

L'ATELIER

9292 MEILLEUR STREET, MONTREAL QC

Beautiful Boutique Office in the Heart of Chabanel

[Cliquez ici pour le français](#)

NOT JUST AN OFFICE — A STATEMENT

Introducing L'Atelier—a beautifully renovated, boutique loft office building in Montreal's Chabanel District that redefines the workplace experience for a new class of refined visionaries. With meticulously designed turnkey suites, a striking new entrance lobby and rooftop terrace, L'Atelier sits ready for tenants looking to for a seamless move-in experience and elevated design that distinguishes itself from the crowd.



Six-story building in **Montreal's Chabanel District**

Typical floorplate: **± 18,000 SF**

Slab-to-slab ceiling height: **12 feet**



Up to **50,000 SF** available

Rental rates starting at **\$25/PSF** (taxes & operating expenses incl.)

Move-in-ready, turnkey suites available



Walkable amenities, including **Marché Central shopping center**

Brand new lobby, common areas and kitchen space

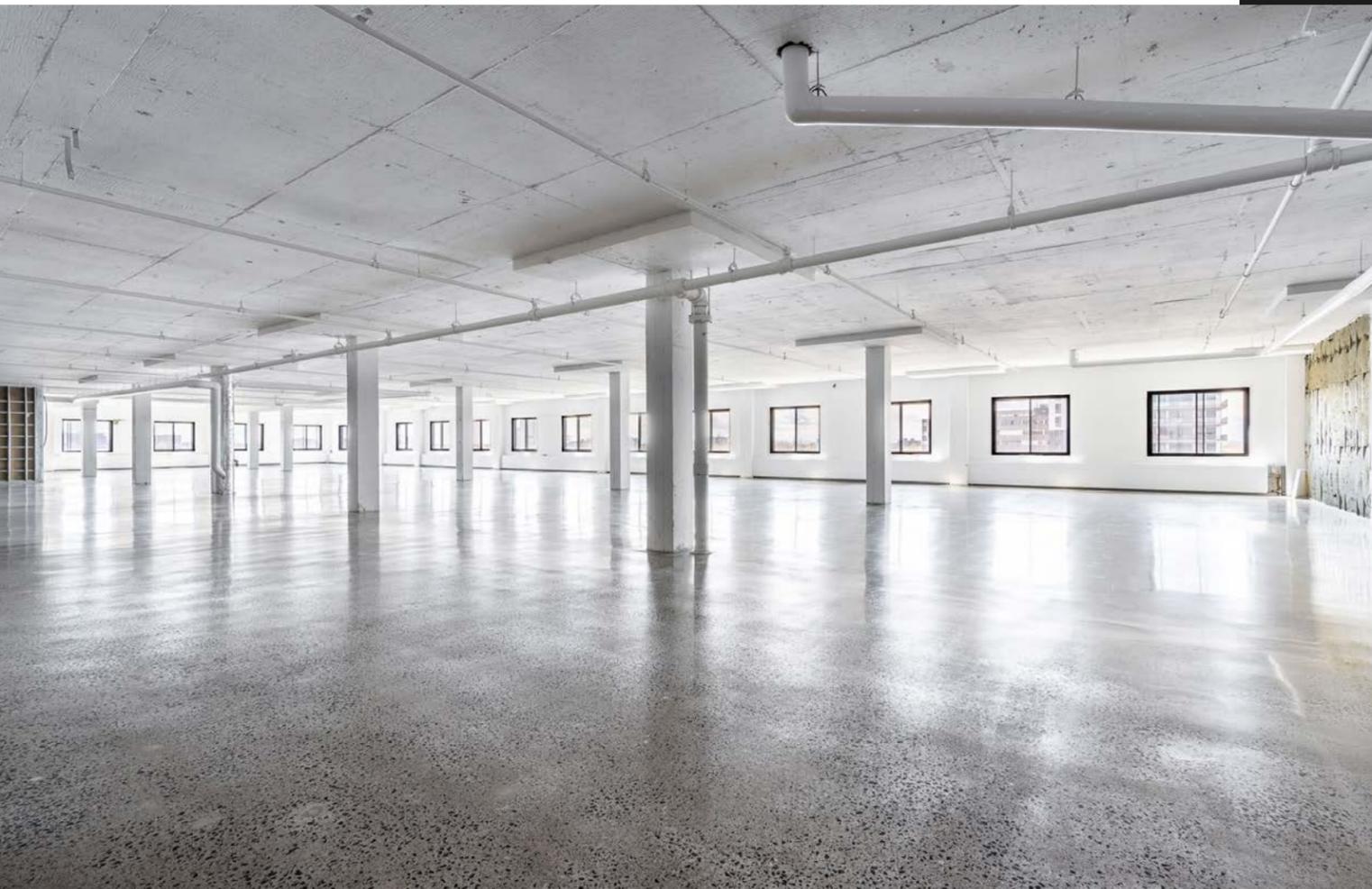
Interior parking available

SLEEK DESIGN. **FLEXIBLE** FUNCTION. **PREMIUM** FINISHES.

