

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
- 

360° 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



Unmatched Direct Public Transit
STM Green line + Numerous Bus Routes



Bike Score
89



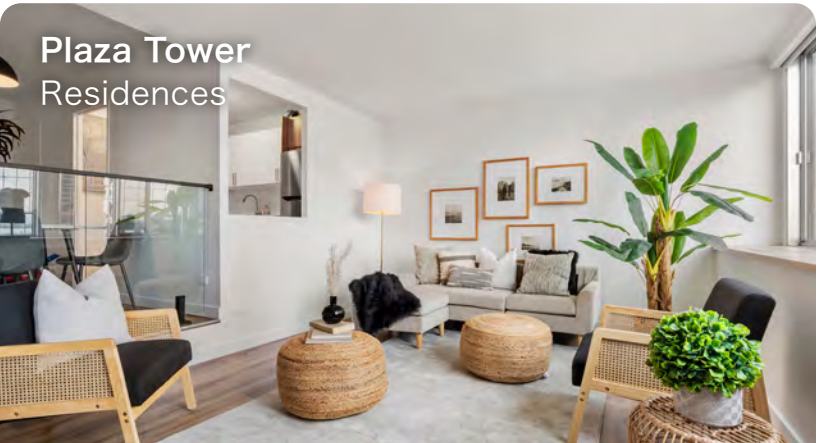
Bixi & Bike Rack
Year-round cycling available



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



Alexis Nihon Availabilities

Tower 1			
SUITE	AREA	AVAILABILITY	SPACE CONDITION
600 - 660	29,356 SF	Immediate	Built-out/subdivisible
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
1015	1,000 SF	Immediate	Built-out
1055	7,489 SF	Immediate	Built-out
1120	2,630 SF	Immediate	Base building
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

Financial Information



Net Rent
Negotiable



Daily Cleaning
Included



Electricity
\$1.20 PSF



OPEX
\$10.90 PSF



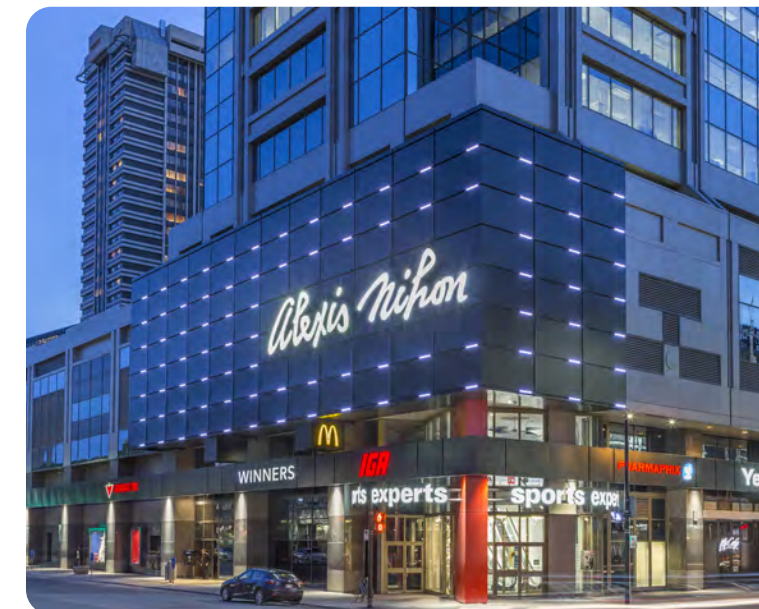
Taxes
\$6.88 PSF



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](#).



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