1411

Crescent Street, Montréal



Premium, move-in ready office space in the heart of Montréal

UNITS FROM 1,382 to 12,000 sq. ft. | FOR LEASE

BTB

Highlights

BOMA BEST CERTIFIED

This building meets internationally-recognized standards of sustainability, efficiency and performance.

TURNKEY BUILD-OUT

Possibility of a turnkey solution, offering you a fresh new space that fits your needs.

STRATEGICALLY LOCATED

Located on Montreal's most iconic commercial street, with easy access to the underground network, public transit, and highway 720.

ART DECO BUILDING

Renovated in 2018 and offering abundant natural light, creating an inviting and productive work environment.



Unit 200	5,975 sq. ft.
Unit 400*	6,000 sq. ft.
Unit 500*	1,382 sq. ft.
Unit 501*	4,300 sq. ft.

*Can combine units 400, 500 and 501 for a total of 11,382 sq. ft. (full-floor opportunities)

Availability

#200, #400, #500: immediate
#501: 05/2027
Turnkey option: within 90 days of signing**

Floor plate	6,084 sq. ft.
HVAC	Brand new dedicated units
Parking	Nearby parking lots available ($), secure bicycle parking

Shared access to rooftop terrasse for events

Turnkey build-out	Includes open workstations, closed offices, executive meeting rooms, kitchen area, individual private bathrooms & shower.

**Subject to landlord approval.

UNIT 200: 5,975 sq. ft.

The second-floor office space includes sun-filled interiors and the potential for a *turnkey build-out.*



