

3955, RUE SAINT-JACQUES

MONTREAL, QC



À LOUER | FOR LEASE

FAITS SAILLANTS

HIGHLIGHTS

- Espace commercial polyvalent idéalement adapté aux lofts-bureaux ou aux activités commerciales
- Récemment rénové avec de très grandes fenêtres, des planchers en béton et des plafonds jusqu'à 20 pieds de haut
- Situé à proximité de nombreux cafés, restaurants et commerces avec un walkscore de 97 et à seulement 3 minutes à pied de la station de métro Place-Saint-Henri.
- Salles de bains privées avec douche
- *Versatile commercial space ideally suited for loft-office or commercial activities*
- *Recently renovated featuring oversized windows, concrete floors and up to 20 ft. high ceilings*
- *Located near numerous cafés, restaurants, and shops with a walker's score of 97 and only a 3 min walk to the Place-Saint-Henri metro station.*
- *Private washrooms with shower*



INFORMATIONS FINANCIÈRES

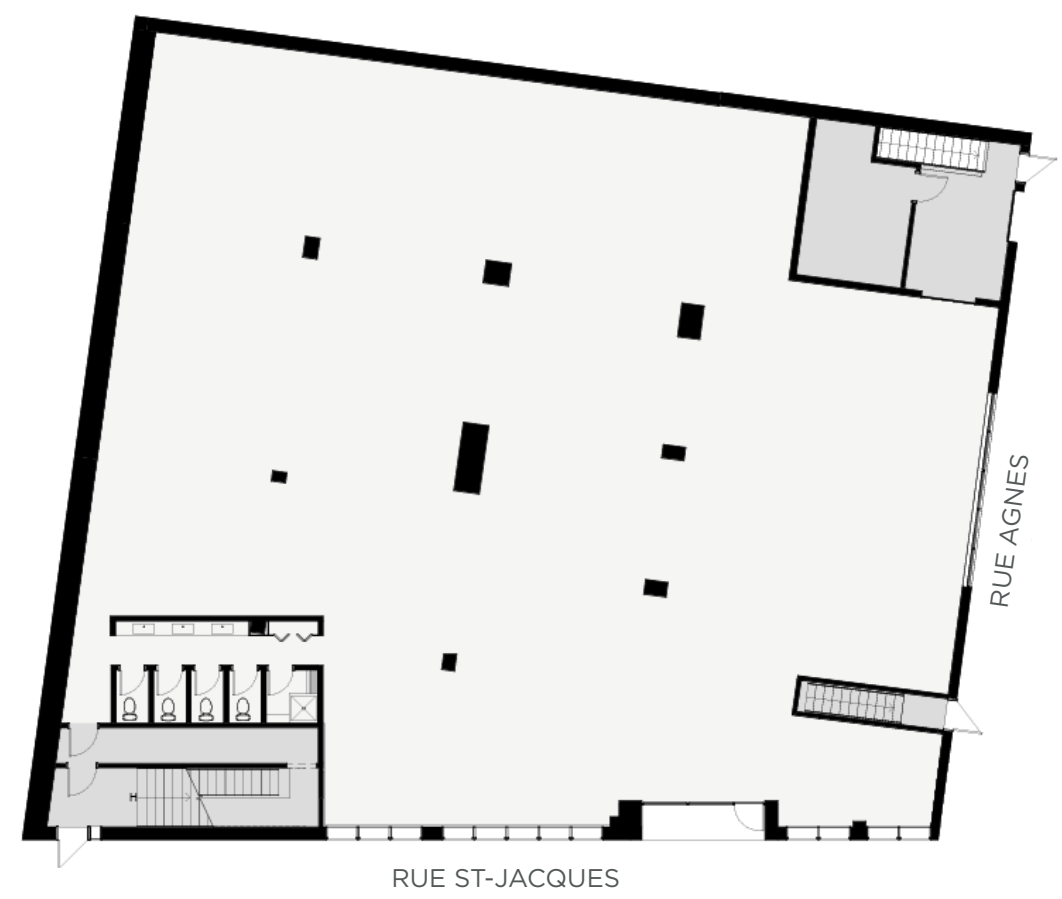
FINANCIAL INFORMATION

Superficie disponible :	6 017 pi. ca. (RDC)
Terme :	5 ans
Taux de location net :	22,00 \$
Taxes et frais d'exploitation :	6,50 \$
Électricité :	Au compteur
Façade :	60 pi. le long de la rue St-Jacques
Disponibilité :	Immédiate

