

FOR LEASE

# Place Alexis Nihon

3400 & 3500 de Maisonneuve W.

 Cominar |  JLL



# Place Alexis Nihon

Completed in 1967, Place Alexis-Nihon, was designed by renowned Montreal architect Dimitri Dimakopolous, who played a critical role in the design of Montreal landmarks such as Place Ville Marie, 1000 de la Gauchetiere, Place des Arts and others. The site on which Place Alexis-Nihon currently sits was once home to the Montreal Royals baseball team until the year 1927. The project was commissioned by pioneering local Real Estate developer Alexis Nihon who was also responsible for founding the eponymous REIT. The building is a fantastic option for office users all of sizes and industries, with Tower 1 catering to a more enterprise clientele due to its large, rectangular floor plates whereas Tower 2 features a unique octagonal layout which allows for some dynamic space planning.



# Building Overview

## Property Details

	Tower 1	Tower 2
Total Area of Building	298,000 SF	312,000 SF
Typical floor	33,000 SF	17,000 SF
Elevators	6 elevators	6 elevators
Number of floors	16 floors	24 floors



**Class**  
A



**HVAC**  
07:30 AM – 06:00 PM



**Certification**  
BOMA BEST Silver



**Bike Storage**  
Yes



**Security**  
Security agents 24/7,  
cameras, access card



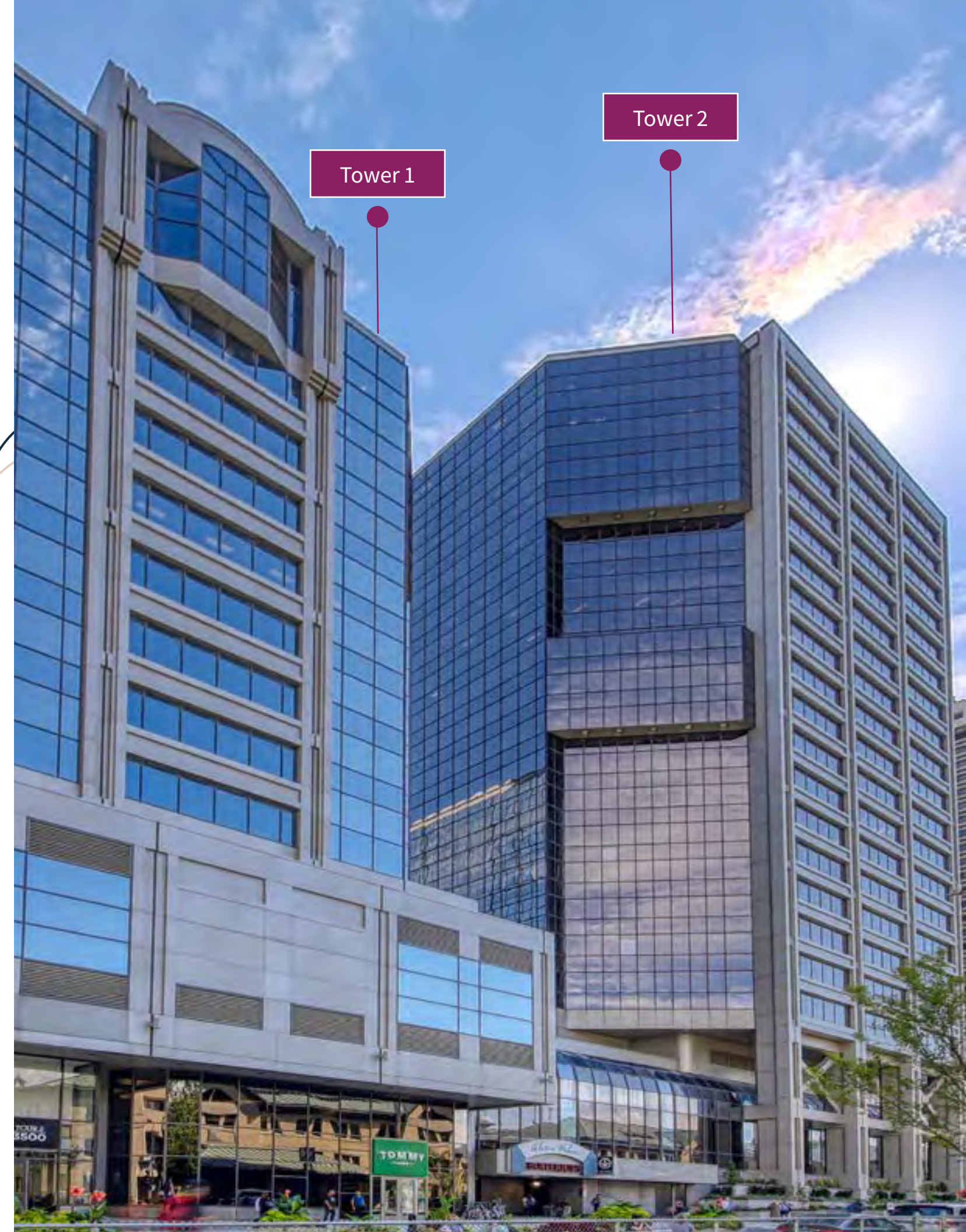
**Year Built**  
1986



**Parking**  
1,088 interior spaces  
Heated & reserved: \$295 / month plus taxes  
Non-heated & non-reserved: \$210 / month plus taxes

## Highlights

- Direct access to Atwater metro station
- Large configurable floor plates
- Located near Dawson College, LaSalle College, Concordia University
- Amazing views of Mont-Royal and the St-Lawrence river
- Connected to the shopping centre, food court and many amenities



# Location Overview

Affluent Neighborhood and home to the principals of many large businesses, the building is situated on the edge of Westmount and Downtown giving many of the benefits of being Downtown without the hassle of parking, traffic, and access. Easily accessible by public transit and surrounded by restaurants, bike paths and numerous amenities.



