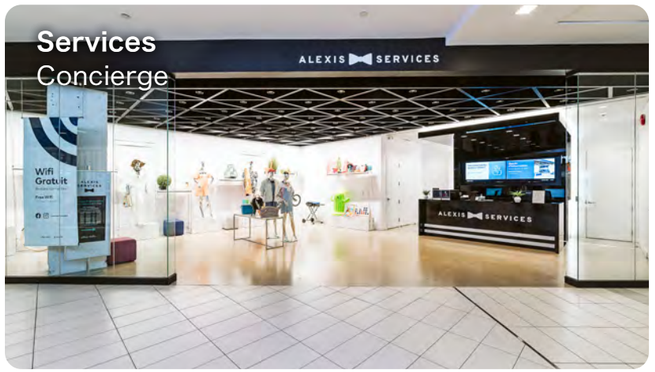
Bike Score
89

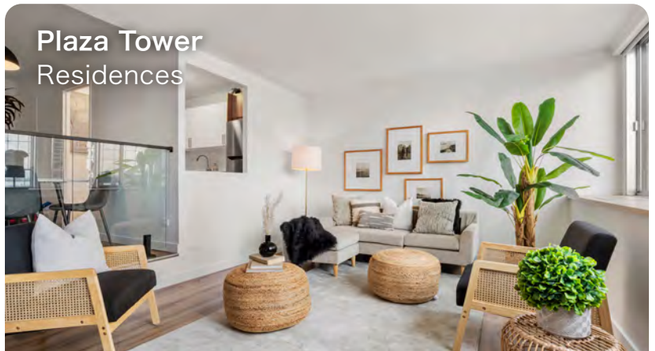
Bixi & Bike Rack
Year-round cycling available

Amenities
Overview

This premier mixed-use complex seamlessly integrates prime office space with comprehensive retail—groceries, pharmacy, fitness, dining, and services—all under one roof. Enjoy professional conference facilities, cyclist amenities with bike storage and showers, 24/7 security. In addition, tenants can benefit from access to A transformed food court which was opened in the Q3 2025, expanding seating area with an exclusive outdoor terrace. More than an office space, it's a complete ecosystem that attracts top talent and creates convenience for employees.

For more information,
visit the Alexis Nihon website.





Retail Tenancy Profile

WINNERS · DeSerres · BEST BUY · IGA · CANADIAN TIRE · DOLLARAMA $1 plus · sports experts · b.cycle · PHARMAPRIX · MISE EN FORME Econofitness

Alexis Nihon
Availabilities

Tower 1			
SUITE	AREA	AVAILABILITY	SPACE CONDITION
600 - 660	29,356 SF	Immediate	Built-out/subdividible
700	29,660 SF	Immediate	Built-out
800	29,772 SF	Immediate	Built-out
910	9,461 SF	Immediate	Built-out
920	4,963 SF	February 2027	Built-out
1010	12,262 SF	Immediate	Built-out
1135	15,035 SF	Immediate	Built-out
1150	1,735 SF	Immediate	Base building
1200	29,660 SF	Immediate	Built-out
1450	23,679 SF	Immediate	Built-out
1500	15,918 SF	Immediate	Base building
1510	2,362 SF	Immediate	Built-out
1515	1,262 SF	Immediate	Built-out
1610	13,342 SF	Immediate	Built-out

Tower 2			
SUITE	AREA	AVAILABILITY	SPACE CONDITION
610	6,574 SF	Immediate	Built-out
860	3,220 SF	Immediate	Built-out
1150	3,105 SF	Immediate	Base building
1540	2,372 SF	Immediate	Partial build-out
1777	8,145 SF	Immediate	Built-out
2402	3,513 SF	Immediate	Built-out

