

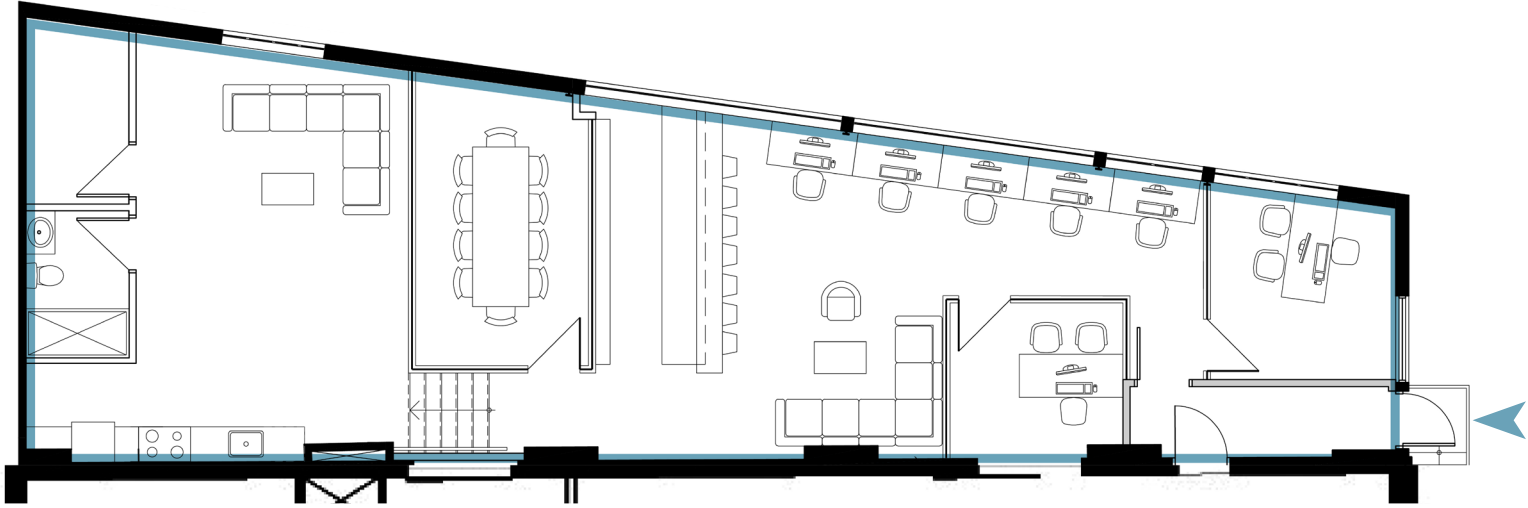
MONDEV

PLUG & PLAY SUITE

for lease

6829 de l'Épée Av.





avenue de l'Épée

SUITE 6829

Fully built-out office space with high-end, design-forward finishes, offering a dedicated entrance directly off de l'Épée street.

The space blends functionality and style with its glass-enclosed offices, conference room, a fully outfitted kitchen, & private washroom / shower.



LEASE TERM

Flexible

NET RENTStarting at
\$25.00/sq.ft.**ADDITIONAL****RENT** EST.

\$5.85/sq.ft.

