

Unit 11

## Office building 5200 Des Laurentides, Auteuil

— **FOR RENT**



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**PMML.CA**



## RENTAL SPACE DESCRIPTION

Turnkey office for rent, all included and furnished, located in a  
coworking space in Laval

### STRATEGIC AREA FOR

### SERVICES OFFERED IN THE BUILDING

Snow removal and landscape maintenance

Housekeeping

Wifi

Printer

**AVAILABLE AREA SQ. Ft.**

355 SQ. Ft.



**AVAILABILITY**  
Now

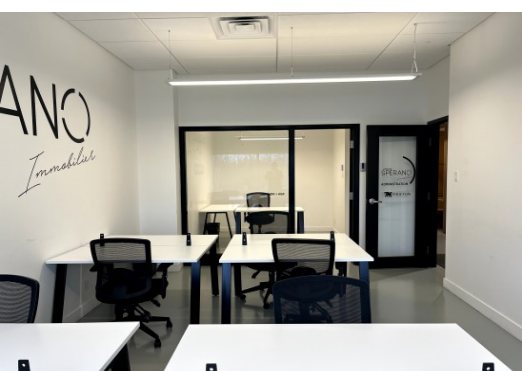
**CONTIGUOUS SPACE**  
Yes

**CONTIGUOUS AVAILABLE AREA**  
No

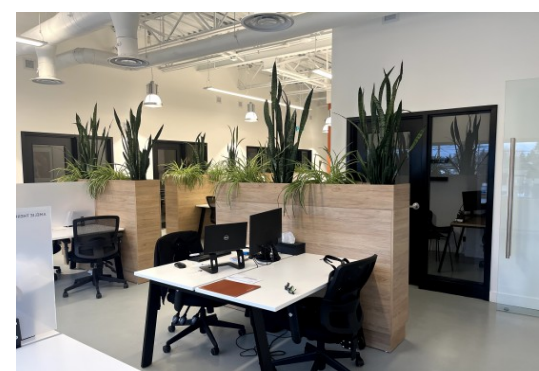
**Transit Score**  
Average transit



**Bike Score**  
64



**Walk Score**  
63



The remarks, descriptions, features and financial projections contained in the present document are for information only and should not be considered as being official or accurate without due diligence verification. The information herein disclosed comes from sources that we consider to be reliable, but for which we cannot guarantee the accuracy. It is upon the buyer's responsibility to verify all the information and to declare himself satisfied or not of his due diligence verification performed after an accepted promise to purchase.

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5200 Des Laurentides, Auteuil

## MAIN ATTRACTIONS OF THE AREA

- The property is strategically located in the heart of Vimont-Auteuil in Laval.
- The neighborhood is surrounded by numerous residential apartments and businesses and benefits from an enviable traffic flow.



# CHARACTERISTIC OF THE SPACE

## YEAR OF RENOVATION

N/A

## CURRENT DEVELOPMENT

Office

## FREE HEIGHT

9' (closed office) and 9' 10" (open space)

## RECEPTION AREA

Common area

## INTERNET AND TELECOM

Included

## SECURITY

Exterior cameras and alarm system

## MEETING ROOM

Common area

## HEATING

At landlord's expense

## MANAGER'S OFFICE

Yes on site

## KITCHENETTE

Common area

## AIR CONDITIONING

At landlord's expense

## DAILY CLEANING

Common area

## WASHROOMS

Independent

## ELECTRICITY

At landlord's expense

## ELEVATOR

Yes

## OTHER INFORMATION

Networking event organized, usually, once a month by the Landlord, possibility for the Tenant to organize events also, in the common area.

# RENT CONDITIONS TERMS OF LEASE

3 years

#

## FLOORS

2

## AVAILABLE AREA

355 SQ. FT.

## BASE RENT

## ESTIMATED ADDITIONAL RENT

## ALLOCATION

/ SQ. FT.

## AVAILABILITY

Now

5 years

#

## FLOORS

2

## AVAILABLE AREA

355 SQ. FT.

## BASE RENT

## ESTIMATED ADDITIONAL RENT

À déterminer\$ / SQ. FT.

## ALLOCATION

À déterminer

## AVAILABILITY

To be determined

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## ACCESS

Highways: 440, 640, 15, 19, 25

### PUBLIC TRANSPORTS

Buses: 17, 31, 73, 74

### BIKE STORAGE

Yes, outside

### INTERIOR PARKING

N/A

### PRICE RESERVED PARKING SPACE

N/A

### OUTDOOR PARKING

Around 40

### PRICE NON-RESERVED PARKING SPACE

N/A

## ZONING

Commercial

### SIGNAGE OPPORTUNITY

Building and pylon