L'Atelier introduces a redefined office experience—where sleek interiors, a contemporary lobby, and luxury elevator bays set the tone for elevated workdays. Designed with flexibility in mind, the newly modernized spaces cater to today's tenants, offering a refined blend of style, function, and sophistication in every detail.



ROOFTOP TERRACE WITH UNOBSTRUCTED VIEWS



IN THE HEART OF CHABANEL —
MONTREAL'S CREATIVE CORE

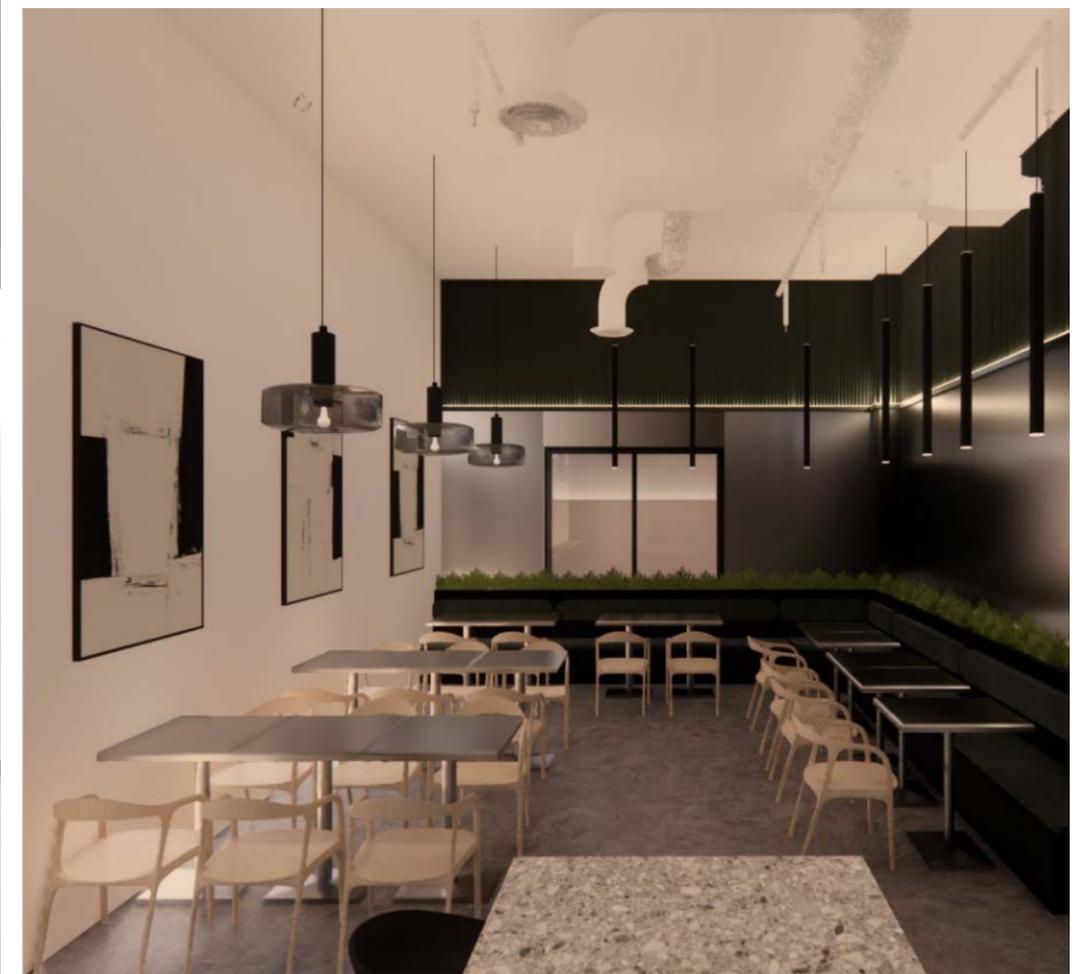




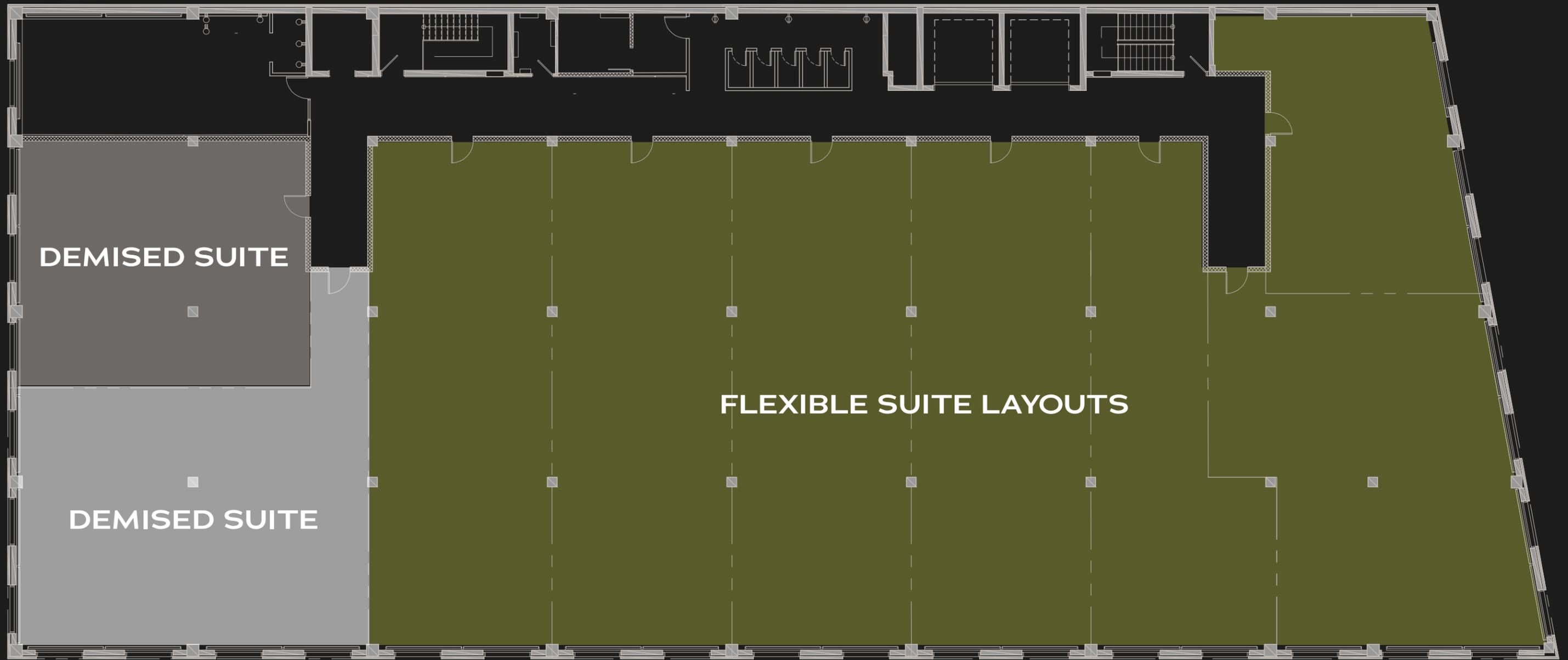
**NEW
KITCHEN/
CAFETERIA**



**RECEPTION
LOBBY**



**TENANT
LOUNGE**



AVAILABLE POTENTIAL
**& READY TO
GO SPACES**



A WALKABLE MONTREAL EXPERIENCE

Marché Central is home to over 75 brand-name retailers, diverse outlets and a wide array of dining options. Spanning over 1 million SF, this premier shopping destination also features entertainment zones and family services to offer a vibrant hub for both everyday essentials and leisurely outings.

- Restaurants
- Retail
- Marché Central
- EXO Commuter Rail
- Metro

 **91**
WALK SCORE



CONVENIENT & CONNECTED

- Easily accessible by public transportation
