

3400 de Maisonneuve West Blvd, Tower 1

3400 de Maisonneuve West Blvd, Montreal, QC, H3Z 3B8

Connected to the Alexis Nihon complex, the 3400 de Maisonneuve is a class A building. Surrounded by many services, like the shopping mall of Alexis Nihon, a direct access to the Atwater subway station is right under the building.

Building characteristics

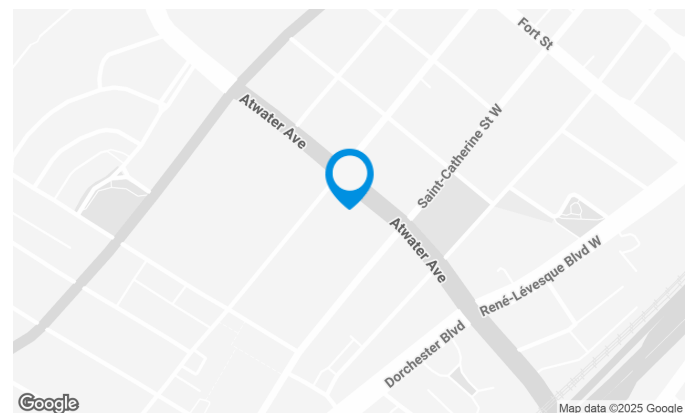
TOTAL LEASING AREA	301,705 sq. ft.
YEAR OF CONSTRUCTION	1986
NUMBER OF FLOORS	16
ELEVATORS	6
OPTICAL FIBER	Yes
SPRINKLERS	Yes
GENERATOR	Yes
HVAC HOURS	7:30 a.m. to 6 p.m. (Mon. - Fri.)
SECURITY	Security guards 24 hours/7 days, access cards, cameras
BUILDING SERVICES	cafés, restaurants, grocery store, florist, bank services, pharmacy, hairdresser, etc.

BUILDING ACCESSIBILITY

INDOOR PARKING	1,088
PARC À VÉLOS DISPONIBLE	Yes
ROAD ACCESS	720 Highway, 15 Highway, Sherbrooke street, Sainte-Catherine street
BUS	108, 138, 144, 150, 350, 354, 360, 376
METRO STATION	Green metro line: Atwater station

