



2125 Lily-Simon Street, Montreal, QC

# 6,000 SF of Office Space **For Lease**

**Arnold Fox**  
Executive Vice President  
Real Estate Broker  
+1 514 764 2823  
arnold.fox@colliers.com

**Nicholas Payette**  
Associate Vice President  
Commercial Real Estate Broker  
+1 514 764 2847  
nicholas.payette@colliers.com





Centrally located, the site provides quick access to highways 20, 720, 13 and 15. This state-of-the-art industrial building is ideal for satellite offices.

## KEY FACTS



State-of-the-art building



Electric charging stations



In proximity to many amenities



Ideal for satellite offices



Ample parking



Low asking rate

## PROPERTY OVERVIEW

**Civic Address** 2125 Lily-Simon Street, Montreal, QC

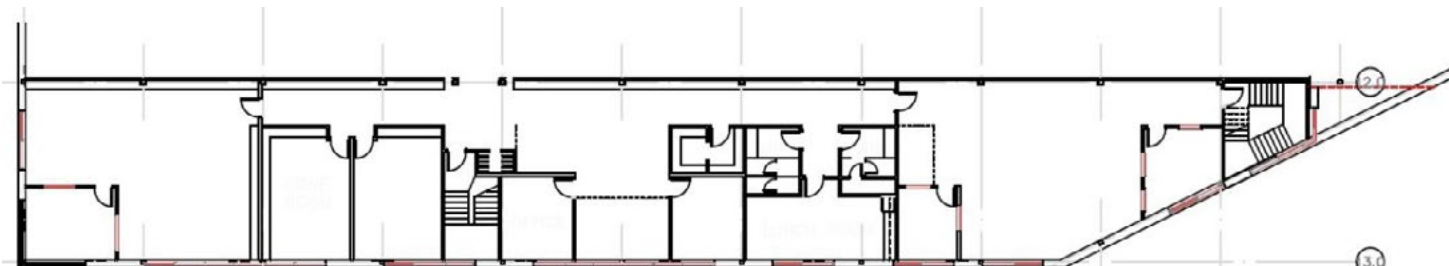
**Total Area** ± 5,840 SF

**Asking Rate & Opex** Contact the listing broker

**Availability** Immediate



## PROPERTY PLAN



**For lease** - 2125 Lily-Simon Street, Montreal

## LOCATION & ACCESS



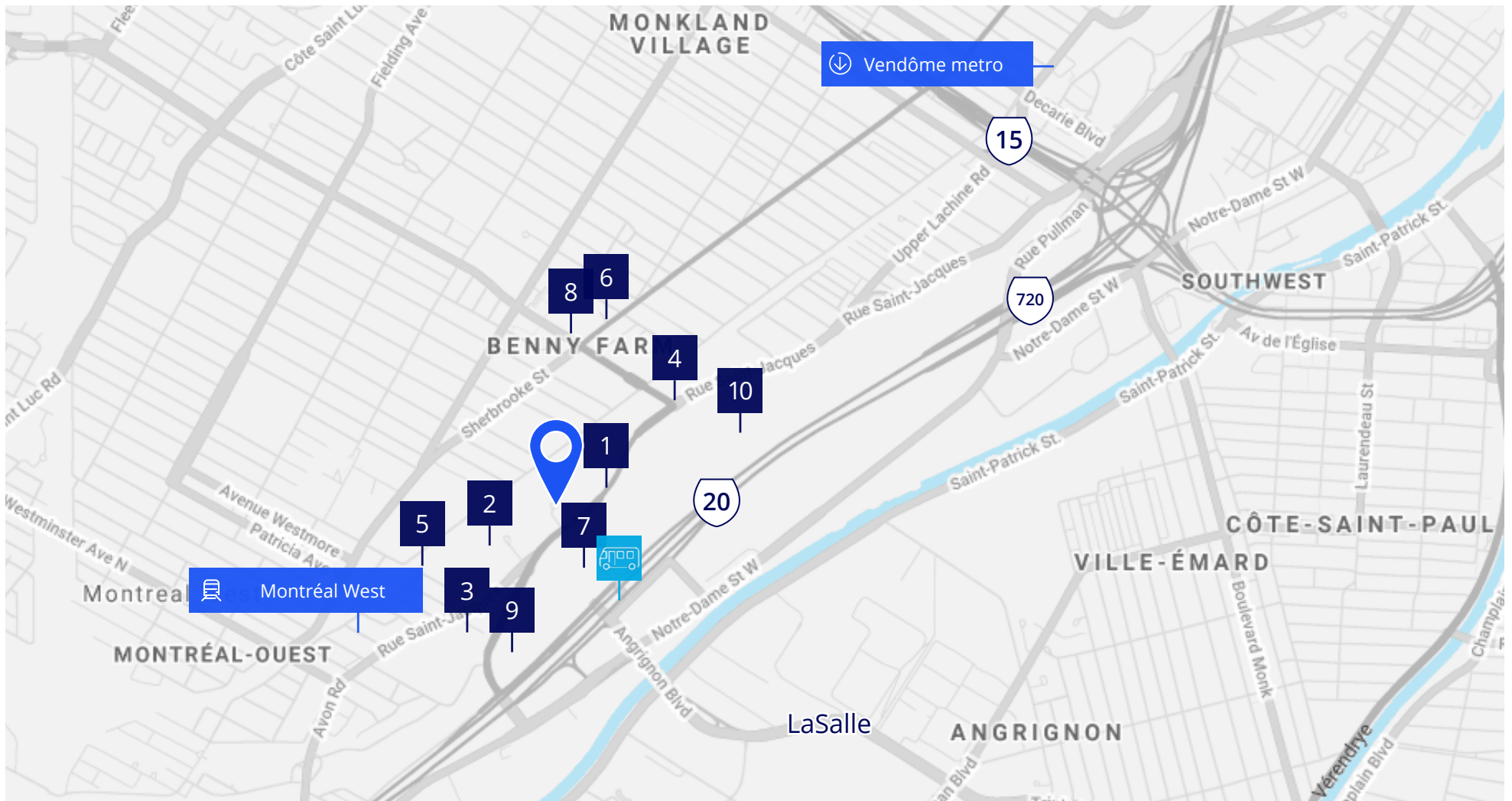
## NEARBY AMENITIES

1	Eggsfrutti	6	Pharmaprix
2	A & W	7	Super C
3	McDonald's	8	Provigo
4	Tim Hortons	9	Canadian Tire
5	Réno-Dépot	10	Quilles G Plus

● **Highway 20**  
950 m | 2 minutes

● **Highway 720**  
3.6 km | 5 minutes

● **Highway 15**  
4.5 km | 6 minutes





2125 Lily-Simon Street, Montréal, QC

**Arnold Fox**

Executive Vice President  
+1 514 764 2823  
arnold.fox@colliers.com

**Nicholas Payette**

Associate Vice-President  
+1 514 764 2847  
nicholas.payette@colliers.com

This document has been prepared by Colliers International for advertising and general information only. This document is not an offer or promise to purchase, but is an invitation to submit an offer or promise to purchase. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and / or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International (Québec) Inc. Real Estate Agency.



[collierscanada.com](https://www.collierscanada.com)

Accelerating success.