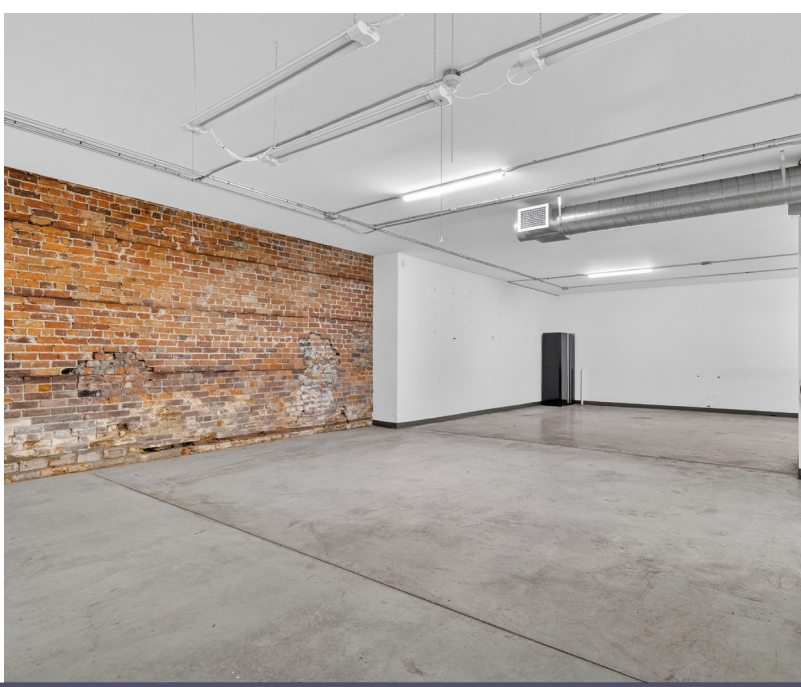
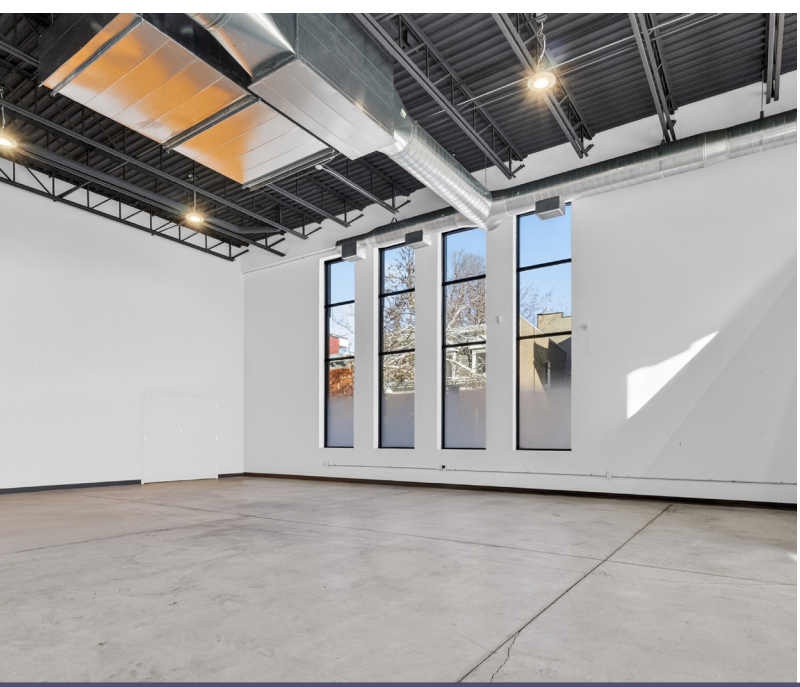
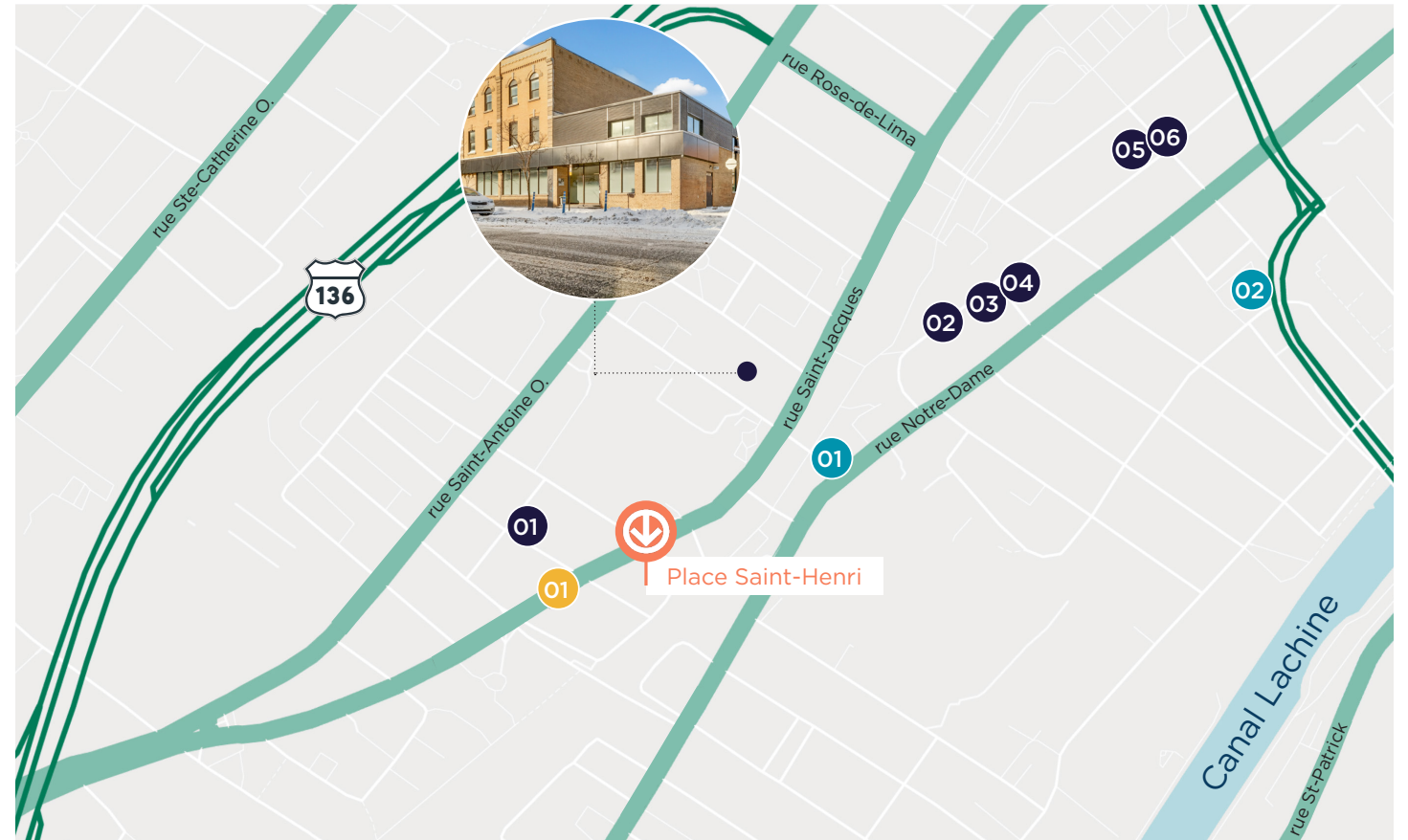
Available Area:	6,017 sq. ft. (Ground floor)
Term:	5 years
Net Rental Rate:	\$22.00
Taxes & Operating Expenses:	\$6.50
Electricity:	Metered
Frontage:	60 ft. along St-Jacques st.
Availability:	Immediate