AWARDS

BOMA Best Gold



Julie Godbout

LEASING DIRECTOR
LEASING - OFFICES, MONTREAL AREA

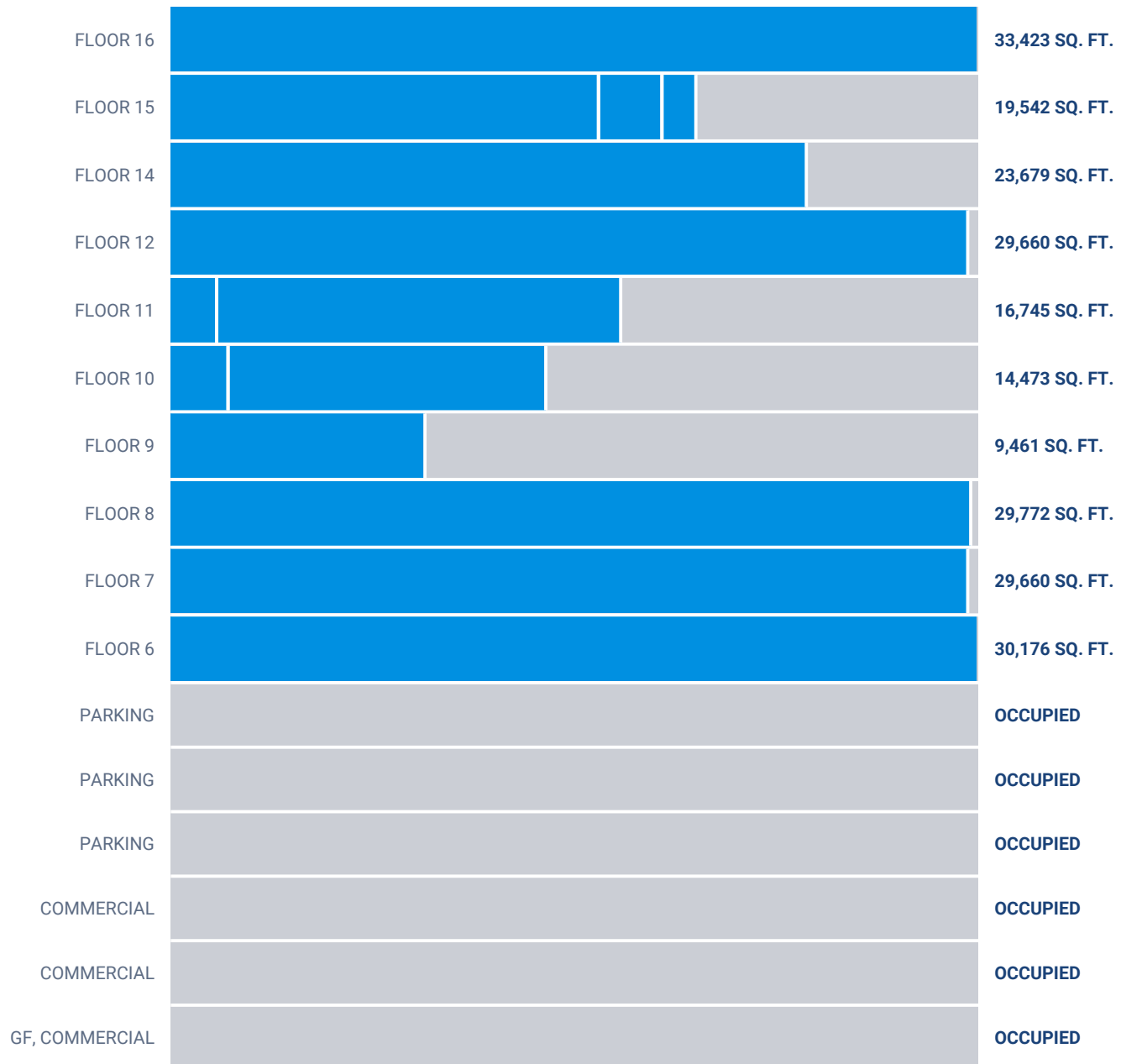
C 514 238-7079

E JULIE.GODBOUT@COMINAR.COM

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Available leasing areas from 1,262 sq. ft. to 33,423 sq. ft.



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List of available offices

SUITE	FLOOR	AVAILABILITY	AREA
Floor 6	6	Immediate	30,176 sq. ft.
Floor 7	7	Immediate	29,660 sq. ft.
Floor 8	8	November 2025	29,772 sq. ft.
Suite #910	9	November 2025	9,461 sq. ft.
Suite #1010	10	Immediate	12,262 sq. ft.
Suite #1025	10	Immediate	2,211 sq. ft.
Suite #1135	11	Immediate	15,035 sq. ft.
Suite #1150	11	Immediate	1,710 sq. ft.
Floor 12	12	January 2026	29,660 sq. ft.
Suite #1410	14	Immediate	23,679 sq. ft.
Suite #1515	15	Immediate	1,262 sq. ft.
Suite #1510	15	Immediate	2,362 sq. ft.
Suite #1500	15	Immediate	15,918 sq. ft.
Floor 16	16	180 jours	33,423 sq. ft.