CLICK TO VIEW TOUR

Financial Information

Net Rent
Negotiable

Daily Cleaning
Included

Electricity
$1.20 PSF

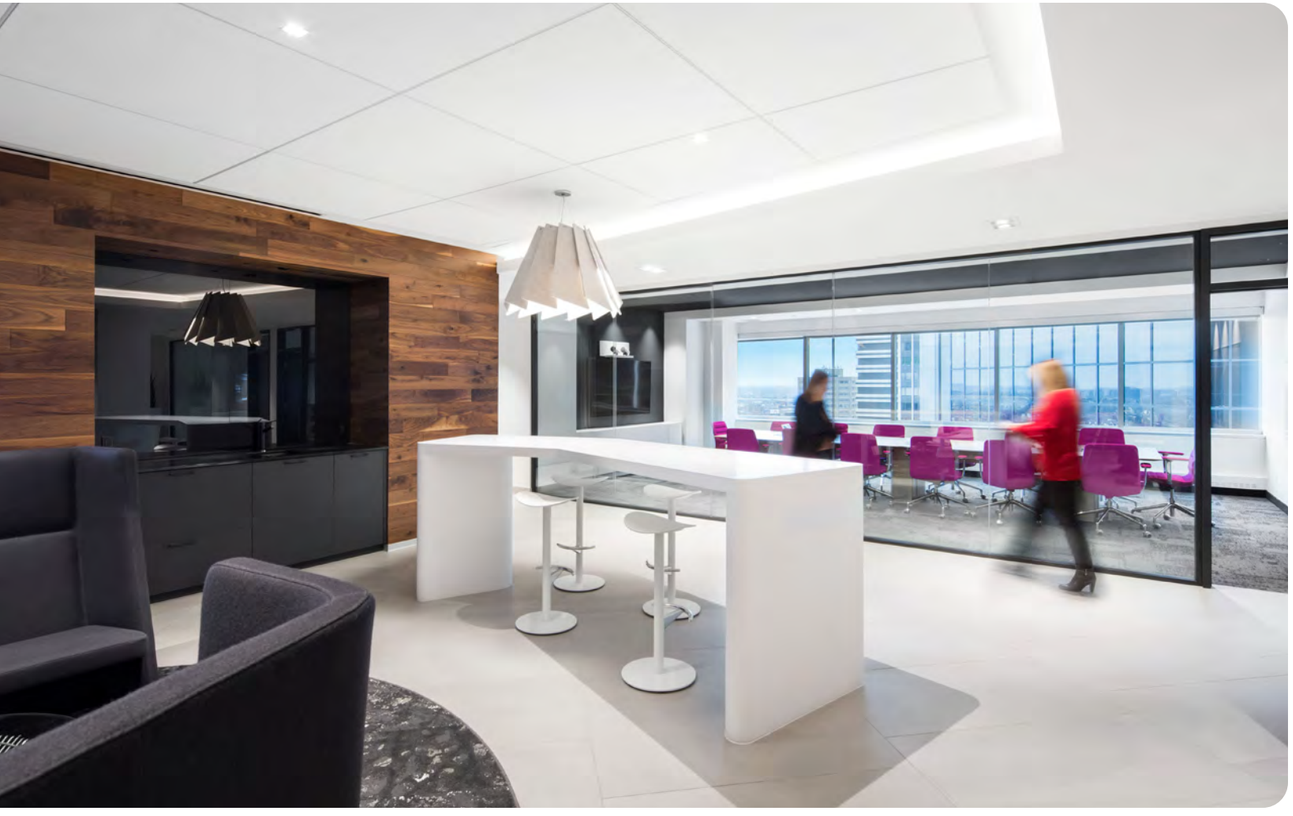
OPEX
$10.90 PSF

Taxes
$6.88 PSF

Total Additional Rent
$18.98 PSF
(est. 2026)

About
Place Alexis-Nihon

Completed in 1967, Place Alexis-Nihon, was designed by renowned Montreal architect Dimitri Dimakopolous, who played a critical role in the design of Montreal landmarks such as Place Ville Marie, 1000 de la Gauchetiere, Place des Arts and others. The site on which Place Alexis-Nihon currently sits was once home to the Montreal Royals baseball team until the year 1927. The project was commissioned by pioneering local Real Estate developer Alexis Nihon who was also responsible for founding the eponymous REIT. The building is a fantastic option for office users all of sizes and industries, with Tower 1 catering to a more enterprise clientele due to its large, rectangular floor plates whereas Tower 2 features a unique octagonal layout which allows for some dynamic space planning.



Plaza Tower
Overview

Alexis Nihon offers a residential tower providing both short-term and long-term rental options. Located at 4000 de Maisonneuve Boulevard West, the Plaza Tower connects directly to the shopping center through an interior passage. The property features recently refreshed common areas, amenities, and units. This convenience allows tenants to benefit from a fully integrated eco-system for employees. Tenants can also benefit from building amenities upon request.

For more information,
visit the Plaza Tower website.

Michel (Michael) Belina*, Executive Vice President
Jones Lang Lasalle Real Estate Services, Inc.
Real Estate Agency
+1 514 886 3010 | michael.belina@jll.com
Real Estate Broker

Marie Laurence, Vice President
Jones Lang Lasalle Real Estate Services, Inc.
Real Estate Agency
+1 514 927 7657 | marie.laurence@jll.com
Commercial Real Estate Broker

Christina Bachner, Associate
Jones Lang Lasalle Real Estate Services, Inc.
Real Estate Agency
+1 514 582 2747 | christina.bachner@jll.com
Commercial Real Estate Broker

*Real Estate Broker acting with the business corporation Services Immobiliers Michel Belina Inc.

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