Adjacent to the Chabanel train station
- Served 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

TRAVEL TIMES

Bus Lines 53, 54, 55, 19 and 146.....	1 min walk
Chabanel Train Station.....	4 min walk
Highway 40.....	5 min drive
Highway 15.....	6 min drive
Montréal-Pierre Elliott Trudeau International Airport.....	17 min drive



16+
RESTAURANTS

46+
RETAIL STORES

10M
VISITORS PER YEAR

1M SF
CURRENT LEASING

458,225 SF
NEW DEVELOPMENT



marché
CENTRAL

L'ATELIER

L'ATELIER

Lloyd Cooper, SIOR

B.C.L., LL.B., MBA, MCR, ICD.D
Executive Vice Chair
Chartered Real Estate Broker AEO
+1 514 841 3821
lloyd.cooper@cushwake.com

Sean Greenspoon

Vice President
Real Estate Broker
+1 514 841 3865
sean.greenspoon@cushwake.com

Daniel Goodman

Senior Associate
Commercial Real Estate Broker
+1 514 373 2874
daniel.goodman@cushwake.com

Cushman & Wakefield ULC

Real Estate Agency
999 de Maisonneuve Blvd. W., Suite 1500
Montreal, QC H3A 3L4 | Canada
cushmanwakefield.com



©2025 Cushman & Wakefield ULC, Brokerage. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. *Sales Representative **Broker