**Walk Score:**  
95



**Atwater Metro Station:**  
Green line (Direct access)



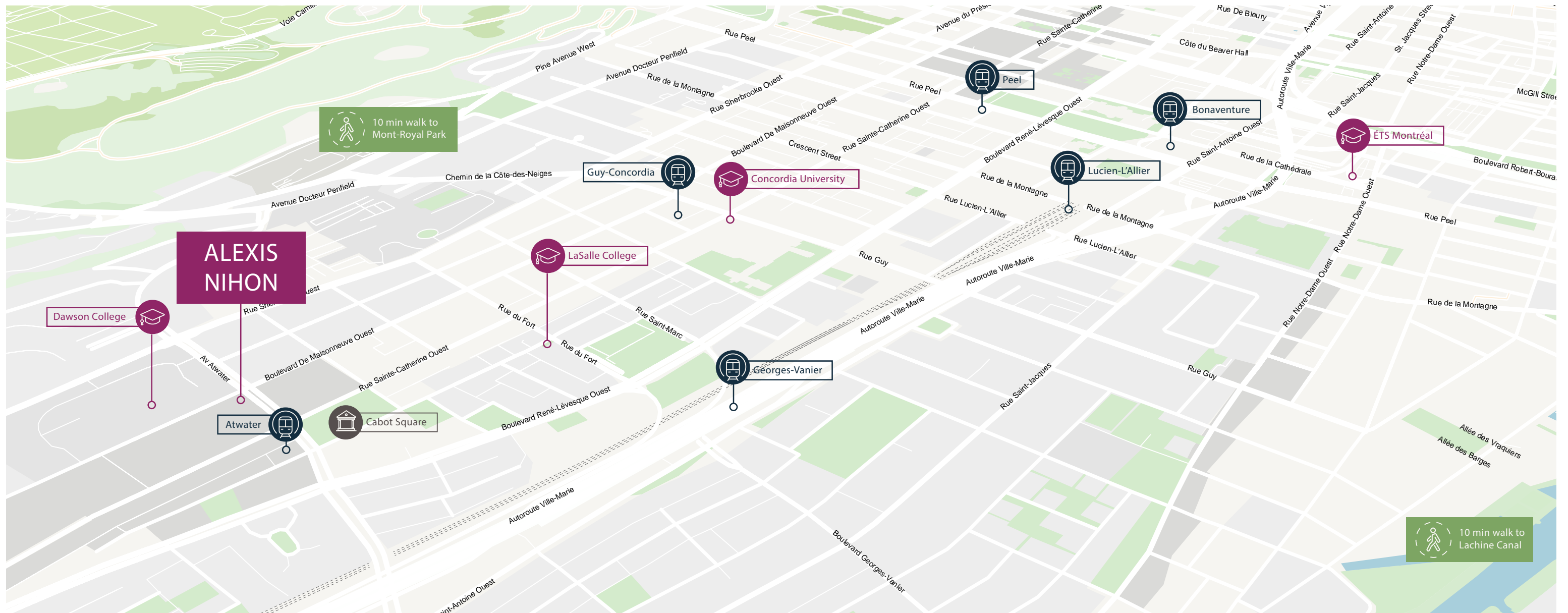
**Transit Score:**  
95



**Buses:**  
108, 138, 144, 150, 350, 354, 260, 376



**Bike Score:**  
89



# Amenities Overview

This unique complex truly has all amenities under one roof. The office towers are directly connected to the shopping mall which features essential services