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AVISON  
YOUNG

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OFFICE SPACE FOR LEASE  
IN THE OLYMPIC VILLAGE



5199 Sherbrooke Street East, Montréal, Québec H1T 3X2

# A building rich in history

A CITY THAT TELLS ITS STORY, PAST AND PRESENT.



Montréal too, has its pyramids, unique architectural landmarks inherited from the 1976 Olympic Games. Their iconic silhouette has forever shaped the eastern skyline of our city, a true signature of 1970s modernism. The dynamic geometry of 5199 Sherbrooke Street East, with its forms that appear to rise in an upward motion, captures the eye and impresses with its boldness.





L'Assomption metro station

The Olympic Stadium

Planetarium

Saputo stadium

Econofitness

RUE SHERBROOKE EST



Botanical Garden

5199 Sherbrooke Street East



# A location that wins

Located in the heart of a vibrant and rapidly growing district, this property offers unmatched access to active and public transportation: within walking distance of L'Assomption metro station and served by several bus lines (131, 136, 185, 353, and 364).

Just steps from the expansive Parc Maisonneuve, the green heart of eastern Montreal, the property is part of a neighborhood that embraces eco-friendly initiatives.

Seasonal sheep grazing adds a unique and memorable touch to the urban landscape, blending nature and city life.

The area also benefits from a high residential density and is home to major cultural attractions at Espace pour la vie, including the Biodome, Botanical Garden, Planetarium, Insectarium, and Biosphere. For wellness enthusiasts, an Econofitness is just a five-minute walk away.

