



296 de la Desserte Road, Saint-Constant | QC

±27,000 SF of Office or Commercial space **for Lease**

André G. Plourde

Chartered Real Estate Broker
+1 514 764 8199
andre.plourde@colliers.com

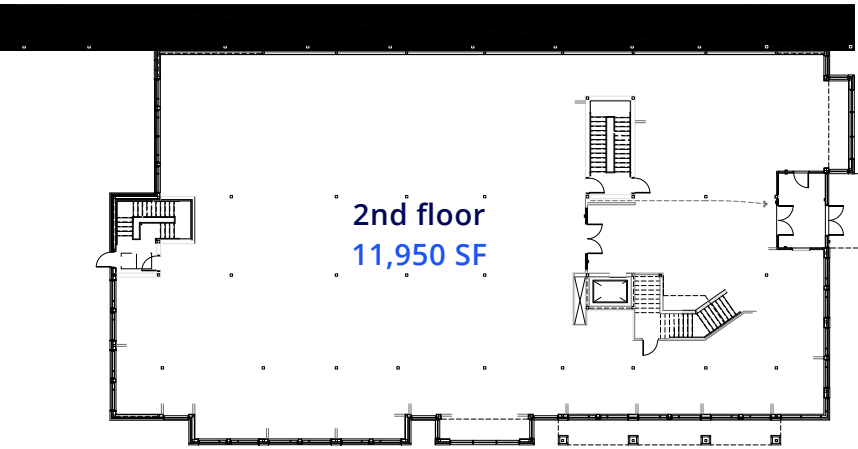
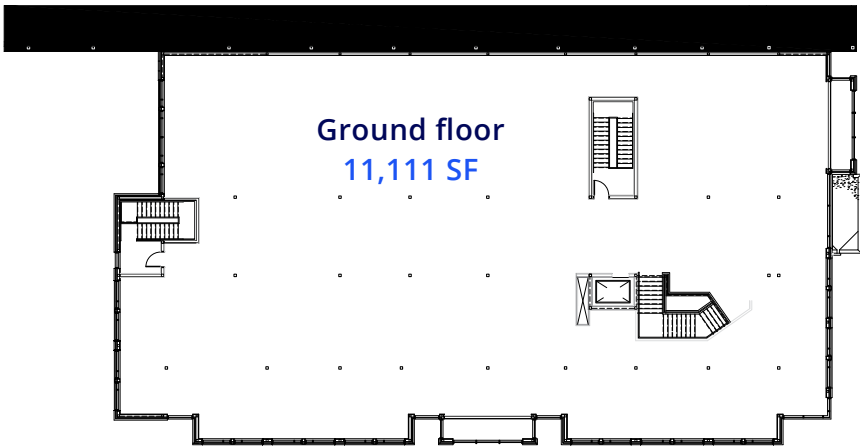
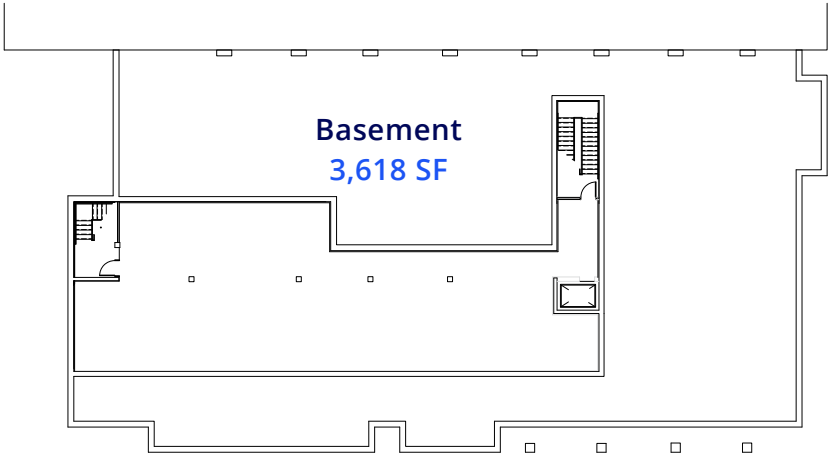
Julie Côté