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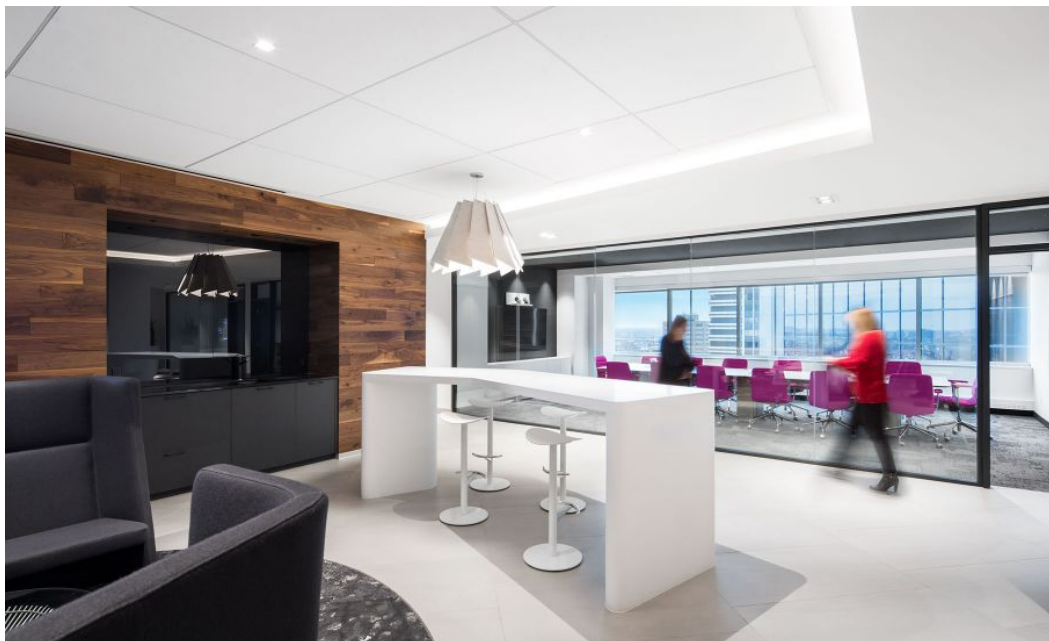
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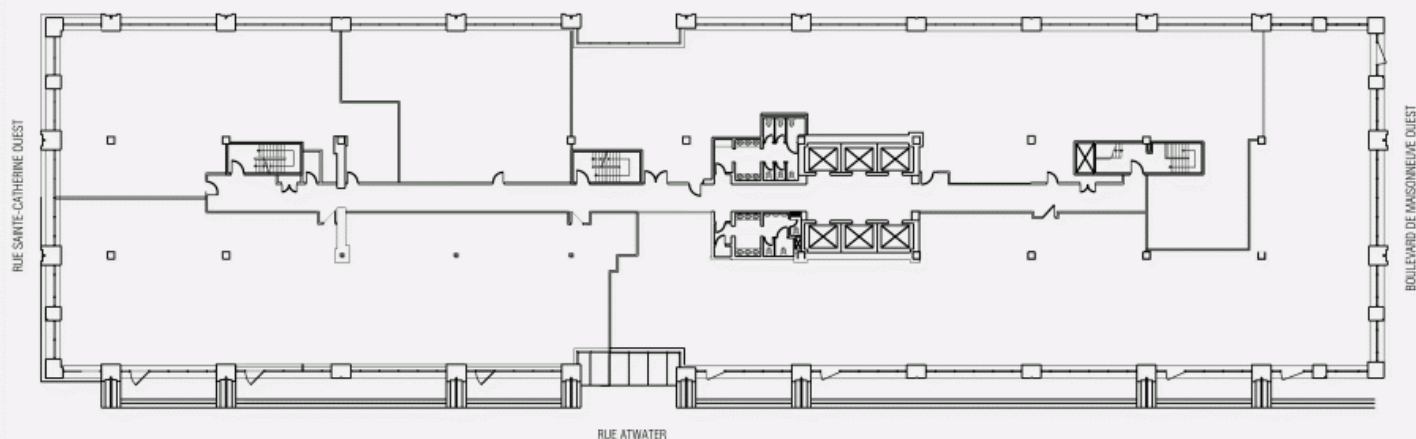