## *Demographics*

1 km radius



Population  
13,927



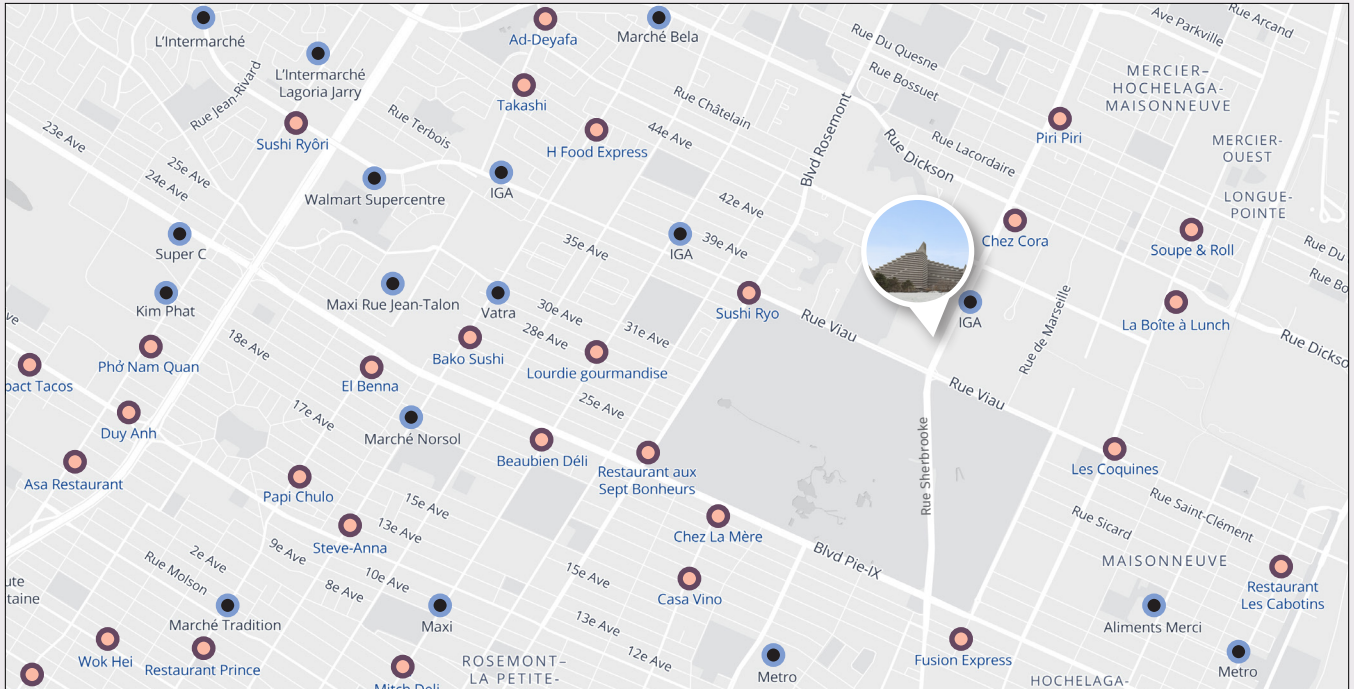
Average income  
\$68,473



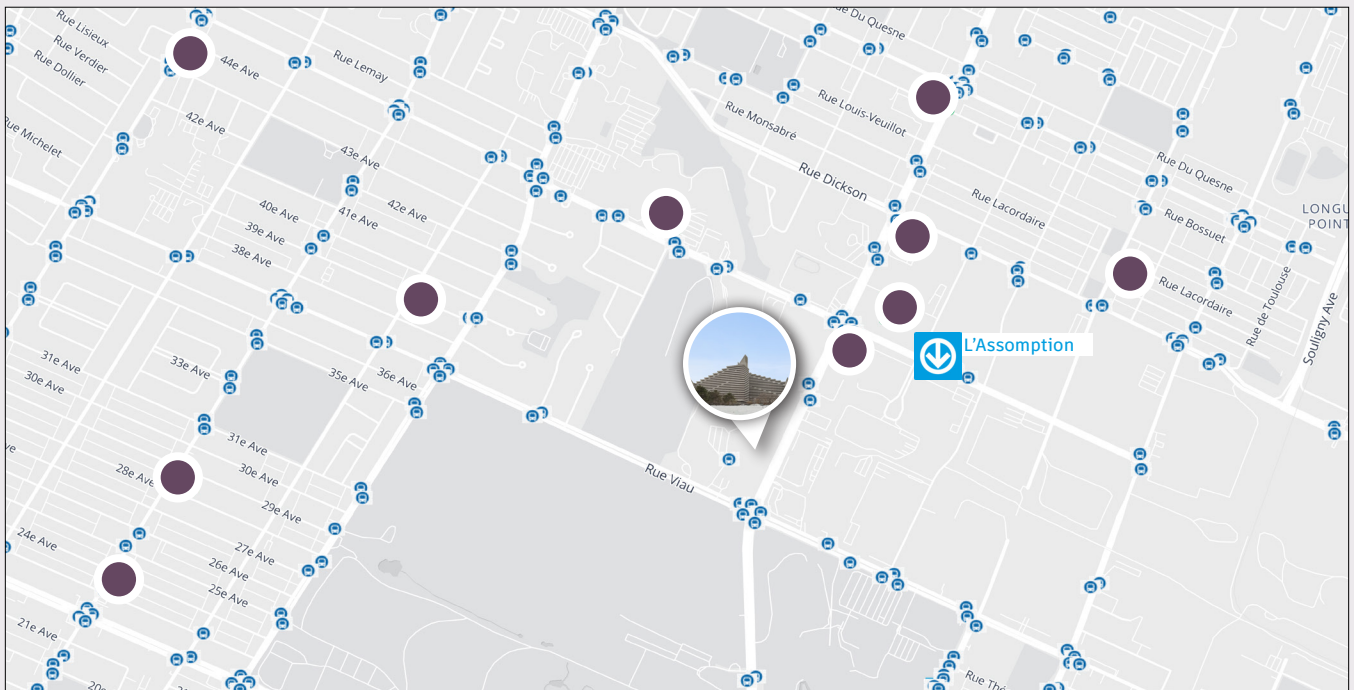
Average age  
46.79

# Overview of the area

ALL ESSENTIAL SERVICES WITHIN REACH



● RESTAURANTS ● GROCERY STORES



● PHARMACIES ● PUBLIC TRANSIT



# The opportunity to take over

52  
RESTAURANTS

86  
RETAIL OUTLETS

11  
FITNESS CENTERS



Suite 4500



Suite 4580



Suite 4580



Suite 4500

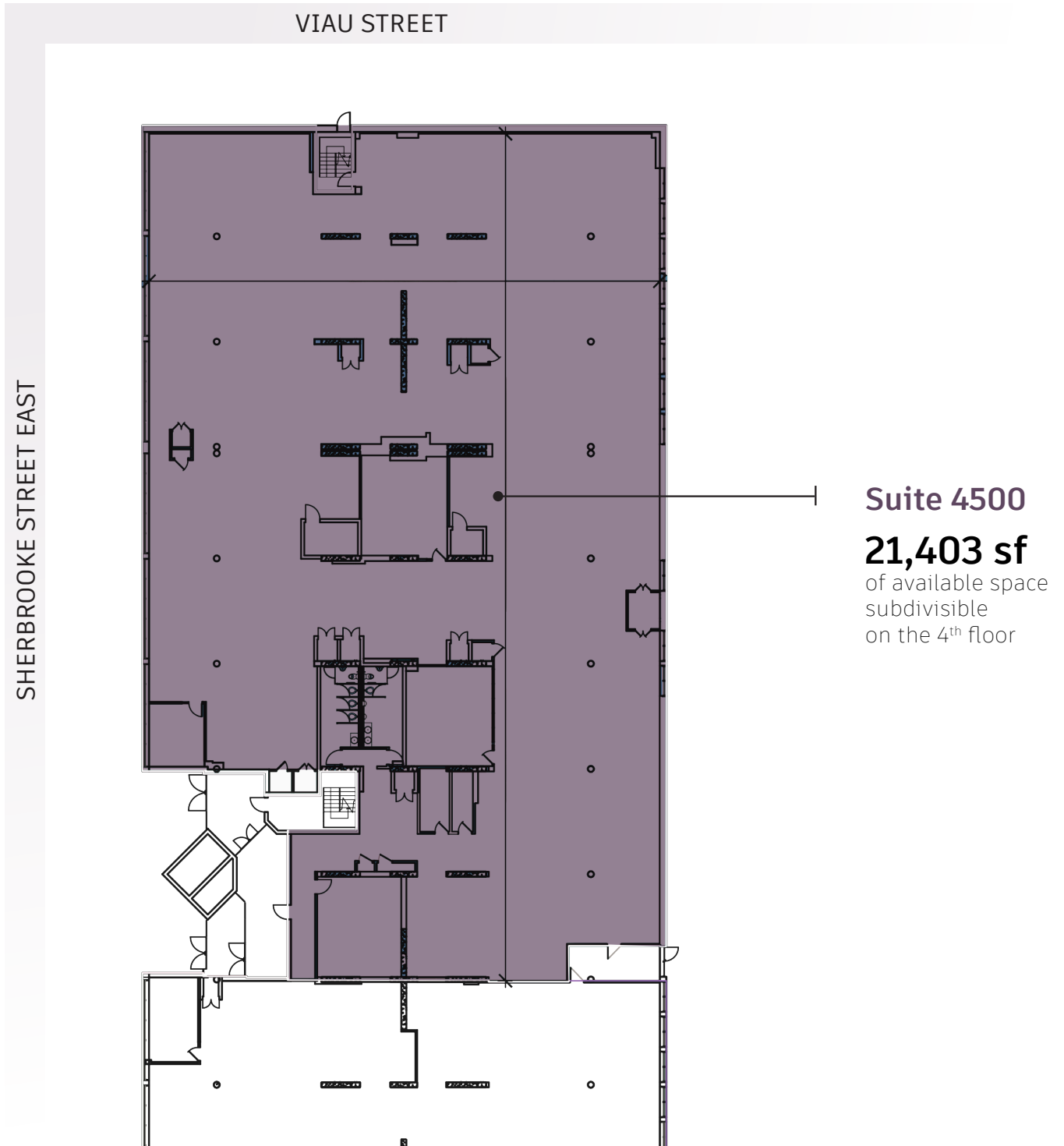


Suite 4580



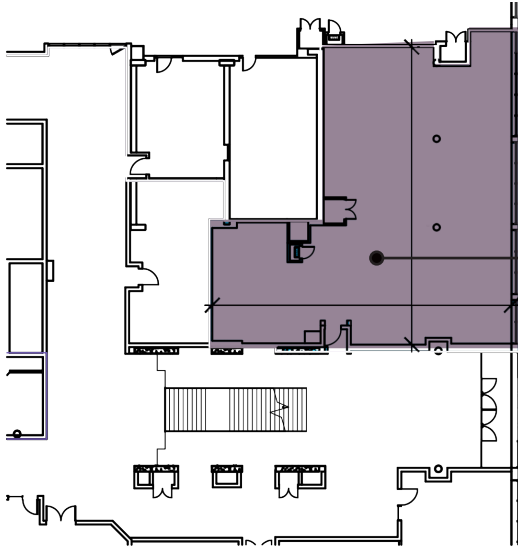
Suite 4580

# Space plans



VIAU STREET

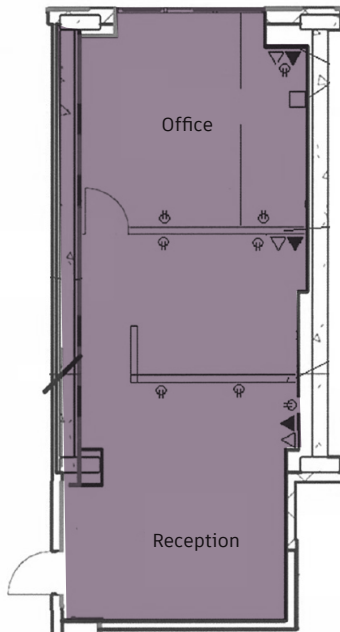
SHERBROOKE STREET EAST



**Suite 4580**

**3,122 sf**

of available space  
on the 4<sup>th</sup> floor



**Suite 3510**

**786 sf**

of available space  
on the 3<sup>rd</sup> floor



# Details of the space

## SERVICES AND COMMODITIES IN THE BUILDING

Several upgrades are currently underway in the building, including the construction of a fitness room and a swimming pool, both set to open next year. Tenants also enjoy on-site parking, 24/7 security, round-the-clock maintenance, and secure bike racks with lockers.

Total available space (sf)	25,311 (3 <sup>rd</sup> and 4 <sup>th</sup> floors)
Year of construction	1976
Number of floors	21
Loading dock	1 dock
Exterior parking (\$)	70.00 / month (plus taxes)
Interior parking (\$)	100.00 / month (plus taxes)
Taxes / Opex (\$)	15.37
Electricity	Included
Net rent	Contact the Broker

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# AVISON YOUNG

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in the Olympic Village contact:

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