

THE ALDRED BUILDING

OLD MONTREAL - 507 PLACE D'ARMES



MONTREAL, 507 PLACE D'ARMES

Property Details

Year built:	1929
Total leasable area:	169,000 sq. ft.
Number of floors:	23 floors
Asking price:	Starting at \$10.50 net per sq. ft.*
Estimated taxes & Operating expenses (2015) :	\$15.54 per sq. ft.
Hydro :	Included

*Generous cash allowances are being offered for tenant improvements

Highlights

- Prestigious Montreal landmark building - similar to New York's Empire State Building and considered an Art Deco architectural masterpiece
- Stunning views of downtown Montreal and of the Montreal 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 Montreal - adjacent to the newly renovated and vibrant Place d'Armes
- Steps away from Montreal courthouses, Palais des Congrès convention center, city hall and the beautiful Old Port waterfront
- Surrounded by Montreal landmarks and excellent restaurants
- Close proximity to Place-d'Armes metro station



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Common Corridor



Elevator Lobby



Northern View



Outdoor View



Southern View



Southern View - Old Port Waterfront



Renovated Office



Renovated Office



Renovated Office

Major Tenants

Société des alcools du Québec

Léger Marketing

Chambre des huissiers de justice du Québec

Holand Leasing

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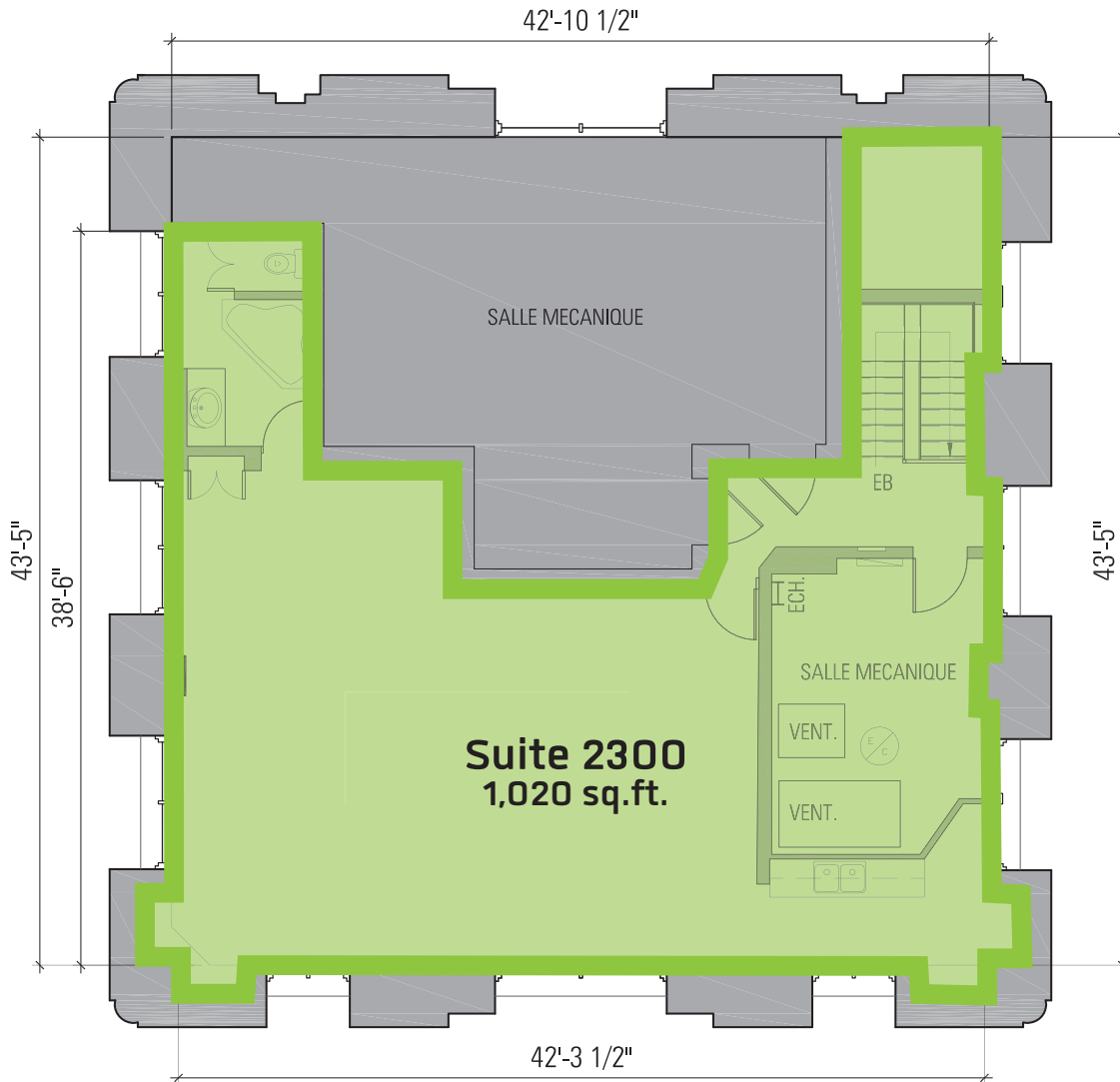
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507 PLACE D'ARMES

Suite 2300

OFFICE SPACE FOR RENT

Leasable Area: 1,020 sq. ft



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Full Floor Open Loft Style
Wood Flooring and Exposed Ceiling
Incredible Panoramic Views