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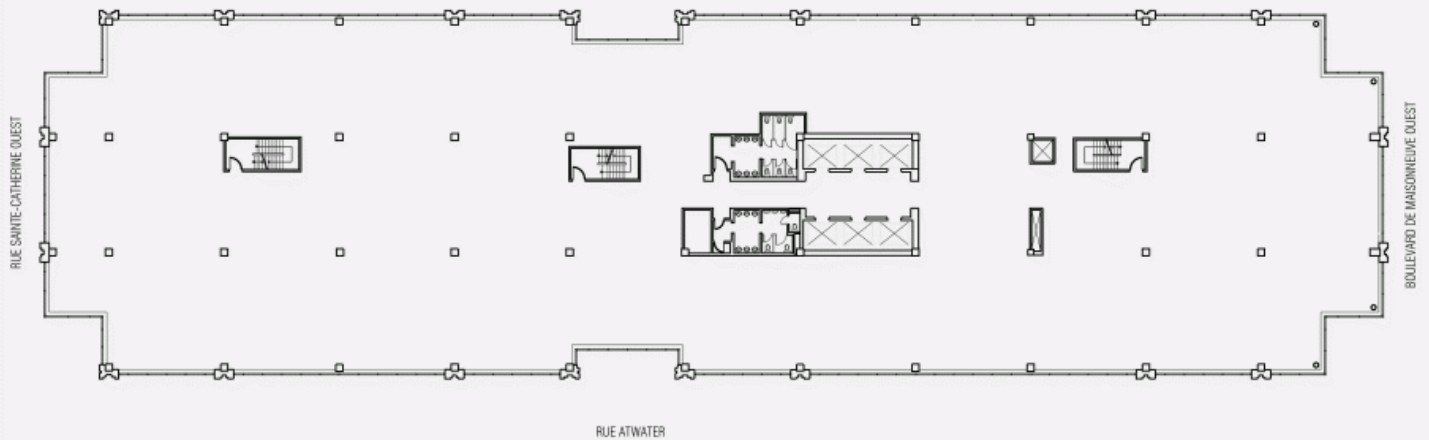
6TH FLOOR PLAN



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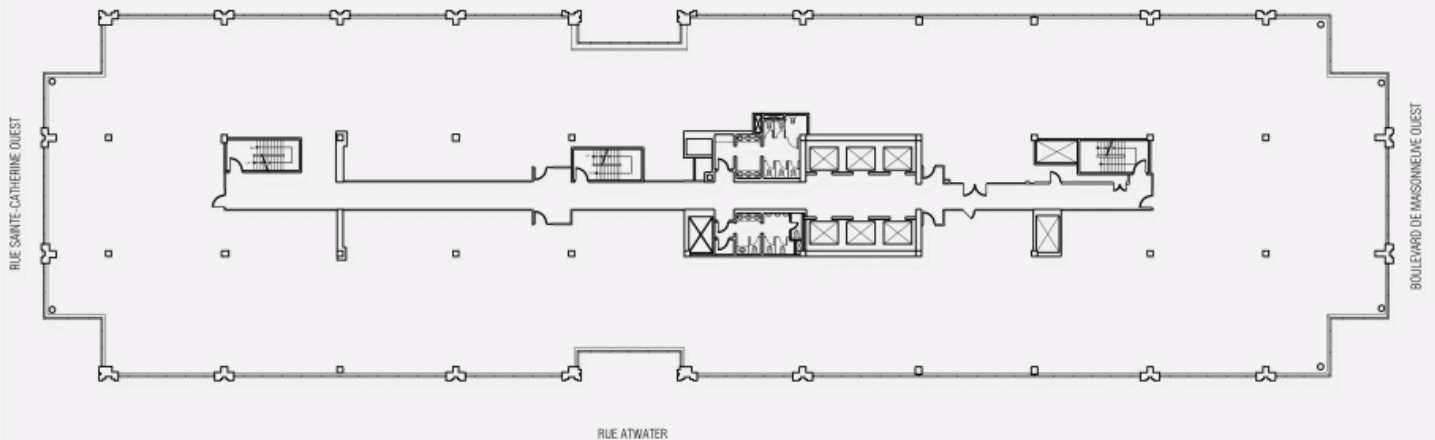
7TH FLOOR PLAN



