FOR SUBLEASE

Modern, open plan office space up to 34,490 SF

PLACE DU CANADA

1010 DE LA GAUCHETIÈRE STREET WEST

JLL



1010 DE LA GAUCHETIERE W

Place du Canada

This newly fitted, high-end office space features expansive windows delivering abundant natural light in Montreal's dynamic downtown core. Located at Place du Canada, the property offers direct connection to Montreal's underground city (RÉSO) and convenient access to the Ville-Marie expressway. Positioned adjacent to the Marriott Château Champlain and steps from Marie-Reine du Monde Cathedral, with Dorchester Square directly across, this prestigious address combines urban convenience with landmark proximity.

Building amenities include the renovated Lloyd's restaurant and rooftop terrace, fitness center, secure indoor parking, changing rooms with showers, on-site café, and bicycle storage. The recently upgraded lobby and common areas complement 24/7 on-site security, creating an ideal environment for businesses seeking both prestige and functionality in Montreal's premier business district.



Ample fenestration with abundant natural light

Exceptional Connectivity

Close to Amenities & Services

WIRED Certified

SPACE OVERVIEW

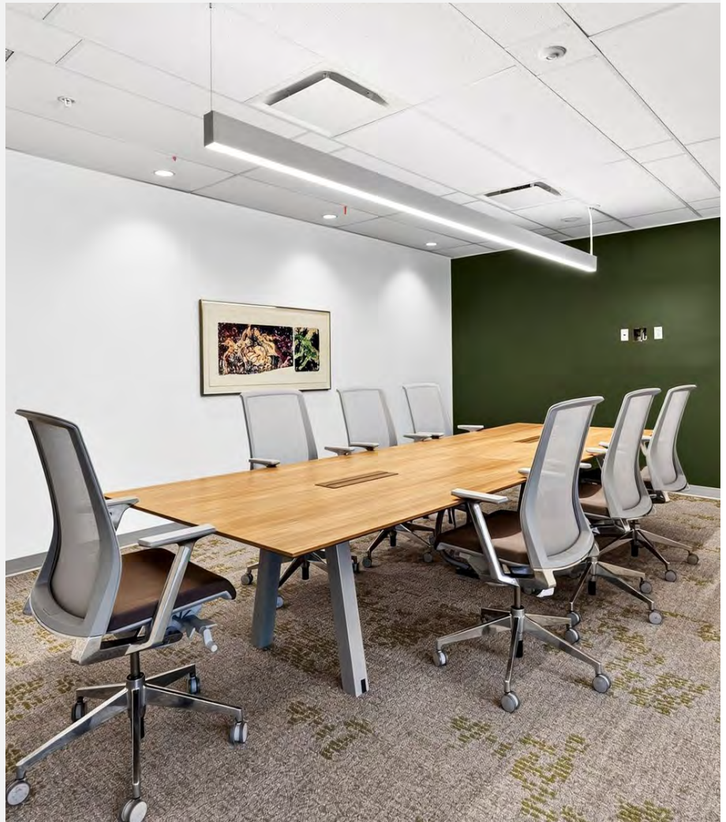
Floors	Suite 400: 17,245 SF (Built-out) Suite 500: 17,245 SF (Built-out)
Availability	Immediate
Sublease term	December 31st, 2031
Net Rent	Negotiable
Additional Rent	$23.36 PSF (est. 2026)



TENANT AMENITIES

- Interior Parking
- Secure Bike parking
- On-Site Fitness center
- Directly connected to the underground city, the Bonaventure metro station and Central Station