such as grocery, pharmacy, hair salon, numerous fashion retailers. The mall's food court will be receiving a total overhaul commencing with work commencing in 2023 to upgrade the property's food and beverage offering. The building also offers a conference centre, bike and shower facilities.

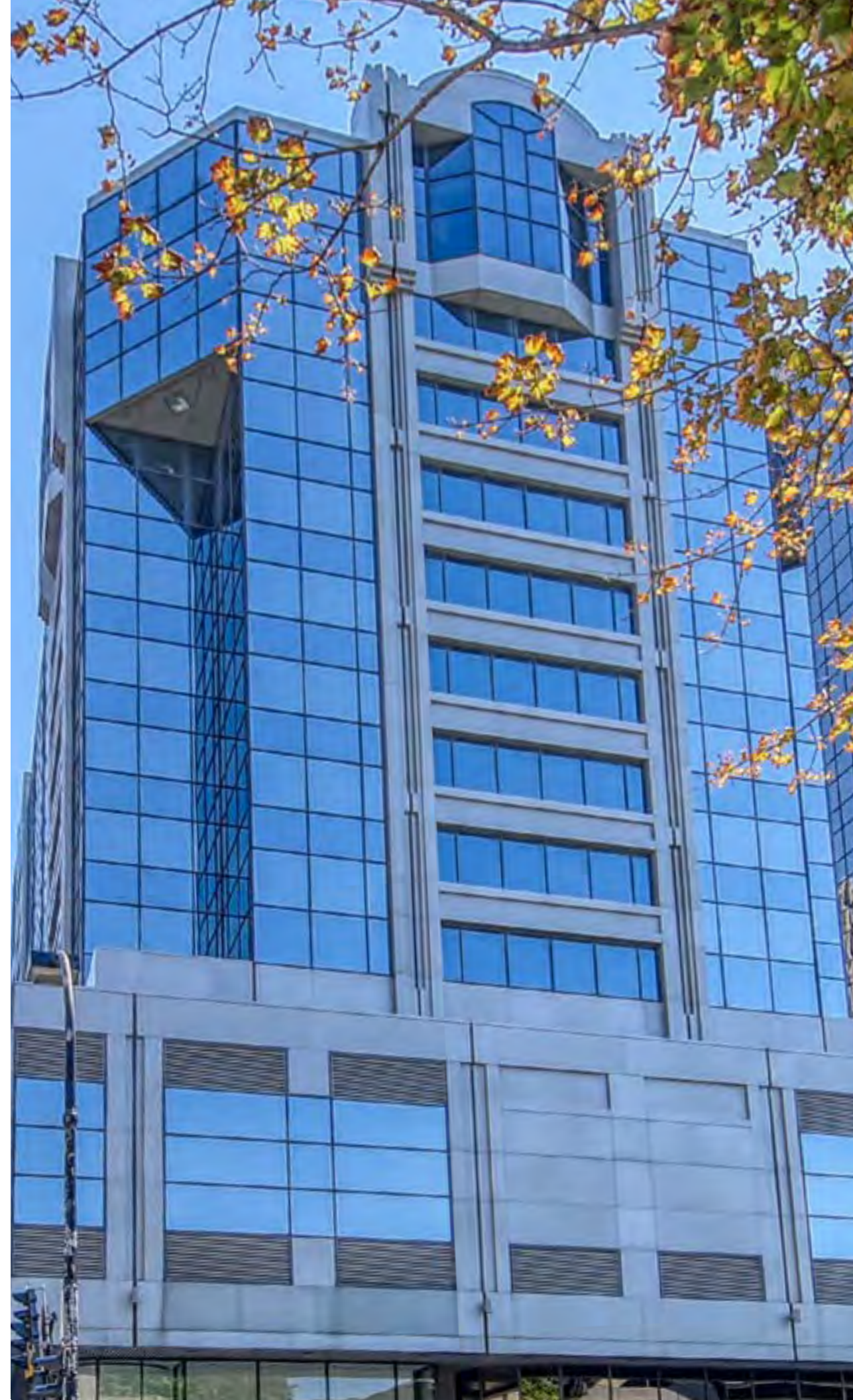
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# Availabilities