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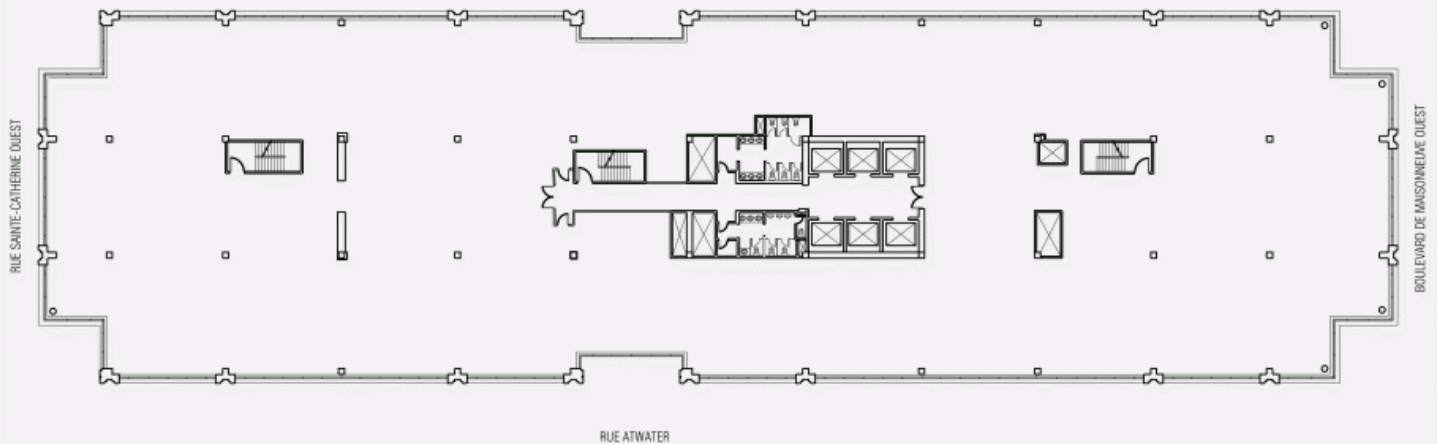
8TH FLOOR PLAN



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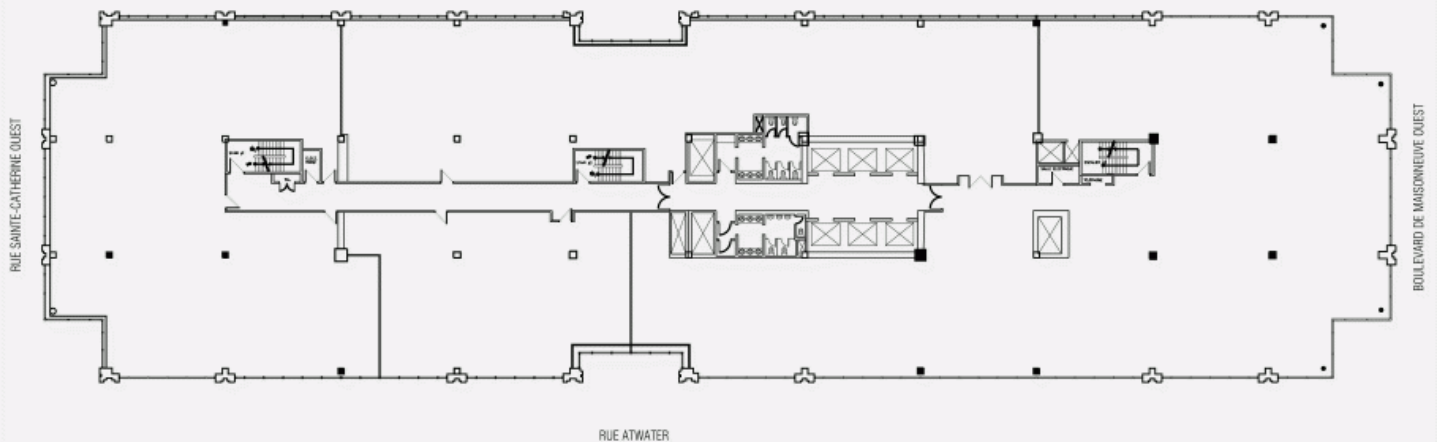
9TH FLOOR PLAN