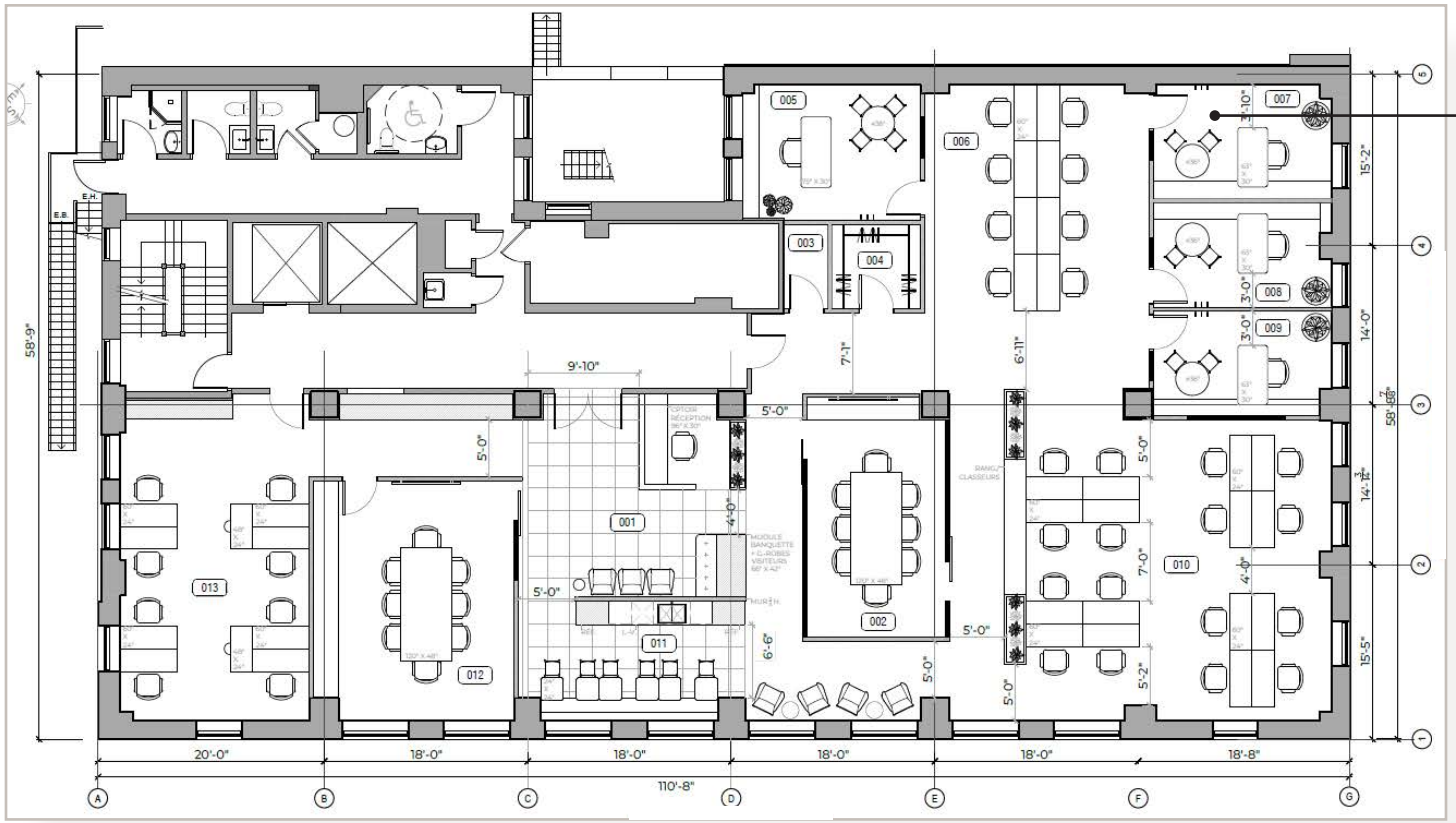
Proposed build-out





UNIT 200

Proposed floorplan



Proposed build-out





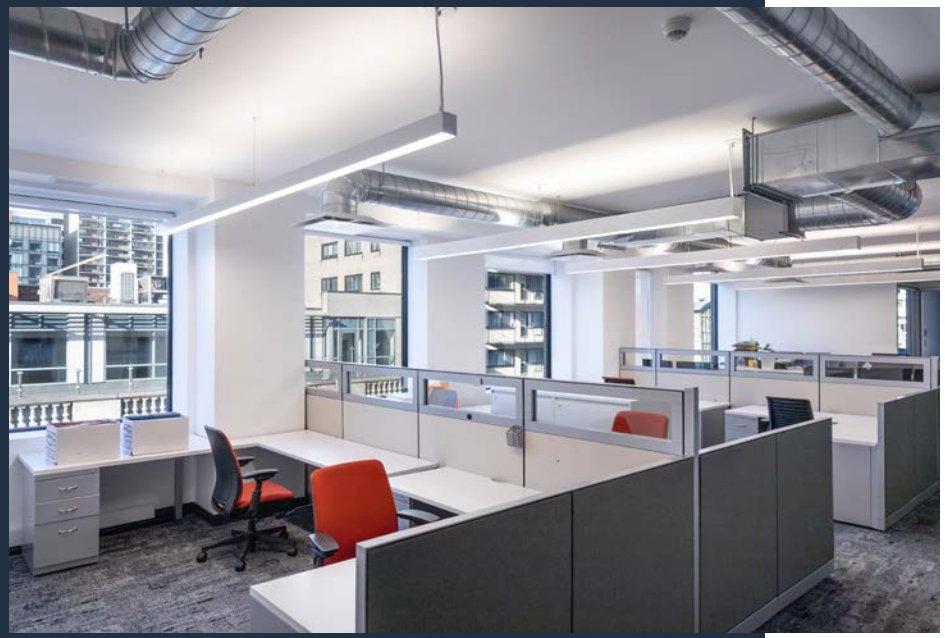
Individual private bathrooms & shower



UNIT 400: 6,000 sq. ft.