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

Underground city access

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

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

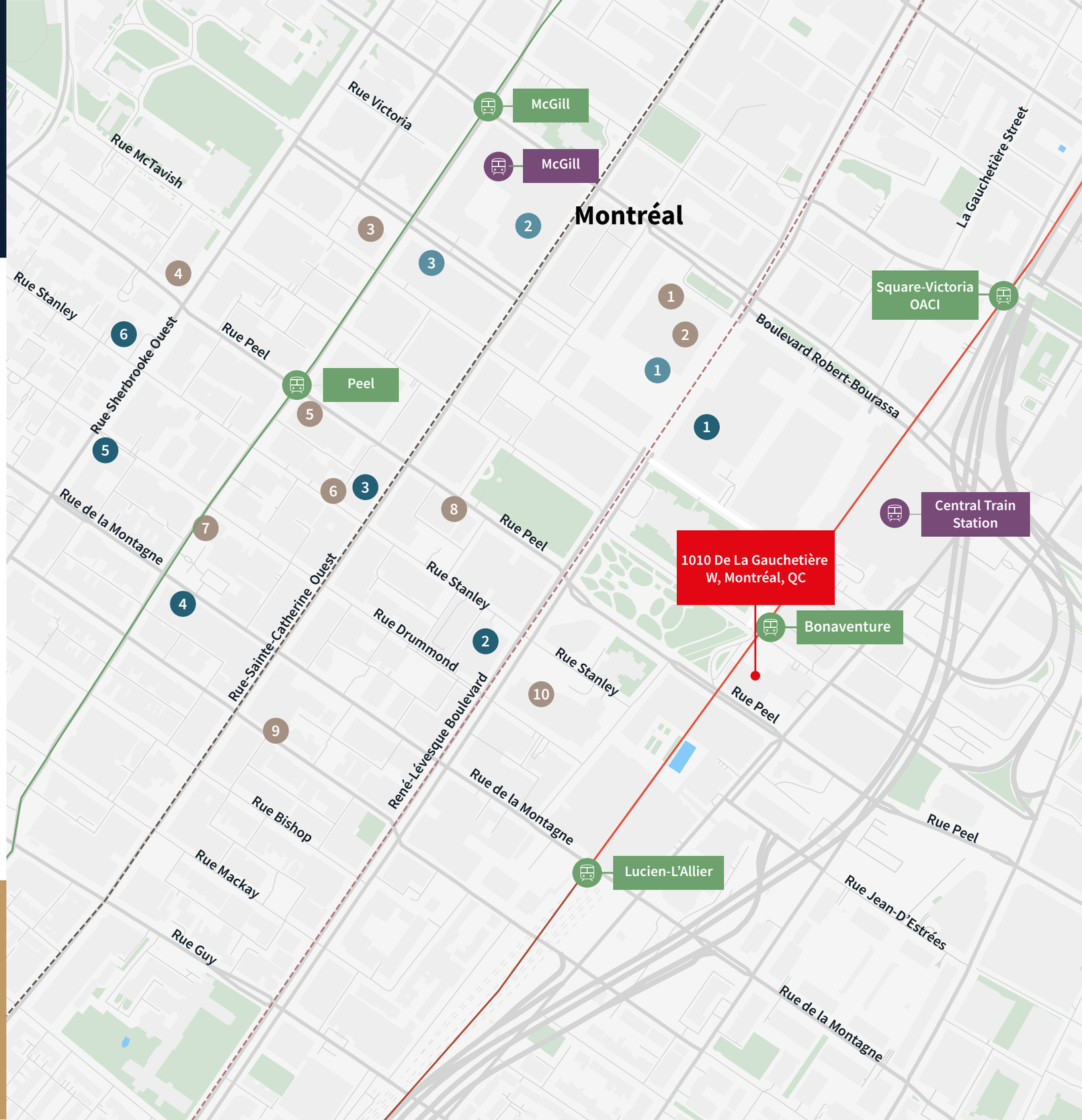
Route 15

Route 211 & 747

Metro line

Metro Station

REM Station



100
WALKSCORE™

100
TRANSITSCORE™

70
BIKESCORE™





“ Thriving corporate environment where ideas prosper and businesses flourish”