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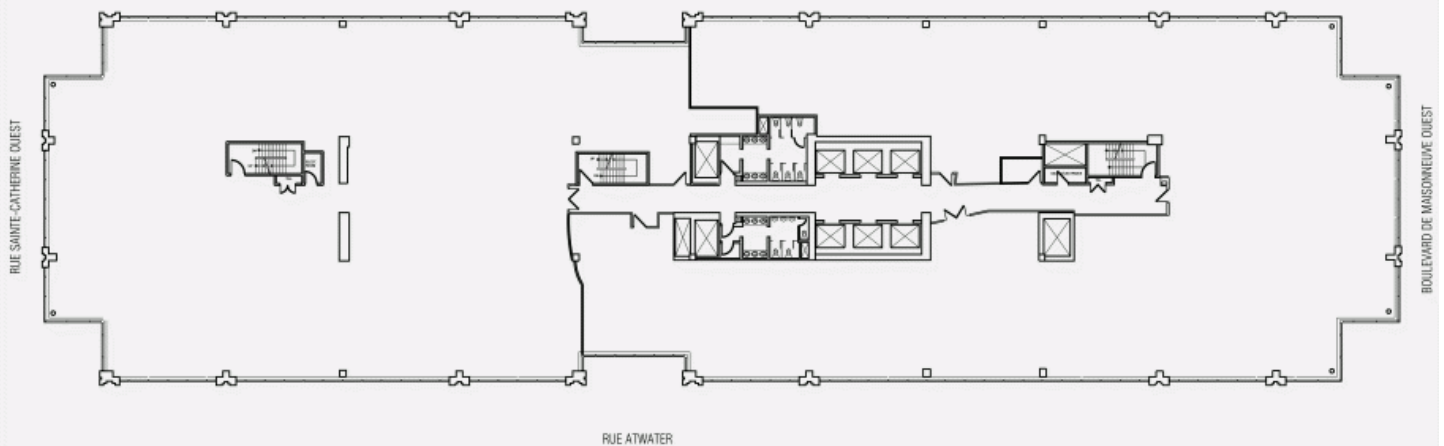
10TH FLOOR PLAN



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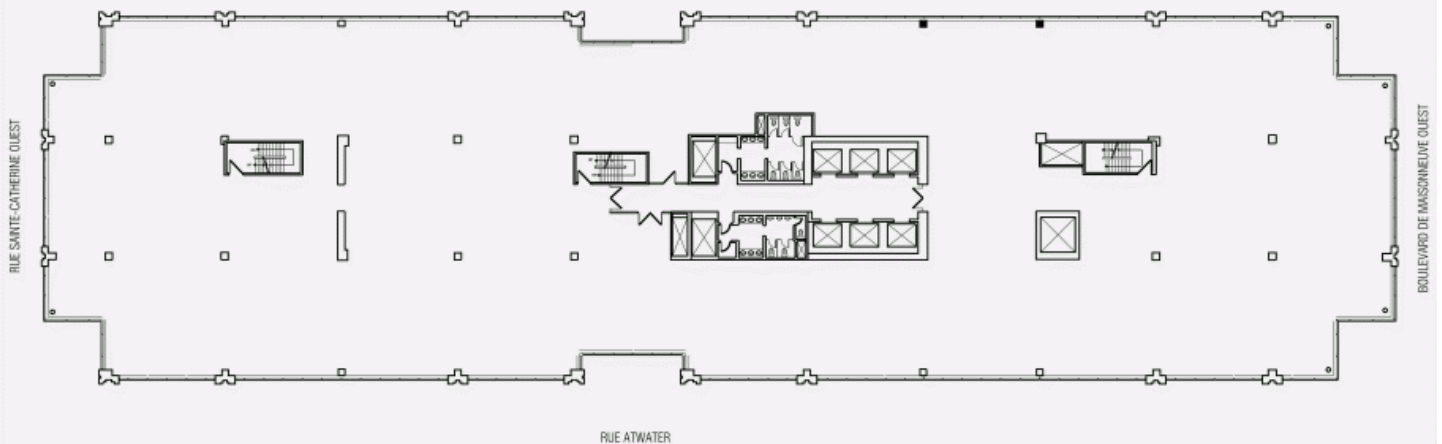
11TH FLOOR PLAN