Tower 1			
SUITE	AREA	AVAILABILITY	SPACE CONDITION
601	4,823 SF	Immediate	Built-out
602	2,439 SF	Immediate	Base building
650	3,824 SF	Immediate	Built-out
660	2,487 SF	Immediate	Turn-Key
700	29,660 SF	Immediate	Turn-Key
800	3,220 SF	January 2025	Built-out
1150	3,682 SF	Immediate	Base building
1450	6,353 SF	Immediate	Built-out
1500	15,918 SF	Immediate	Base building
1602	13,424 SF	Immediate	Turn-Key

Tower 2			
SUITE	AREA	AVAILABILITY	SPACE CONDITION
902	2,090 SF	Immediate	Built-out <b>NEW</b>
<del>995</del>	<del>3,610 SF</del>	<del>Immediate</del>	<del>Built-out</del> <b>LEASED</b>
<del>1060</del>	<del>1,000 SF</del>	<del>Immediate</del>	<del>Turn Key</del> <b>LEASED</b>
1070	1,516 SF	December 2024	Built-out <b>NEW</b>
<del>1150</del>	<del>2,859 SF</del>	<del>Immediate</del>	<del>Base building</del> <b>LEASED</b>
1205	1,654 SF	Immediate	Built-out
1235	1,922 SF	Immediate	Base building
1250	3,022 SF	Immediate	Base building
1520	2,372 SF	Immediate	Partial build-out
<del>1670</del>	<del>1,456</del>	<del>Immediate</del>	<del>Built-out</del> <b>LEASED</b>
1802	3,122 SF	Immediate	Built-out
2401	3,226 SF	Immediate	Built-out



# Financial Information



**Net Rent**  
Negotiable



**Electricity**  
\$1.15 PSF



**Daily Cleaning**  
Included



**OPEX**  
\$8.65 PSF



**Taxes**  
\$6.89 PSF



**Total Additional Rent**  
\$16.69 PSF  
(est. 2023)

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Commercial Real Estate Broker

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