Real Estate Broker
+1 514 764 81998
julie.cote@colliers.com

Patrick Vallières

Real Estate Broker
+1 514 764 8195
patrick.vallieres@colliers.com

Floor plans & availabilities



Available Immediately

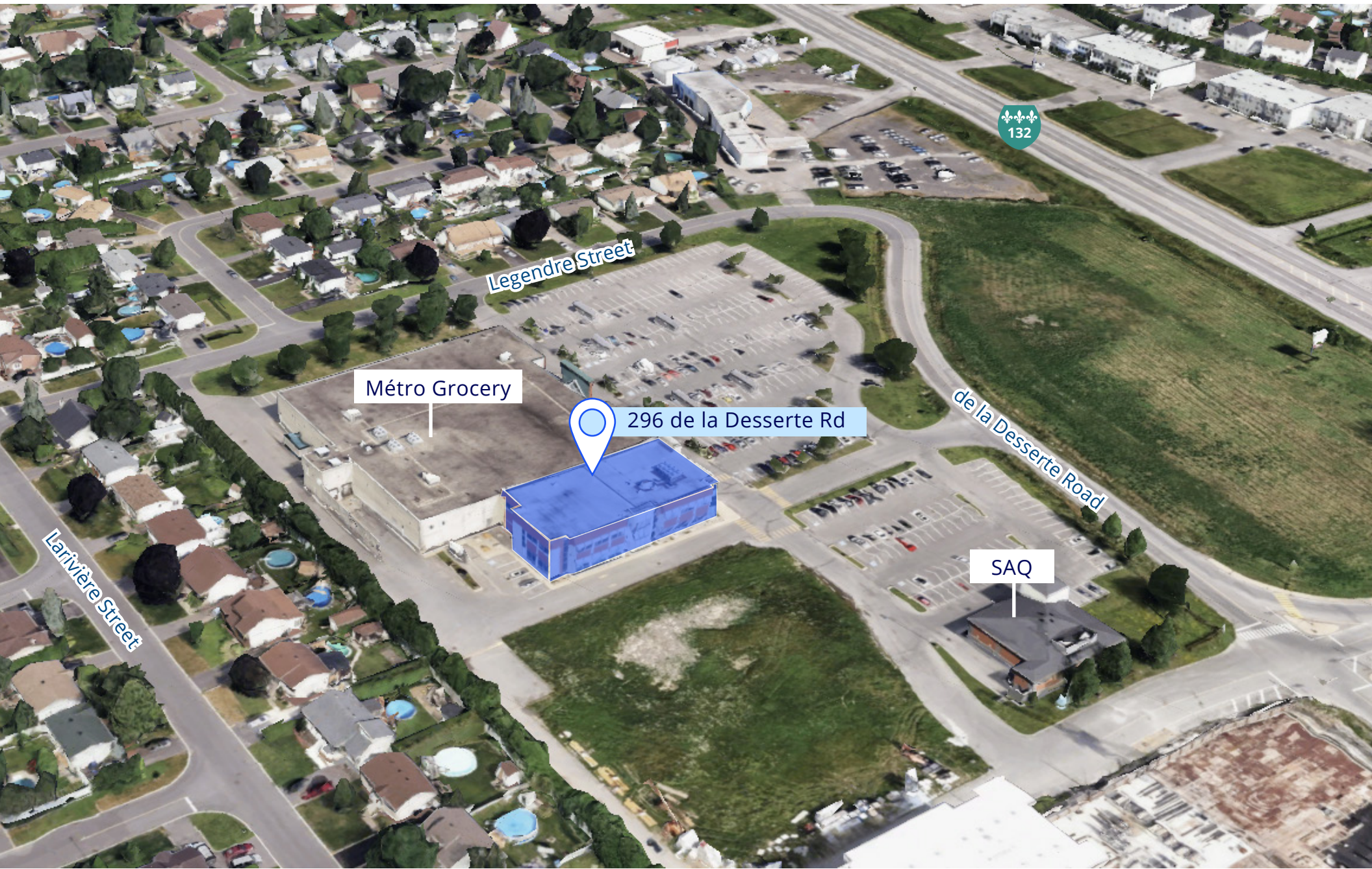
Basement	±3,618 SF
Ground floor	±11,111 SF
2nd floor	±11,950 SF
Parking	Free exterior