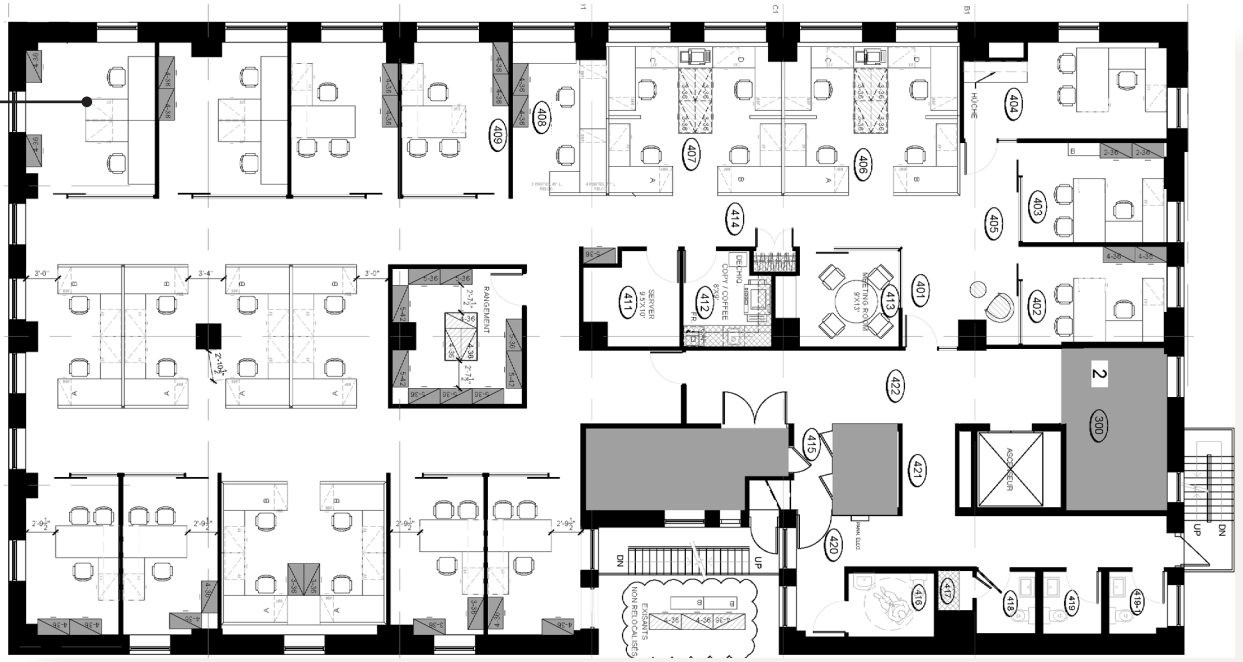
Fourth-floor turnkey space featuring *abundant natural light and refined finishes.* Includes 11 private offices, a meeting room, and open work areas.