ELECTRICITY

Excluded

PARKINGInt: \$185.00+tx/mo
Ext: \$140.00+tx/mo

Ratio: 1/1,300

AVAILABILITY

Immediately





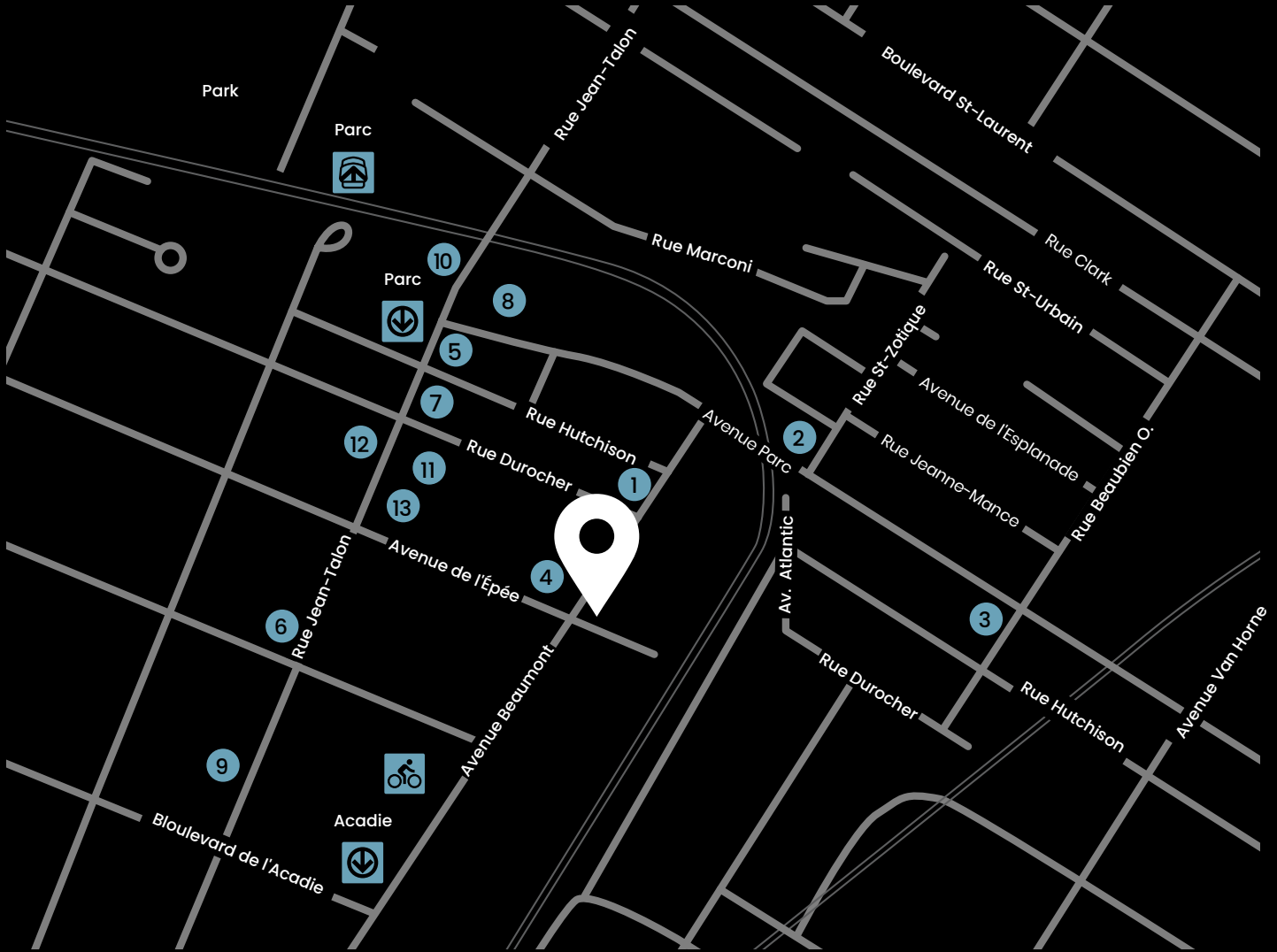
SPACE FEATURES:

- ▶ Built-out with modern finishings
- ▶ Closed offices & conference room
- ▶ Dedicated entrance off de l'Épée
- ▶ Fully-equipped kitchen including stove/oven
- ▶ Dedicated open space for lounge or workstations
- ▶ Abundant fenestration
- ▶ Private washroom
- ▶ Quick access to public transport and highway 40
- ▶ Option to lease the space fully furnished



Possibility to rent furnished










Food & Beverage

- 1 Segreta Pizza Al Taglio
- 2 Bar Cicchetti
- 3 Taverne Atlantic
- 4 Piment Rouge
- 5 Tim Horton's
- 6 Rotisserie Panama
- 7 Restaurant Lyla

Services

- 8 Anytime Fitness
- 9 National Bank
- 10 Maxi
- 11 Familiprix
- 12 TD Bank
- 13 BMO Bank of Montreal

Transit

-  **Métro Acadie**
7 minutes
-  **Métro Parc**
12 minutes
-  **Bus**
80, 92, 179, 480
-  **Gare Parc**
12 minutes
-  **Bixi**
7 minutes



Walk score: 98

TANIA D'AVINO
Vice-President, Leasing

514 723-3778
tdavino@mondev.ca

