



155 Beaubien St. W
Montréal, QC

Commercial Space
FOR LEASE

⟷ Canderel

Artist's rendering for illustrative purposes only.



A reimagined building in the heart of Mile Ex, 155 Beaubien showcases a distinctive character defined by light, volume, and flexibility.

Soaring ceilings, skylights, and a distinctive saw-tooth roof bring generous natural light into each unit, while glass garage doors offer adaptable space suited to modern retail and creative brands.

155 Beaubien W.

A vibrant commercial and retail destination where innovation, collaboration, and everyday experiences intersect.



Building Highlights

Urban Access

Easily accessible by foot, bike, transit, and car, the property is well connected to surrounding neighbourhoods and key transit lines. Its central location makes it a natural stop along Beaubien's active commercial corridor.

Retail Opportunity

Offering flexible ground-floor retail spaces with high ceilings, 155 Beaubien is well suited for food, service, and lifestyle concepts. The combination of park frontage, neighbourhood density, and street-level energy creates a compelling platform for retailers seeking long-term relevance.



Property Summary

Address	153-155 Beaubien St. W			
Additional Rent	\$10.80 psf.			
Parking	Free-of-charge first come first serve basis.			
Connectivity	Well connected by foot, bike, transit, and car, 155 Beaubien offers seamless access within one of Montreal's most walkable urban corridors.			
Availabilities*	1,853 - 4,395 sf			
Unit #	Size (sf)	Width (ft)	Length (ft)	Ceiling Height (ft)
153	1,853	40	50	14
6530	1,993	20	99'10"	14
6536	4,011	40	100	14
6538	2,000	20	100	14
6548	3,600	40	90	14

* Data is taken from the plans and is approximate; heights are average values that may vary by unit location, and the table is for informational purposes only.



Current Tenants



Welcome to the Mile-Ex

Montreal's most vibrant neighborhood where art, culture and innovation come together creating a dynamic retail destination with unlimited opportunities.



Serviced by three
Metro stations



Close proximity to the new
University of Montreal MIL



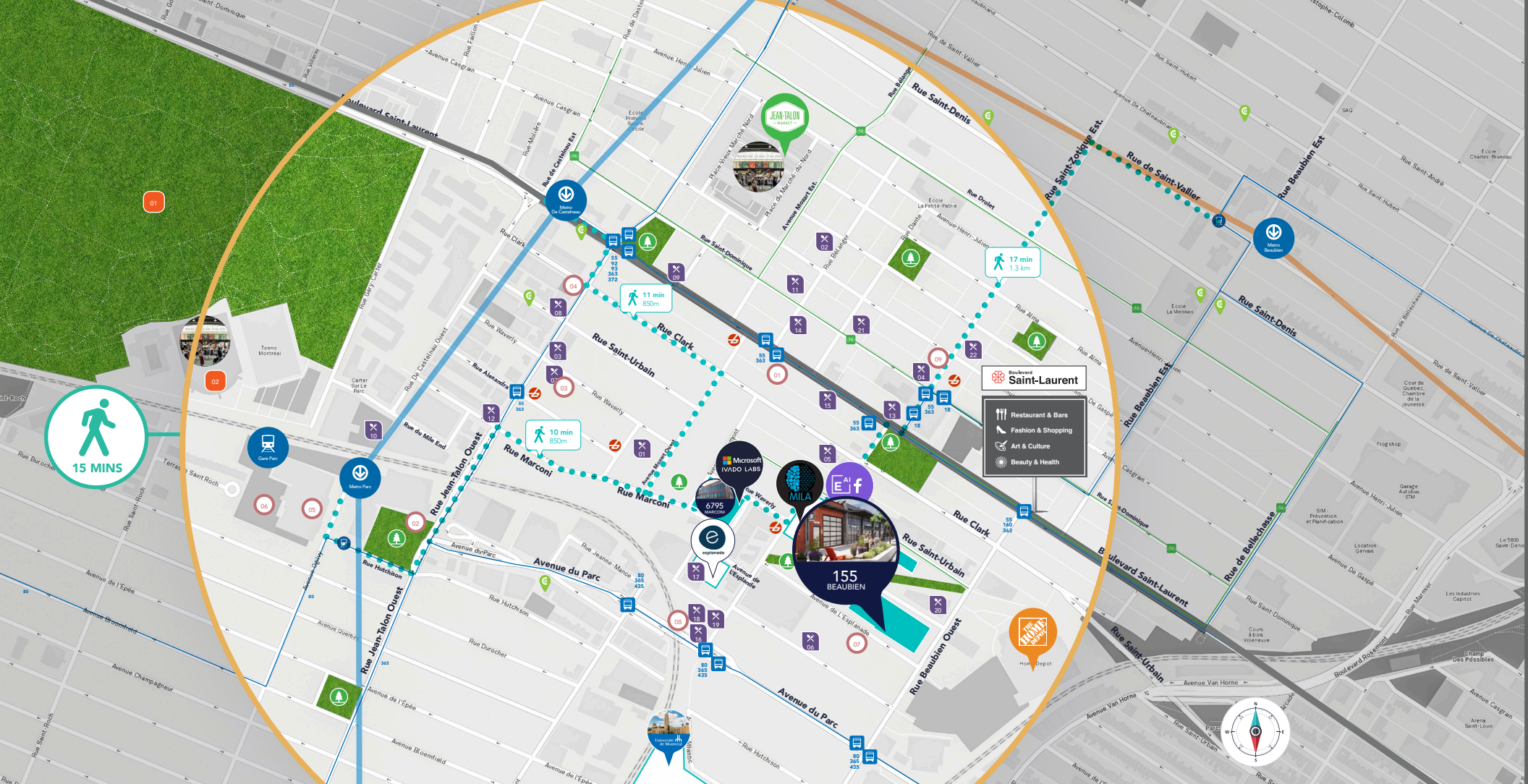
Surrounded by the best
restaurants in the neighbourhood