Floorplan



Offices with floor to ceiling glass walls



Naturally lit open workspaces

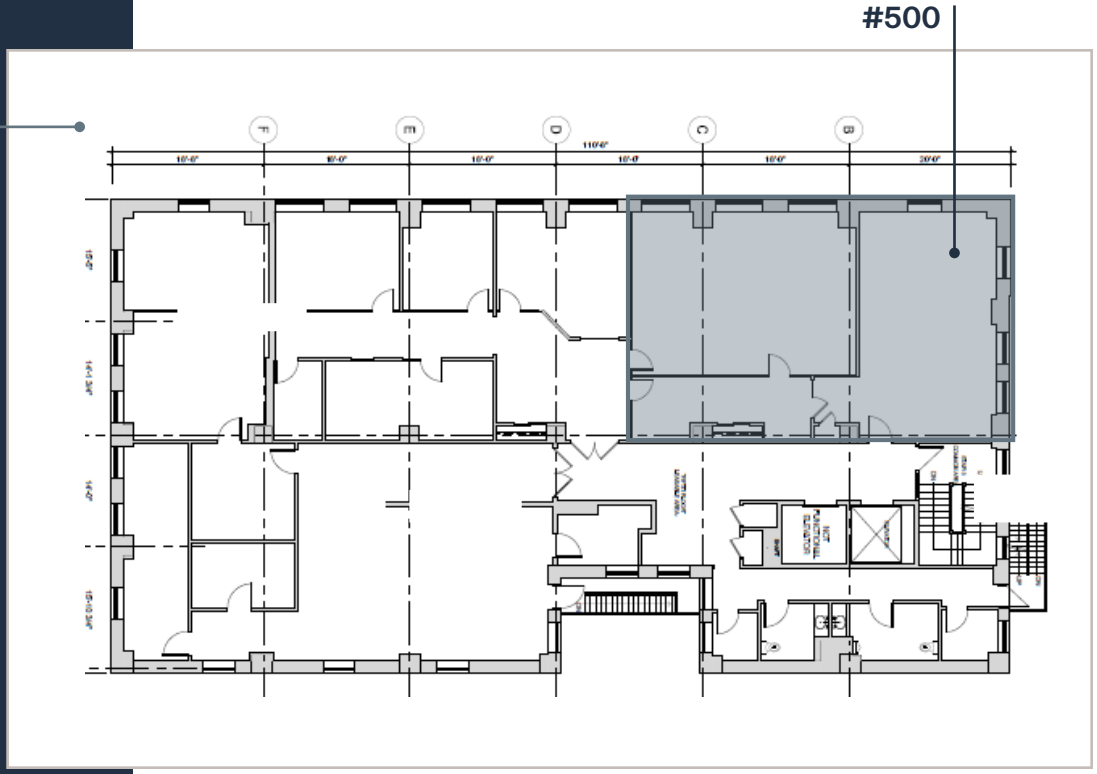


Office supply room and kitchennette

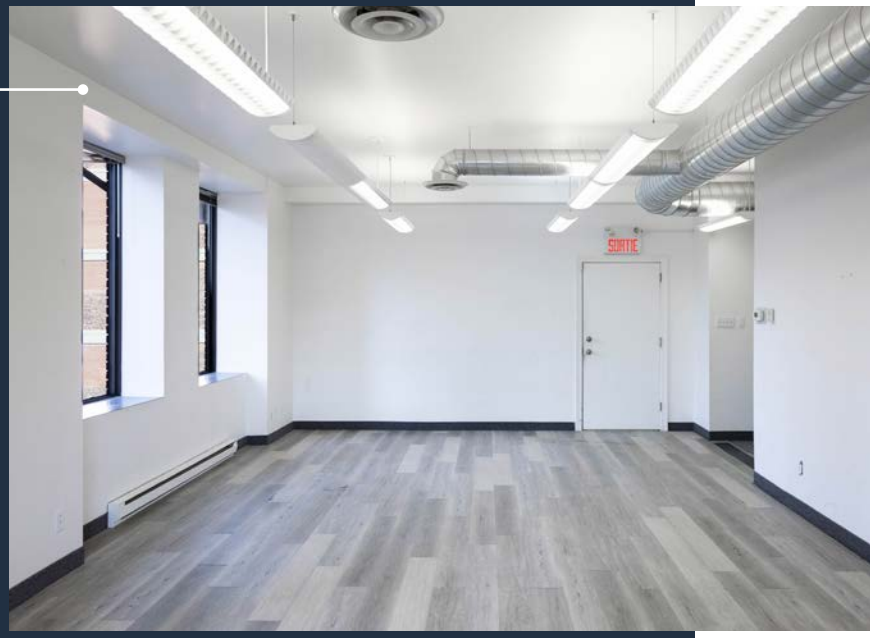


UNIT 500: 1,382 sq. ft.

Fifth-floor office space with *generous sunlight, elevated views,* and an opportunity for a *turnkey build-out.*



