



**Diane Sabourin**, Certified Residential and Commercial Real Estate Broker AEO  
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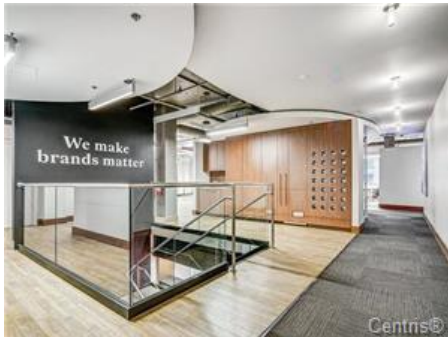
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**Centris No.** 10560098 **(Active)**

[See all pictures](#)



**\$18.95/year/sqft + GST/QST X 5 year(s)**

**215 Rue St-Jacques, local 400**  
**Montréal (Ville-Marie)**

**H2Y 1M6**

**Region** Montréal

**Neighbourhood** Old Montréal

**Near** Saint-François-Xavier

**Industrial Park**

|                                    |                      |
|------------------------------------|----------------------|
| <b>Property Type</b>               | Commercial           |
| <b>Style</b>                       | Unit                 |
| <b>Condominium Type</b>            |                      |
| <b>Property Use</b>                | Offices only         |
| <b>Building Type</b>               | Attached corner unit |
| <b>Total Number of Floors</b>      | 13                   |
| <b>Unit or Building Size</b>       |                      |
| <b>Plan Living Area</b>            | 11,154 sqft          |
| <b>Building Area</b>               |                      |
| <b>Lot Size</b>                    |                      |
| <b>Lot Area</b>                    |                      |
| <b>Cadastre Priv. Portion/Imm.</b> | 3303508              |
| <b>Cadastre of Common Portions</b> |                      |
| <b>Trade possible</b>              |                      |
| <b>Zoning</b>                      | Commercial, Offices  |
| <b>Type of Operation</b>           |                      |
| <b>Type of Business</b>            |                      |

|                                    |               |
|------------------------------------|---------------|
| <b>Year Built</b>                  | 1912, Century |
| <b>Expected Delivery Date</b>      |               |
| <b>Specifications</b>              |               |
| <b>Declaration of co-ownership</b> |               |

|                                 |                           |
|---------------------------------|---------------------------|
| <b>Special Contribution</b>     |                           |
| <b>Meeting Minutes</b>          |                           |
| <b>Financial Statements</b>     |                           |
| <b>Building Rules</b>           |                           |
| <b>Building insurance</b>       |                           |
| <b>Maintenance log</b>          |                           |
| <b>Co-ownership insurance</b>   |                           |
| <b>Contingency fund study</b>   |                           |
| <b>Reposess./Judicial auth.</b> | No                        |
| <b>Certificate of Location</b>  | No                        |
| <b>File Number</b>              |                           |
| <b>Occupancy</b>                | 30 days PP/PR<br>Accepted |
| <b>Deed of Sale Signature</b>   | 30 days PP/PR<br>Accepted |

|                             |                       |
|-----------------------------|-----------------------|
| <b>Municipal Assessment</b> | <b>Taxes (annual)</b> |
| <b>Year</b>                 | <b>Municipal</b>      |
| <b>Lot</b>                  | <b>School</b>         |
| <b>Building</b>             | <b>Infrastructure</b> |
|                             | <b>Business Tax</b>   |
|                             | <b>Water</b>          |

**Total**

**Total**

**Energy (annual)**

**Electricity**  
**Oil**  
**Gas**

**Total**

**Use of Space - Available Area of 11,154 sqft**

| Type | Office | Monthly Rent | Included in Lease |
|------|--------|--------------|-------------------|
|------|--------|--------------|-------------------|

|                            |             |                                                                                               |                                                                                                                                   |
|----------------------------|-------------|-----------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| <b>Unit Number</b>         | 400         | <b>Type of Lease</b>                                                                          | Heating, Taxes, Water taxes, Cleaning of the premises, Electricity, Air conditioning, Hot water, Snow removal, Indoor parking (3) |
| <b>Corporate Name Area</b> | 11,154 sqft | <b>Rental Value Lease Renew. Option Block Sale In Operation Since Franchise Renew. option</b> | <b>Excluded in Lease</b><br>Internet, Cable/TV                                                                                    |
| <b>Lease Franchise</b>     | Vacant      |                                                                                               |                                                                                                                                   |

## Features

|                                     |                      |                                    |                                                                                           |
|-------------------------------------|----------------------|------------------------------------|-------------------------------------------------------------------------------------------|
| <b>Sewage System</b>                | Municipality         | <b>Property/Unit Amenity</b>       | Elevator, Central air conditioning, Fire detector (connected), Intercom, Sprinkler system |
| <b>Water Supply</b>                 | Municipality         | <b>Loading Platform</b>            |                                                                                           |
| <b>Foundation</b>                   |                      | <b>Rented Equip. (monthly)</b>     |                                                                                           |
| <b>Roofing</b>                      | Elastomeric membrane | <b>Cadastre - Parkg (incl. pri</b> |                                                                                           |
| <b>Siding</b>                       | Stone                | <b>Cadastre - Parkg (excl. pri</b> |                                                                                           |
| <b>Dividing Floor</b>               | Concrete             | <b>Parkg (total)</b>               |                                                                                           |
| <b>Windows</b>                      | Aluminum             | <b>Driveway</b>                    |                                                                                           |
| <b>Energy/Heating</b>               |                      | <b>Lot</b>                         |                                                                                           |
| <b>Heating System</b>               | Forced air           | <b>Distinctive Features</b>        | Street corner                                                                             |
| <b>Basement</b>                     |                      | <b>Proximity</b>                   | Highway, Metro, Public transportation                                                     |
| <b>Renovations</b>                  |                      | <b>Environmental Study</b>         |                                                                                           |
| <b>Water (access)</b>               |                      | <b>Garage</b>                      |                                                                                           |
| <b>Mobility impaired accessible</b> | Adapted entrance     |                                    |                                                                                           |

## Inclusions

RENOVATION WORK- TI ALLOWANCE: For a lease with an initial term of 5 years, an allowance of \$25 per square foot is included, granted by the landlord for leasehold improvements to the premises, and this allowance can go up to \$40/sq.ft. for a 10-year lease. These renovation works can be carried out using this allowance either by the landlord or by the tenant (to be discussed, certain conditions apply). N.B.: The base rent is subject to an annual increase (CPI Montreal region - to be determined).