±27,000 SF
contiguous

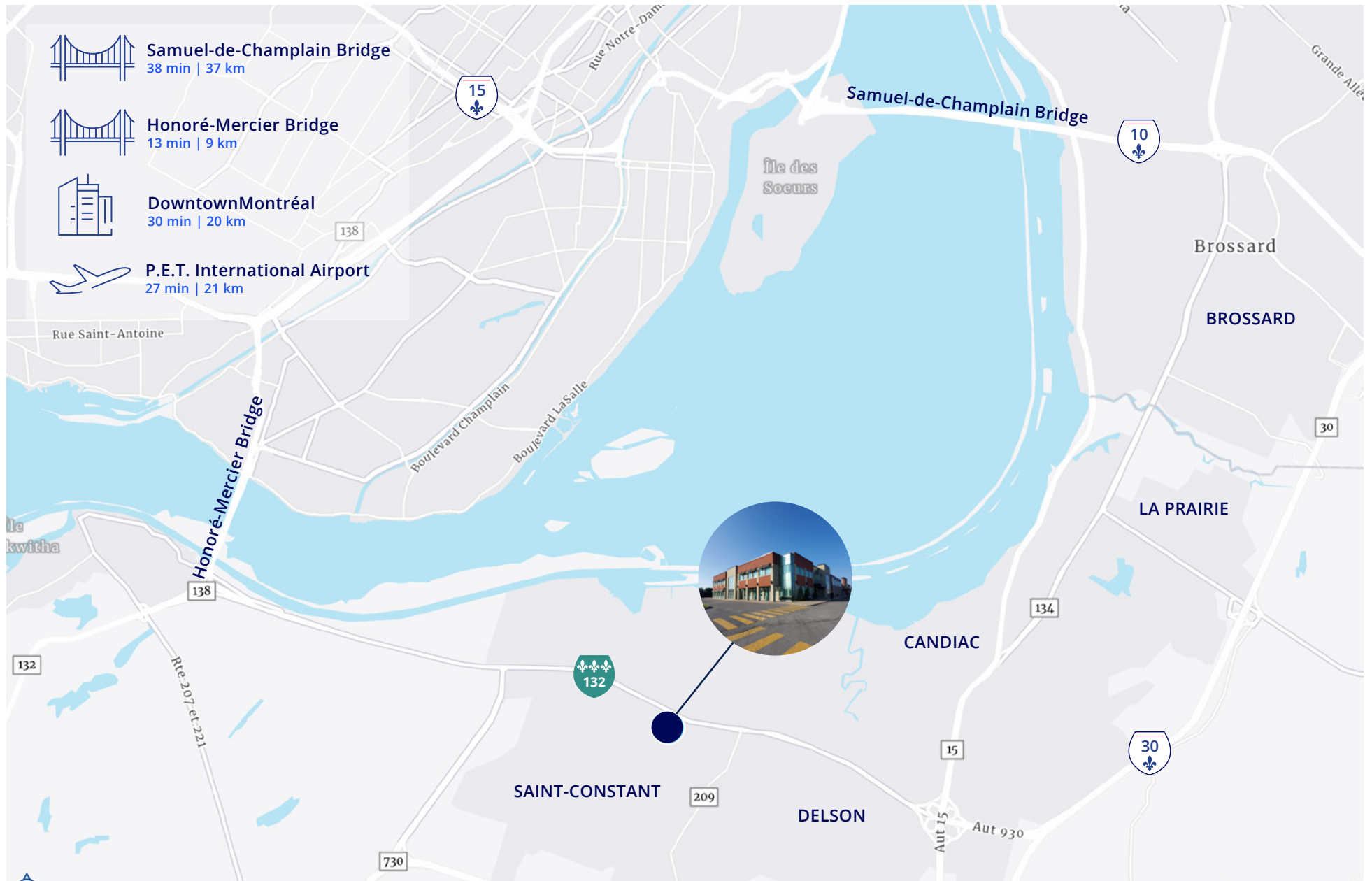
Financial Parameters

Asking Net Rent	Negotiable
Cleaning	Excluded
Energy	Metered
Total Additional Rent	\$6.00 / SF (2024 est.)

Location of **the property**



Access & location





296 de la Desserte Road, Saint-Constant | QC

André G. **Plourde** ⁽¹⁾

Chartered Real Estate Broker
+1 514 764 8199
andre.plourde@colliers.com

Julie **Côté**

Real Estate Broker
+1 514 764 81998
julie.cote@colliers.com

Patrick **Vallières**

Real Estate Broker
+1 514 764 8195
patrick.vallieres@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers 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 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 and/or its licensor(s). Copyright © 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.

* Services Immobiliers André G. Plourde inc. ** Services Immobiliers François Laurence Inc.



collierscanada.com

Accelerating success.