



FOR LEASE

**555 Chabanel St. W.**

Montreal, QC



# 555 MIDTOWN

## *UP TO 232,800 SQ. FT. AVAILABLE*

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# DESCRIPTION

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Originally inaugurated in 1982 as the first premier office building in the area, 555 Chabanel boasts over 1 million square feet of rentable office space.

Today, 555 is home to an impressive list of tenants of all sectors, ranging from finance and insurance to internet and technology. Offering a modern aesthetic and superior services and amenities, 555 has established itself as a leader in the Chabanel district.

The building's large floor plates allows companies the flexibility to expand within the building. 555 offers high-end, open concept spaces that are highly customizable, permitting companies to attract and retain today's top talent.





## HIGHLIGHTS

- Newly renovated lobby, washrooms and common areas
- Building linked up to fibre-optic network
- Complete HVAC system throughout
- Large windows with unobstructed views
- Fitness center including shower and locker facilities
- 24/7 on-site security and remote surveillance
- Interior and exterior parking available
- Bicycle parking facilities
- On-site services include: convenience store, hair dresser, car wash, bank, travel agency, restaurants, package delivery room and a spinning studio



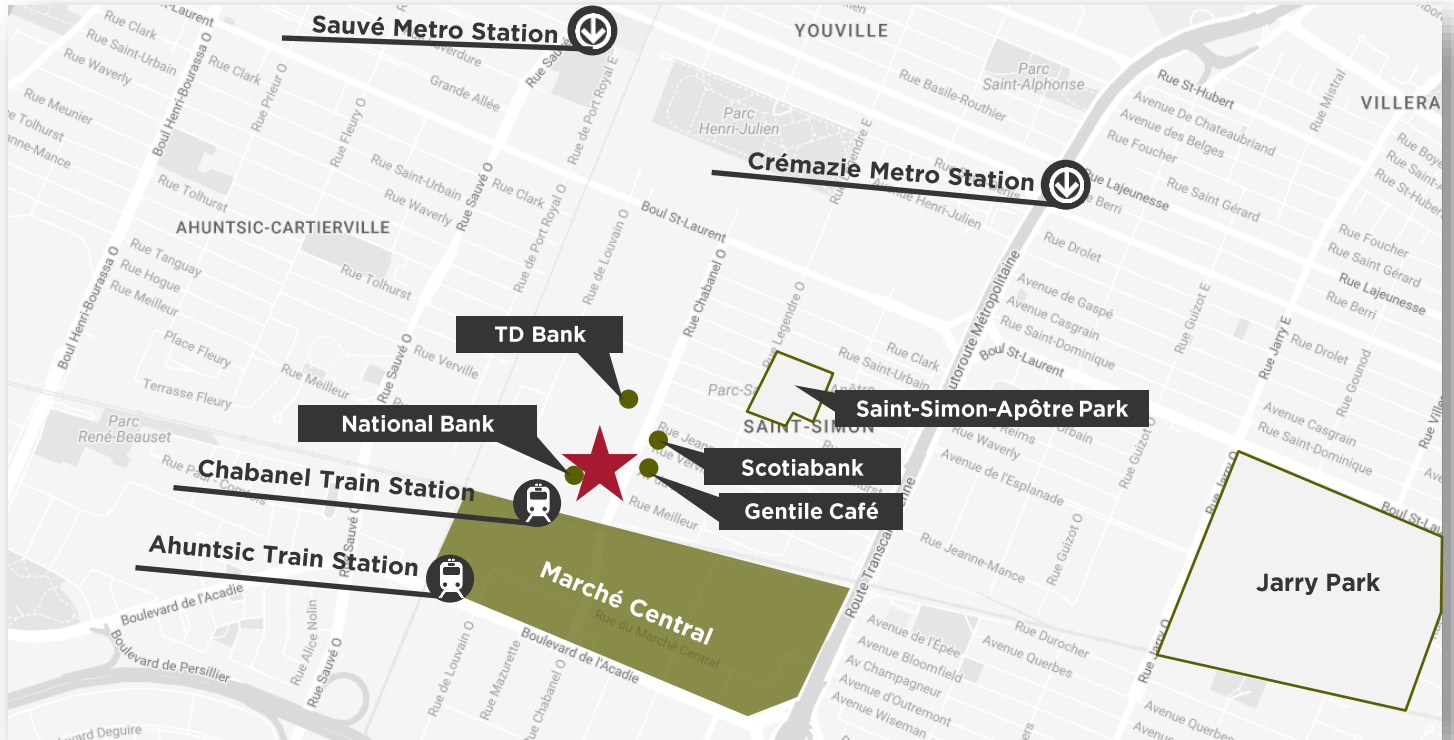


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## LOCATION

- Easy access to major highways
  - Highway 15
  - Highway 40
- Easily accessible by public transportation
  - Adjacent to the Chabanel train station
  - Serviced by bus lines 53, 54 55, 19 and 146
  - 146 Bus from the Crémazie metro station every 7-10 minutes between 7 am - 9 am
- Steps away from Marché Centrale, Costco, SAQ and Guzzo Cinema
