

Walter Montreal

New office and work spaces on the top floor of an historic building in Old Montreal.

CLIENT

Walter | Patriarche

TEAM

Patriarche (Architecture, Interior Architecture, Signage)
Walter | Patriarche (Operations, Office leasing, Business services)
Credits: © Patriarche

KEYPOINTS

Historic building.
Strong visual identity.
Office spaces.

The project involves fitting out new office spaces on the 5th and top floor of a historic building in the Old Port district, in the heart of Old Montreal. Already present on the premises with rental office space, Walter | Patriarche wanted to expand its offering in response to the growing popularity of this type of service in the city.

In total, the space offers 7 meeting and training rooms for rent, as well as open-plan offices and private offices. A vast events room and communal living areas are also available for users' convenience, including a cafeteria, a mezzanine dining area and a coffee corner.



Typology
Offices

GFA
1 416 m²

Construction cost
1.3 M\$

Location
Montreal, Canada

Status
Delivered in 2023

Project delivery
Design & Build

Intentions

A building with character and a warm, comfortable atmosphere that underlines Walter | Patriarche's DNA.

Features, constraints, challenges and innovations

With its strong historical legacy, the design team focused on preserving and highlighting the existing building, giving it a warm, relaxed and friendly atmosphere. The exposed red brick walls and massive wooden beams have been deliberately highlighted, with the use of neutral and light colours to bring in an abundance of light. The idea is to capitalise on the building's character to create a strong visual identity that will allow Walter | Patriarche to fully anchor itself in the city of Montreal.

Given the orthogonality of the existing structural bays and the central composition of the service core, the choice was made to divide the spaces in a linear fashion, thereby maximising the use of the available surface area. The resulting layout comprises 4 bays with distinct functions.

The first bay houses the workspaces, named after emblematic streets and districts in a nod to history and culture, while the second contains the common services (kitchens, washrooms, training rooms, lifts and staircases), offering a relaxing atmosphere that is an invitation to travel and unwind.

The third bay provides more confidential meeting spaces and, thanks to a diverse range of furniture, offers a variety of atmospheres.

The last bay of the building, conceived as a flexible space, has been deliberately left free of all furnishings to offer the possibility of holding large-scale events.







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