

**Entrepôts
Dominion**



TURNKEY OFFICES FOR LEASE

DISTINCTIVE ARCHITECTURE
AND EXCEPTIONAL LOCATION

3970 SAINT-AMBROISE ST. / SAINT-HENRI, MONTRÉAL

Colliers



WELCOME TO YOUR NEW OFFICE

Thanks to a distinctive architecture offering quality interior design, **Entrepôts Dominion** presents you with a high-end turnkey office space with exceptional collaborative areas.

OFFICE FEATURES

- Hardwood floors
- High 14' ceilings
- High quality loft space
- Flexible interior layouts
- High end furniture included
- Large furnished mezzanine
- Private terrace
- Open plan offices + 7 glass enclosed offices
- Lots of woodwork
- Private bathroom
- Complete kitchen
- Large windows with views on the canal
- Very bright spaces







APPEALING COLLABORATIVE SPACES

- Main entrance in which there will be a common reception for all all tenants, with receptionist
- Gym with showers
- Café Bistro with beautiful outdoor terrace
- Outdoor pool with terrace
- Indoor and outdoor parking available (\$)
- Several conference rooms available for tenants (\$)
- 24/7 security



LOCATED IN THE SOUTH-WEST, A RAPIDLY DEVELOPING SECTOR



10 minutes from the Place-Saint-Henri metro station



Bordering the Lachine Canal



In proximity to the Atwater Market



Bike score 100



Walk score 83





FINANCIAL PARAMETERS

Taxes	\$4.48 / SF
OPEX	\$7.65 / SF
Electricity	Included
Cleaning	Included
Total additional rent (est. 2021)	\$12.13 / SF

BENEFITS

- Rental space: 3rd floor - 14,092 SF
- Favourable layout for a post-COVID period
- Turnkey space

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