- 15 minutes to the Pierre Elliott Trudeau International Airport





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**Restaurants**

- 1 La Prep
- 2 L'Oeufrier
- 3 Restaurant Pasta Bar
- 4 Souvlaki George
- 5 Allo! Mon Coco
- 6 Dic Ann's
- 7 Vinnie Gambini
- 8 Bistro du Marcher
- 9 Ezo D
- 10 Thai Express



**Coffee Shops**

- 11 Café Gentile
- 12 Café L'Agora
- 13 Starbucks
- 14 Fashion Café
- 15 Café Greene



**Bars**

- 16 Roasters BBQ Bar & Grill
- 17 Resto Bar Trophy's
- 18 Les 3 Brasseurs
- 19 Resto bar Sharky's



**Banks**

- 20 National Bank
- 21 TD Bank
- 22 ScotiaBank
- 23 Laurentian Bank
- 24 HSBC Bank
- 25 RBC



**Retail**

- 26 Marché Centrale
- 27 SAQ Dépôt
- 28 Costco
- 29 Réno Dépôt
- 30 MEC
- 31 Marshalls
- 32 Bureaux en Gros
- 33 Nike Outlet
- 34 Winner's
- 35 Canadian Tire

## AVAILABLE SPACES

Ground Floor	7,600 sq. ft. (Retail)	9 <sup>th</sup> Floor:	Up to 32,837 sq. ft.
3 <sup>rd</sup> Floor:	Up to 20,803 sq. ft.	10 <sup>th</sup> Floor:	Up to 23,022 sq. ft.
5 <sup>th</sup> Floor:	Up to 42,139 sq. ft.	11 <sup>th</sup> Floor:	Up to 19,741 sq. ft.
7 <sup>th</sup> Floor:	Up to 39,844 sq. ft.	12 <sup>th</sup> Floor:	Up to 17,443 sq. ft.
8 <sup>th</sup> Floor:	Up to 9,185 sq. ft.	14 <sup>th</sup> Floor:	Up to 20,186 sq. ft.
		<b>TOTAL:</b>	<b>Up to 232,800 sq. ft.</b>

## FINANCIAL INFORMATION

Term:	5 or 10 years
Gross rental rate:	Negotiable
Taxes & operating expenses:	\$8.50 / sq. ft.
Electricity:	Included
Tenant improvement allowance:	Negotiable
Parking:	Interior: \$149.00 / month / stall Exterior: \$128.00 / month / stall



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## BUILDING CHARACTERISTICS

Floors:	15
Average Floor Plate:	55,000 sq. ft.
Ceiling Height:	11 ft. 1 in.
Freight Elevators:	7
Loading Docks:	16

## TYPICAL FLOOR PLAN



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