

FOR SUBLEASE



APPROX. 4,839 SF
PLUG & PLAY
MODERN LOFT STYLE OFFICE SPACE

6250

HUTCHISON STREET



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Plug & Play office space with modern buildout and quality furnishings. This space is walking distance from the Outremont metro station and numerous shops & restaurants.

The building's common areas have been recently renovated, offering tenants a quality work environment including an outdoor terrace on the 2nd floor. The space is perfect for organizations in the technology and creative sectors, or anyone looking for a collaborative environment at a great price.



HIGHLIGHTS



**MODERN
LOFT-STYLE SPACE**



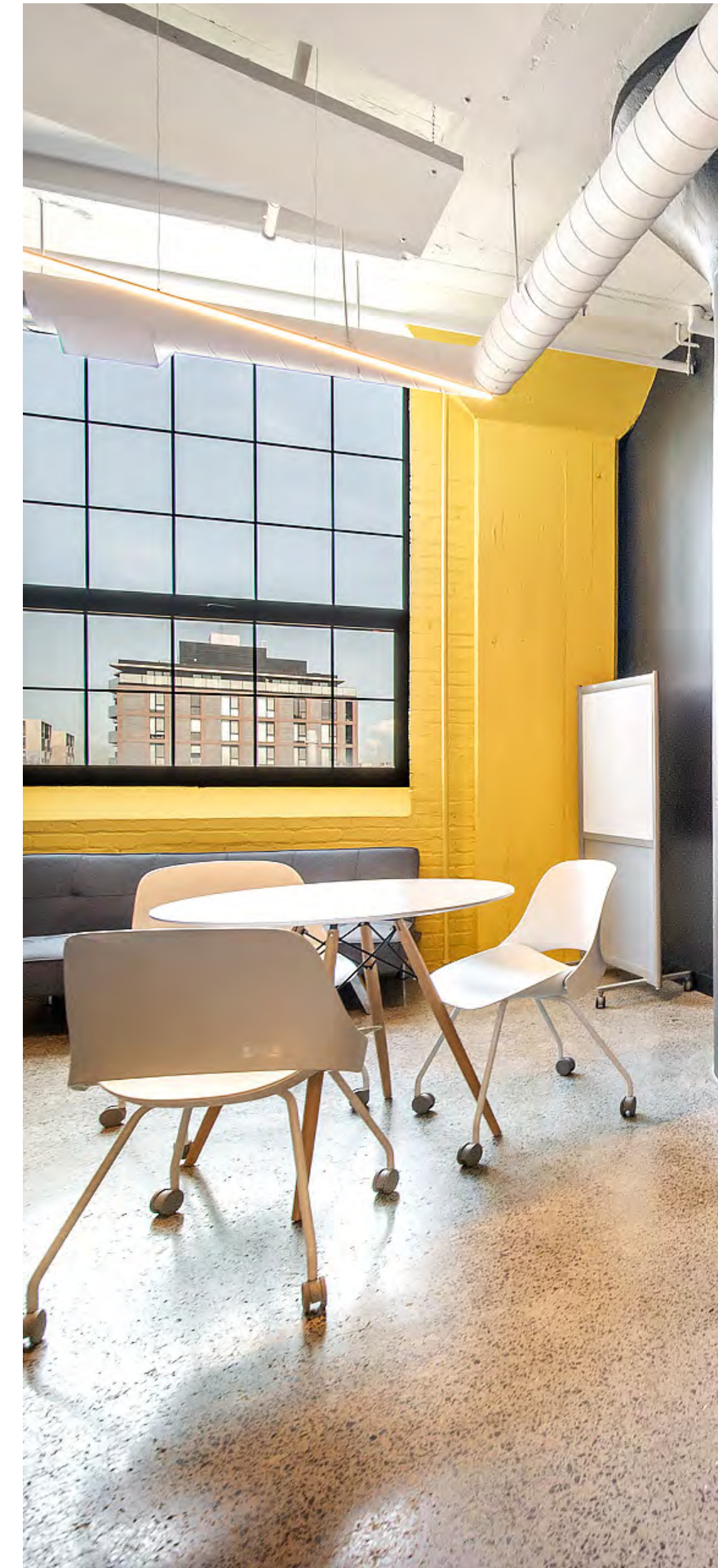
**OPEN SPACE WITH AMPLE
MEETING ROOMS**



**FULLY FURNISHED WITH
PHONE BOOTHS**



**COLLABORATIVE SPACE
GREAT FOR TECHNOLOGY &
CREATIVE ORGANIZATIONS**

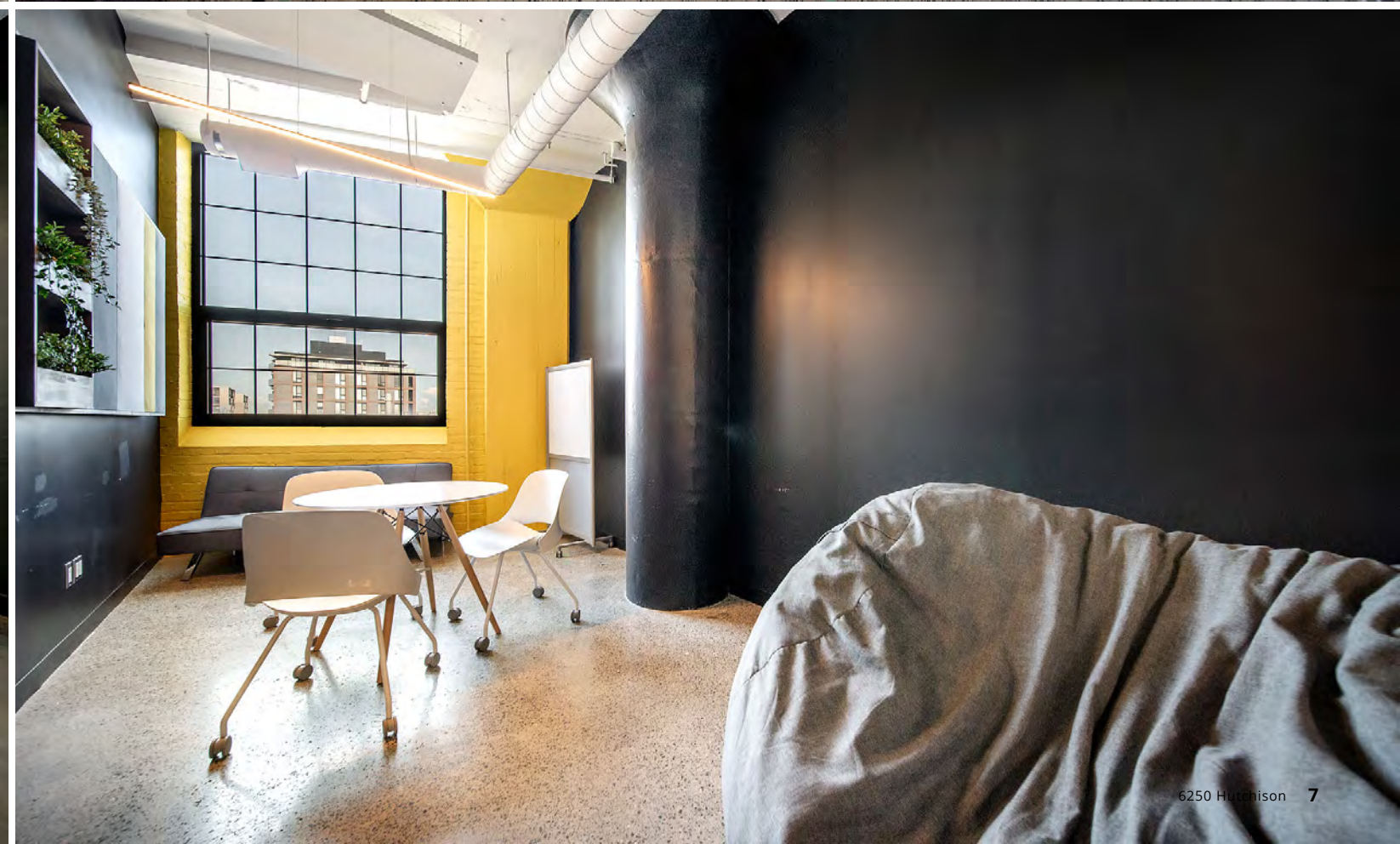




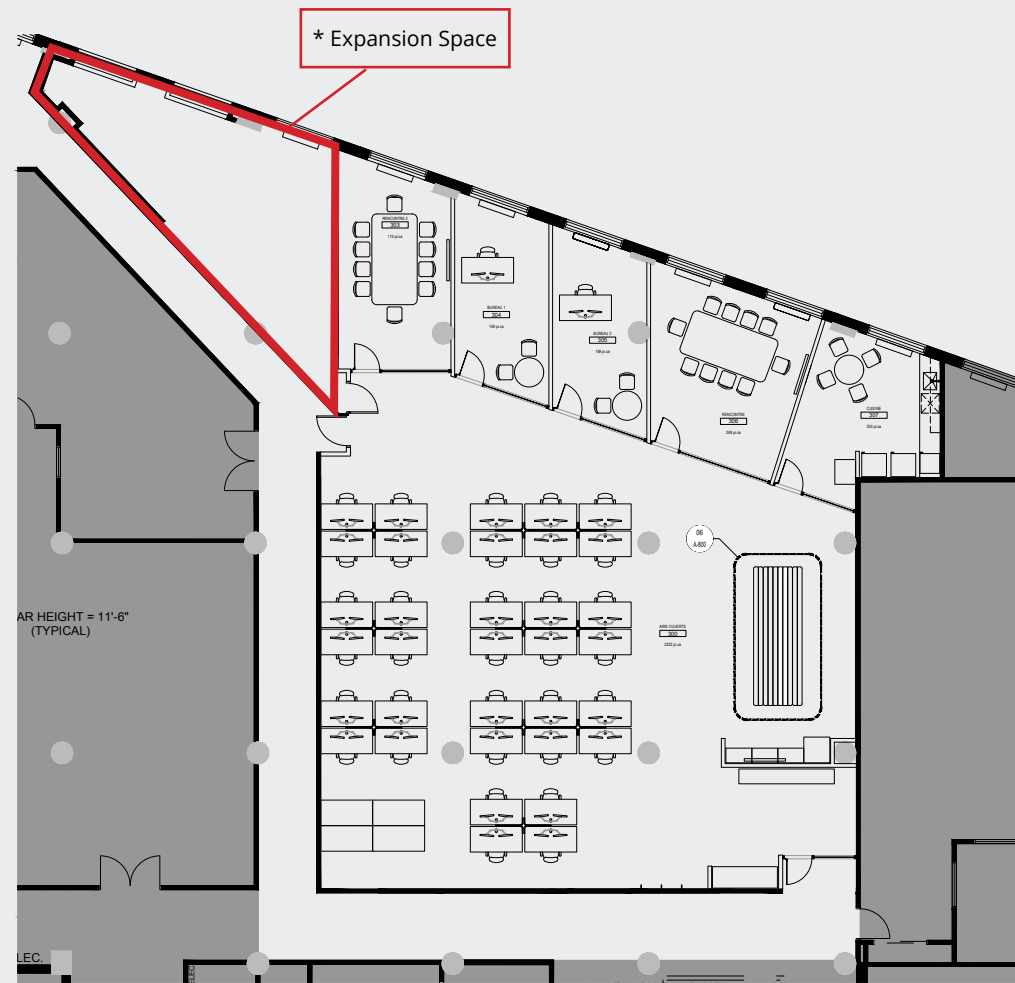
SPACE OVERVIEW

Suite:	Suite 302 - +/- 4,839 SF
Sublease Term:	October 31 st , 2024
Availability:	Immediate
Gross Rent:	Contact Broker
Additional Rent:	Included in the Gross Rent Electricity & Daily cleaning excluded
Building Parking:	2 spaces at a monthly cost





FLOOR PLAN



SUITE 302

Work Stations	38 Work Stations
Collaboration Rooms	2 Collaboration rooms
Kitchen	1 kitchen
Phone Booths	2 phone booths
Expansion Space*	580 SF for lab, lounge and meeting area
Meeting Rooms	2 10-person



AREA ACCESSIBILITY

BUS: 161, 370, 480, 365, 80

METRO:
 9 minute walk: Outremont Metro Station

FOR MORE INFORMATION, PLEASE CONTACT:

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Jones Lang Lasalle Real Estate Services, Inc. (Real Estate Agency)

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