98 walk score



100 bike score



Points of interest

Public transit

- Metro Station
- Gare Parc
- STM Bus Stop

Restaurants, Bars & Coffee Shops

- 01 Depanneur Le Pick Up
- 02 Pizzeria Napoletana
- 03 Union Coffee
- 04 Bottega
- 05 Dinette Triple Crown
- 06 Restaurant Mile-Ex
- 07 Bar Le "Ritz" PDB
- 08 Brasserie Harricana
- 09 Birra Bar à Bières Maison
- 10 Presse Café
- 11 Inferno
- 12 Salon Teashop
- 13 Restaurant Corneli
- 14 Porchetta (Little Italy)
- 15 La Duperie
- 16 Bar Cicchetti
- 17 Café Guerrero
- 18 Restaurant Manitoba
- 19 Dispatch Coffee
- 20 Le Diplomate
- 21 Gema Pizzeria
- 22 Trou de Beigne

Services & More

- 01 Milano Fruiterie
- 02 Provigo Le Marché
- 03 Two Horses
- 04 Familiprix
- 05 CRIM
- 06 Bureaux d'arrondissement
- 07 Cross Fit
- 08 Emporium Barbershop
- 09 Épicerie Pumpui

Sports & Entertainment

- 01 Parc Jarry
- 02 Stade Uniprix

Major office/complex

- Element AI
- Facebook
- Esplanade Montreal
- Mila Université de Montréal
- Université de Montréal
- Microsoft
- Ivado Labs
- Jean-Talon Market
- Home depot
- Parks
- Communauto
- Bixi Stations
- bicycle lanes



Parc des Gorilles

A neighbourhood-driven retail destination

Located at the doorstep of Parc des Gorilles, 155 Beaubien sits at the heart of a lively, well-established Montréal neighbourhood known for its strong sense of community and daily foot traffic. The area blends residential density with local culture, making it a natural gathering point for families, professionals, and longtime residents alike.

Parc des Gorilles serves as a key neighbourhood anchor, drawing consistent activity throughout the day and across seasons. Its presence enhances the street's vibrancy, creating an inviting environment where people naturally linger, meet, and shop. This dynamic setting offers retailers a unique opportunity to integrate seamlessly into the daily rhythm of the community.

With its proximity to green space, strong local character, and steady pedestrian flow, 155 Beaubien presents an ideal platform for retailers seeking visibility, authenticity, and long-term connection within Montréal's urban fabric.



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