## Exclusions

The Additional rent is estimated for 2026 at 18,30\$/sq.ft. (subject to annual adjustments based on actual costs) which includes: property, business and school taxes, elevators, cleaning of the leased premises, garbage removal, electricity-heating-air conditioning consumption in the premises, building security and alarm, building maintenance/repairs, exterior window cleaning, management, amortization and others (refer to the 2026 expenses budget).

## Remarks

UNBEATABLE OPPORTUNITY! AAA LOCATION! FABULOUS OFFICE SPACE OF INTERNATIONAL STANDING! At less than 170 meters from the Place-d'Armes metro in the prestigious Dominion Express Building, suite 400 is exceptional. Façades with architectural details that are almost impossible to reproduce today. Located in the heart of Old Montreal and the Cité Internationale, 2 steps from the Palais des Congrès, Palais de Justice, the World Trade Center and Square Victoria. According to lease term, an allowance of \$25-\$40/sq.ft. is allocated by the lessor for the tennant's improvements (TI). Available: the amazing layout plans of the premises.

## Addendum

UNBEATABLE OPPORTUNITY! AAA LOCATION!  
OF INTERNATIONAL STANDING!

At less than 170 meters from the Place-d'Armes metro in the prestigious Dominion Express Building, suite 400 is exceptional.

Building with well maintained historical façades and architectural details that are almost impossible to reproduce today.  
Amenities: basement bike room available, gym on 2nd floor in 2025.

Located in the heart of Old Montreal and the Cité Internationale, 2 steps from the Palais des Congrès, Montreal Courthouse (Palais de Justice de Montréal), the World Trade Center of Montréal, OACIQ and Square Victoria.

INTERIOR PARKING AVAILABLE: the landlord also owns an interior parking building at 220 St-Jacques, located opposite of 215, offering over 300 interior parking spaces at a monthly rate of \$295 + Gst/Qst for a regular spot (current promotion: offered at a reduced price at signature of the lease, with a few interior parkings spaces included at no extra cost).

TI ALLOWANCE: Depending on the length of the lease, an allowance of \$25-\$40/sq. ft., calculated on the net usable area, is allocated by the lessor for the tenant's improvements (some conditions apply).

Net usable area for suite 400: 11,154 sq.ft.

Total Leasable Area (BOMA measurements): 12,875 sq.ft.

Available: floor plans of the very recent and incredible layout of the premises. To find out more, get the documents, the floor plans, discuss the possibilities and lease terms, and to schedule a visit, please contact the listing broker.

#### **Seller's Declaration**

No

#### **Source**

RE/MAX DU CARTIER BONJOUR, Real Estate Agency



Other



Overall view



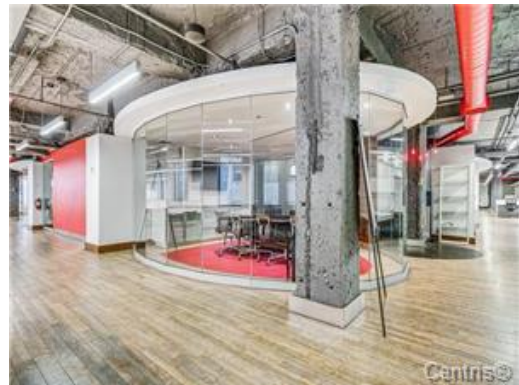
Overall view



Overall view



Overall view



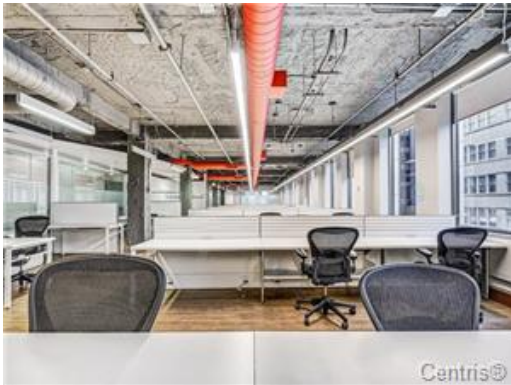
Overall view



Other



Other



Overall view



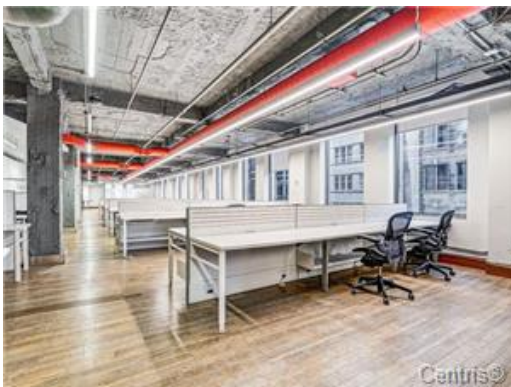
Office



Overall view



Overall view



Overall view



Overall view



Overall view



Overall view



Office



Office



Other



Overall view



Passageway



Hall



Hall



Frontage