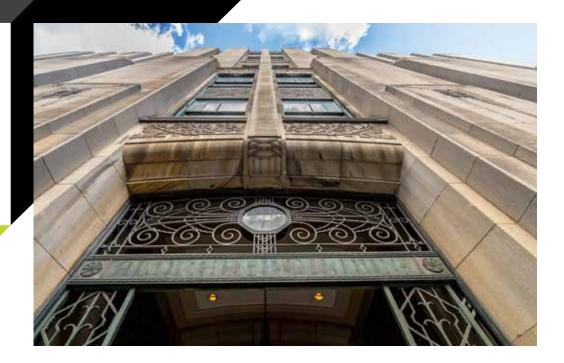
THE ALFRED BUILDING

OLD MONTRÉAL – 507 PLACE D'ARMES



MONTRÉAL, 507 PLACE D'ARMES

Office Leasing Availabilities

Suite 402:3,389 sq. ft.Suite 500:2,592 sq. ft.Suite 800:12,169 sq. ft.Suite 1200:2,714 sq. ft.Suite 1901:1,806 sq. ft.Suite 2200:1,339 sq. ft.Suite 2300:1,020 sq. ft.

Property Details

Year built: 1929
Total leasable area: 170,993 sq. ft.
Number of floors: 23 floors
Asking price: Call leasing agent for special promotion

Estimated taxes &

Operating expenses (2018): \$15.03 per sq. ft. Hydro: Included

*Generous cash allowances are being offered for tenant improvements



Gisèle Durepos

Leasing Manager Cell.: 514 774-7179 qdurepos@cogir.net

cogir.net

Highlights

- Prestigious Montréal landmark building similar to New York's Empire State Building and considered an Art Deco architectural masterpiece
- Stunning views of downtown Montréal and of the Montréal waterfront
- Interior office spaces can be converted to resemble New York style lofts
- 24-hour on-site security guard
- Ground floor retail space includes a café, a restaurant, a convenience store and a SAQ store
- Building is equipped with a generator

Location

- Spectacular location right in the heart of Old Montréal adjacent to the newly renovated and vibrant Place d'Armes
- Steps away from Montréal courthouses, Palais des Congrès convention center, city hall and the beautiful Old Port waterfront
- Surrounded by Montréal landmarks and excellent restaurants
- Walking distance to Place-d'Armes Metro station

Major Tenants and services

- SAQ
- Léger Marketing
- Chambre des huissiers de Justice du Québec
- Holand Leasing
- Conference room
- Convenience Store

- UNI Training Fitness centre
- La Concession Restaurant
- Xavier Artisan -Café restaurant
- Bistro Silla Restaurant
- Conference room: Breather

THE ALDRED BUILDING



