PLAN D'ÉTAGE FLOOR PLAN



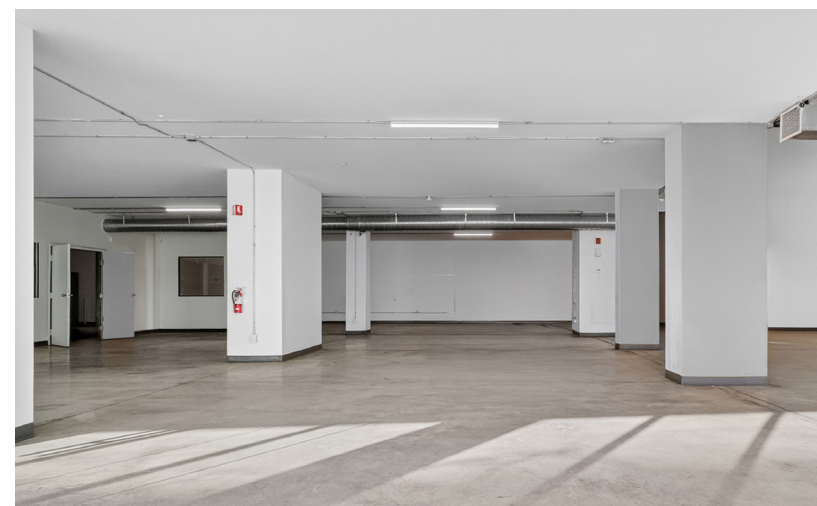
EMPLACEMENT LOCATION



	Restaurants	
	La Luncheonette	01
	Satay Brothers	02
	Café St-Henri	03
	L'Avenue	04
	Greenspot	05
	Foiegwa	06
	Épicerie Grocery	
	IGA	01
	Marché Atwater	02
	Gym	
	Gym St-Henri	01

	Station de métro Metro Station	
	Place Saint-Henri	180 m
	Route 136	
	5 mins en voiture 5 mins. by car	
	Lignes d'autobus Bus Lines	
	35 Griffintown	100 m
	371 Decarie	100 m
	190 Norman	100 m
	36 Monk	100 m
	35 Griffintown	100 m
	Lignes ferroviaires Rail Lines	
	MA 15 - Mascouche	400 m
	VH 11 - Vaudreuil/Hudson	1,5 km
	CA 14 - Candiac	1,5 km
	SJ 12 - Saint-Jérôme	1,5 km
	1 Ligne 1 - Verte	1,9 km

Walk Score	Transit Score	Bike Score
97	87	95





CONTACT :

**LLOYD P. COOPER, SIOR
B.C.L., LL.B., MBA, MCR, IAS.A.**
Courtier immobilier agréé DA
Vice-président exécutif du conseil
+1 514 841 3821
lloyd.cooper@cushwake.com

SEAN GREENSPOON
Courtier immobilier
Vice-président
+1 514 841 3865
sean.greenspoon@cushwake.com

DANIEL GOODMAN
Courtier immobilier commercial
Associé principal
+1 514 373 2874
daniel.goodman@cushwake.com

CUSHMAN & WAKEFIELD SRI

Agence immobilière | 999, boul. de Maisonneuve O., bureau 1500 | Montréal, QC H3A 3L4 | Canada
cushmanwakefield.ca

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.