

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



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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

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