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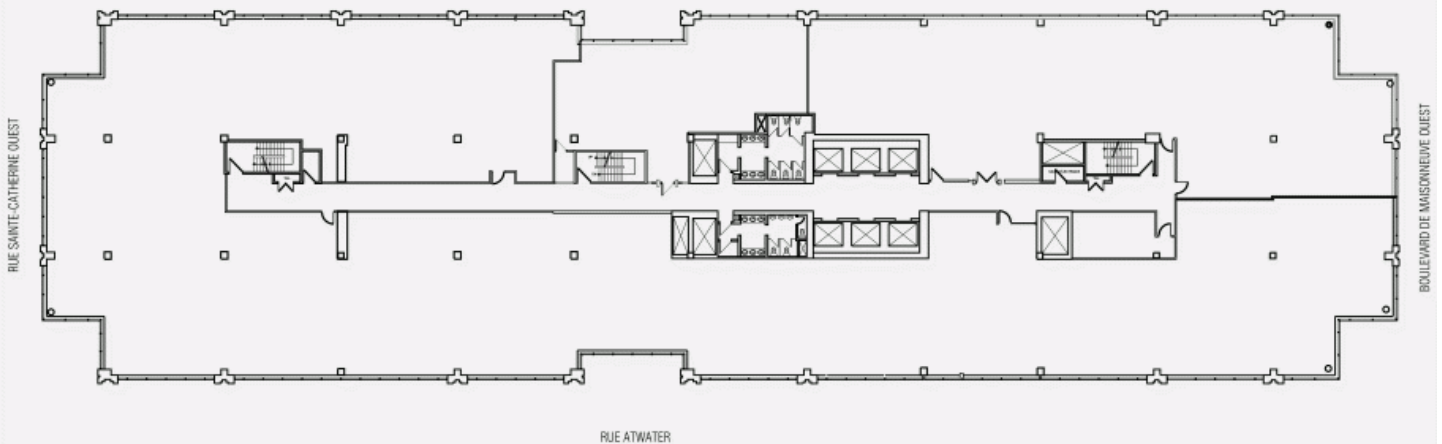
12TH FLOOR PLAN



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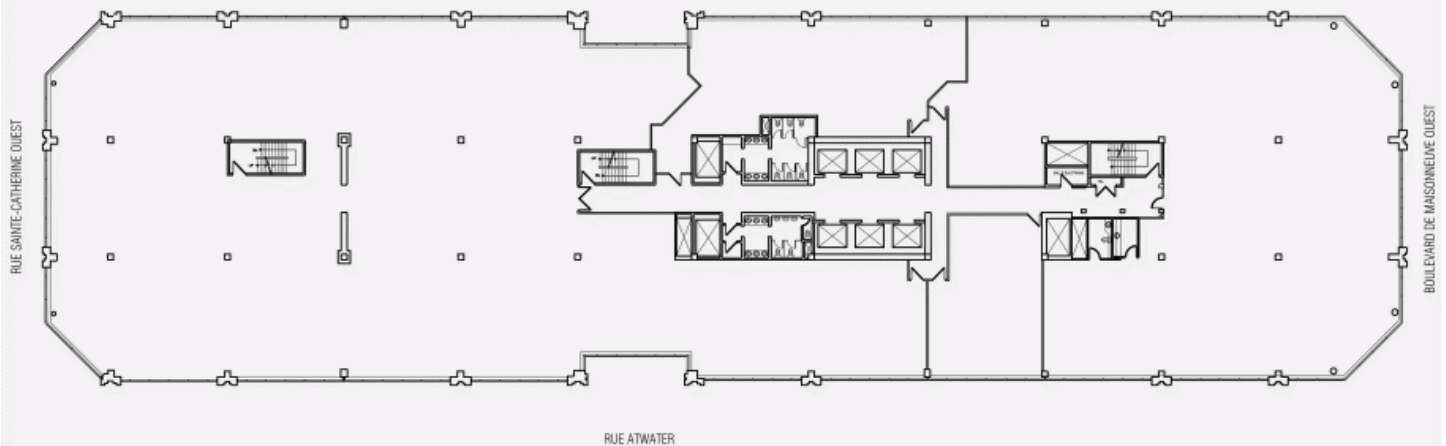
14TH FLOOR PLAN



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15TH FLOOR PLAN



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16TH FLOOR PLAN