Clean and modern finishes

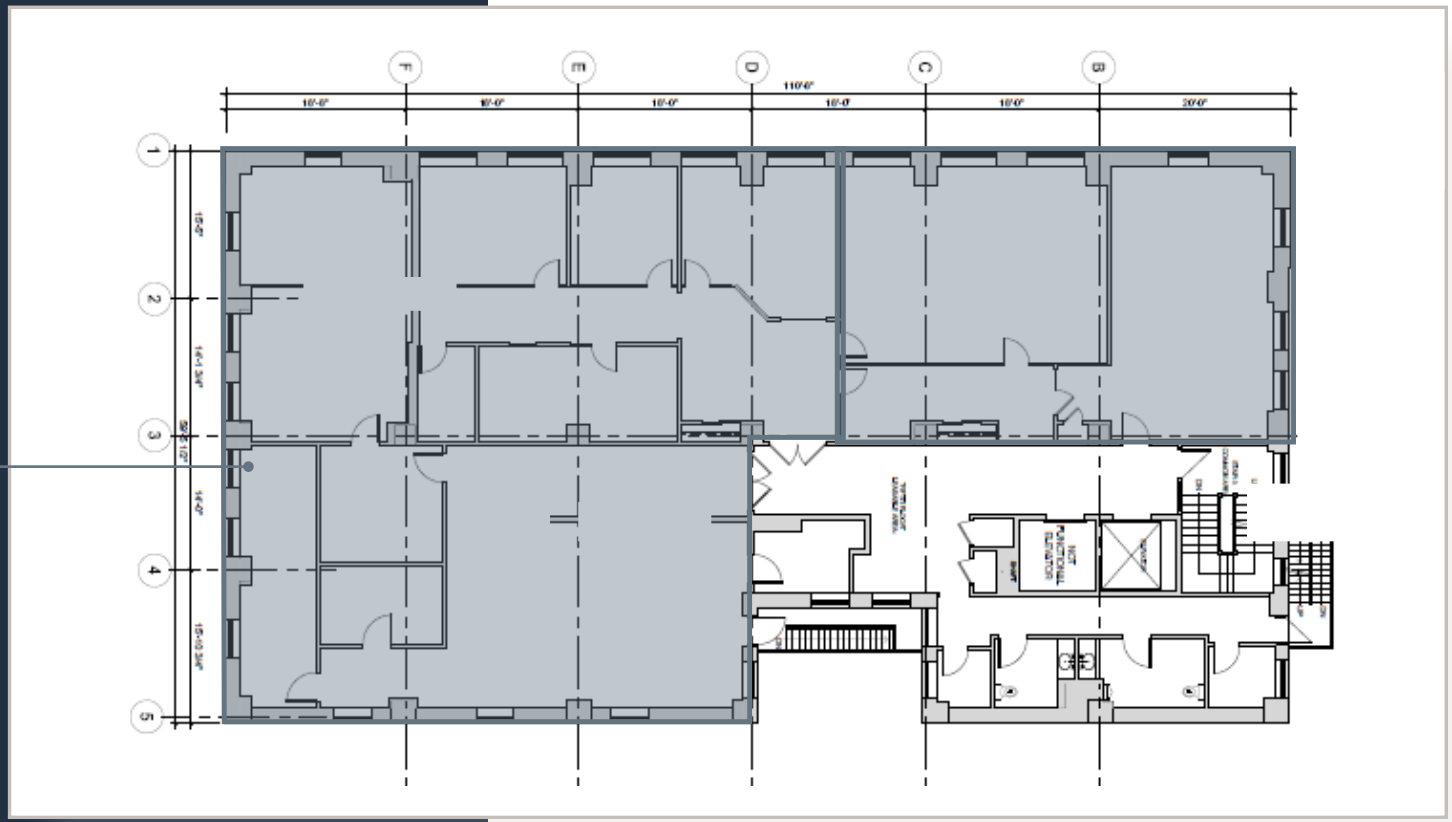




UNIT 501: 4,300 sq. ft.

A spacious workspace featuring private offices and a kitchen counter with sink, *ideal for businesses.*

#501



UNITS 400-500-501: 11,382 sq. ft.

Several *full-floor opportunities* available.



Strategically located in downtown Montréal, 1411 Crescent is highly accessible by highway 720 and public transit, including several metro stations and the REM.

METRO STATIONS
Guy-Concordia, Peel & Lucien-L'Allier
(7-minute walk)

BUS STOPS
Busses 15 & 358
(1-minute walk)

SHOPPING & DINING
Walking distance to all amenities including restaurants, shopping malls, hotels & more.



Art deco elegance meets *modern and efficient workspaces* at 1411 Crescent Street, a 1932 build renovated in 2018.



THE BUILDING

Current tenant's build-out shows the potential of this space: *elevated and functional workspaces.*









*Photos of 3rd floor of building.

BTB

Let us help you build the environment that *fits your vision*.

Alexandre Cowper
Senior Leasing Director, Montréal
514 286-0188, ext. 243
acowper@btbreit.com

©2026 BTB Real Estate Investment Trust. All rights reserved. The information contained in this brochure is provided for general information purposes only and has been obtained from sources believed to be reliable. However, no warranty or representation, express or implied, is made as to the accuracy, completeness, or reliability of the information provided. The information contained in this brochure is provided in accordance with the information available at the time of writing, and is subject to change. Without limiting the foregoing, all information is subject to errors, omissions, changes in price, rental conditions, or withdrawal without notice. The condition of the property and its features are provided "as is" and are subject to change. Any projections, opinions, or estimates are provided as illustrative examples only and are subject to uncertainty. Certain images have been digitally modified for presentation purposes.