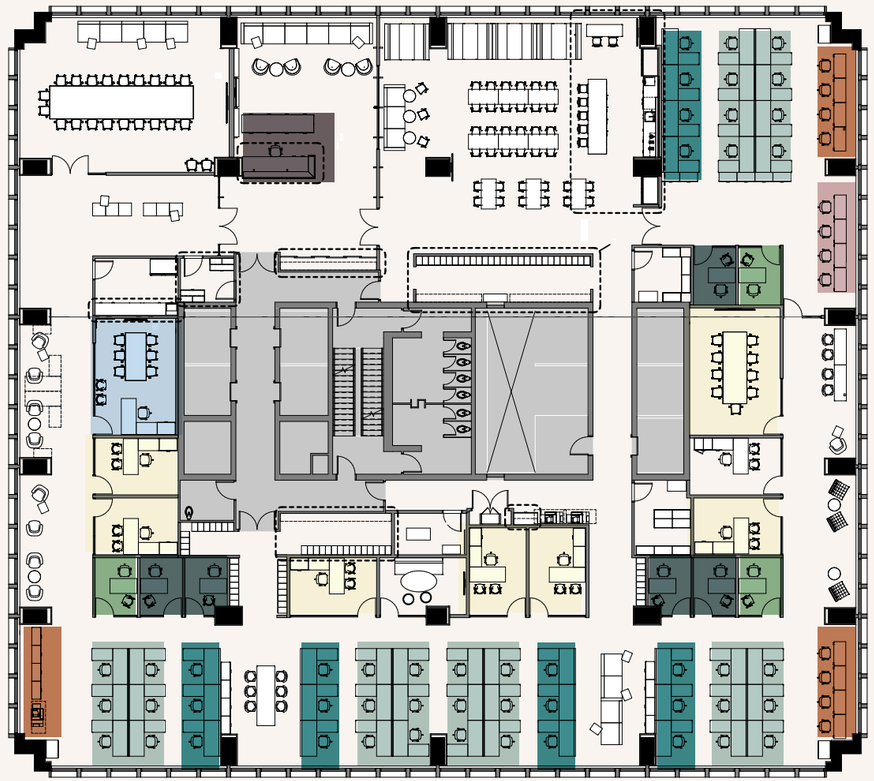






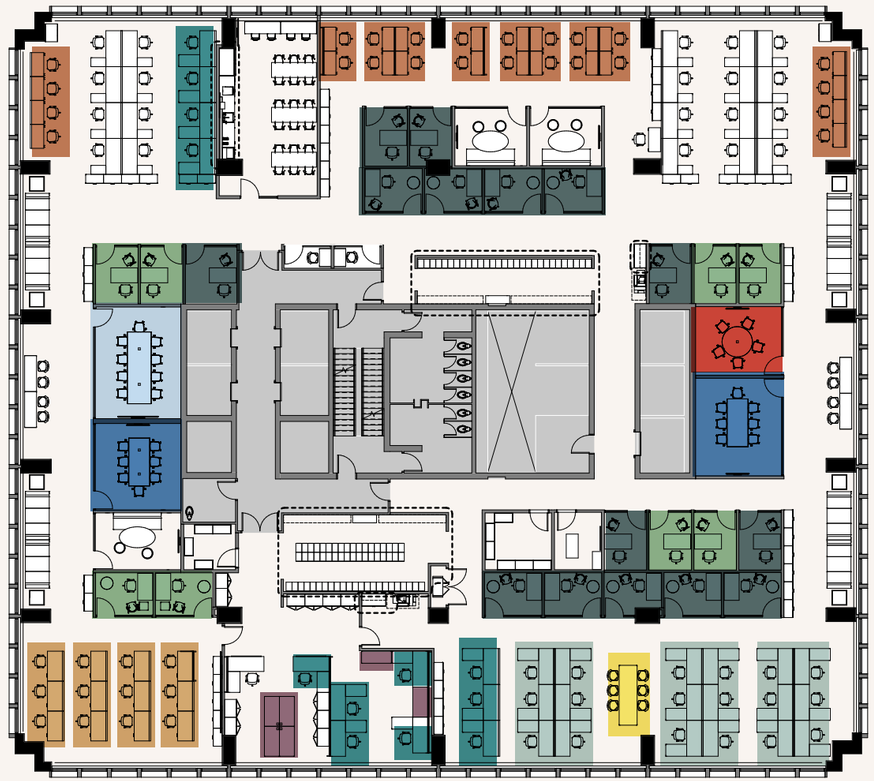
FLOOR PLANS

SUITE 400



	Fixed workstations **32**
	Adjustable workstations **16**
	Benching **12**
	High fixed benching **4**
	Desk for manager **5**
	Adjustable desk for manager **3**
	Executive team Office **7**
	Meeting rooms - 9-person **1**
	Reception desk **1**

SUITE 500



	Fixed workstations **18**
	Adjustable workstations **12**
	Benching **24**
	Assigned benching **12**
	Desk for manager **15**
	Adjustable desk for manager **8**
	Meeting room - 4-person **1**
	Meeting rooms - 7-person **2**
	Meeting rooms - 9-person **1**
	Collaboration area - 6-person **1**
	Collaboration area - IT **3**

Office Space For Sublease

Place du Canada

1010 DE LA GAUCHETIERE STREET WEST

Contact our Team

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