

FOR LEASE

Modern Polyclinic and Specialist Care-Centre

5345 l'Assomption Boulevard, Montréal

Colliers



Property Overview

Total Area	Suite 145: 625 SF
	Suite 205: 1,640 SF
	Suite 225: 1,138 SF
Year Built	1989
Building Class	A
Usage	Clinic
Parking	On-site (50 spaces)
Lease Rate	Contact Listing Agent
Transit	Metro Station: l'Assomption, Viau, and Cadillac
	Highways 138 and 125





Example of space usage*

An Established and Diverse Healthcare Ecosystem

This well-established medical and healthcare centre represents a unique opportunity within a carefully structured ecosystem comprising approximately 40 existing tenants, ranging from established private clinics to public healthcare services. The building benefits from both a strategic location and a modern positioning.

A Strategic Location Driving Strong Foot Traffic

Directly connected to Maisonneuve-Rosemont Hospital, the building benefits from a significant organic flow of patients, as well as natural synergies among its various occupants, creating an especially dynamic environment for healthcare providers. The property is positioned to attract a new generation of high-quality tenants focused on the future of healthcare.



Example of space usage*



Lobby



Lounge Area

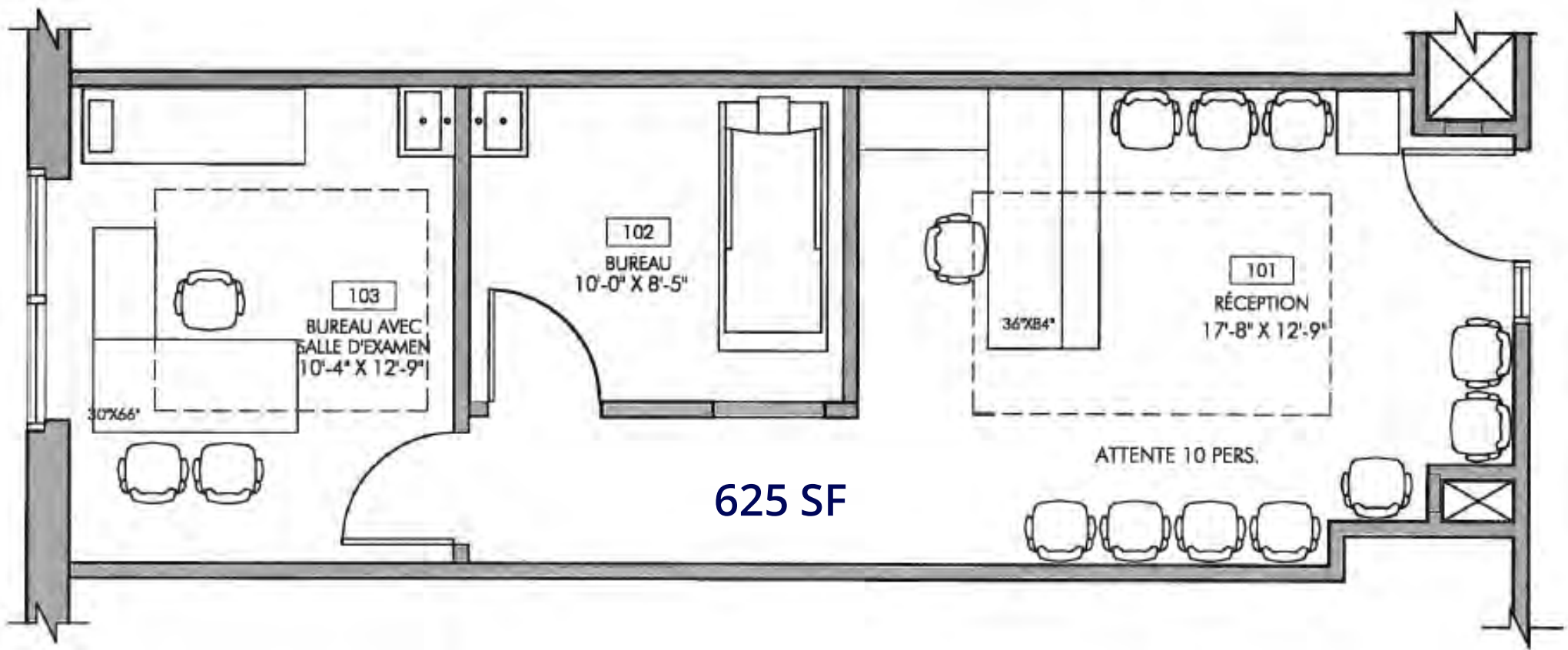


Mezzanine

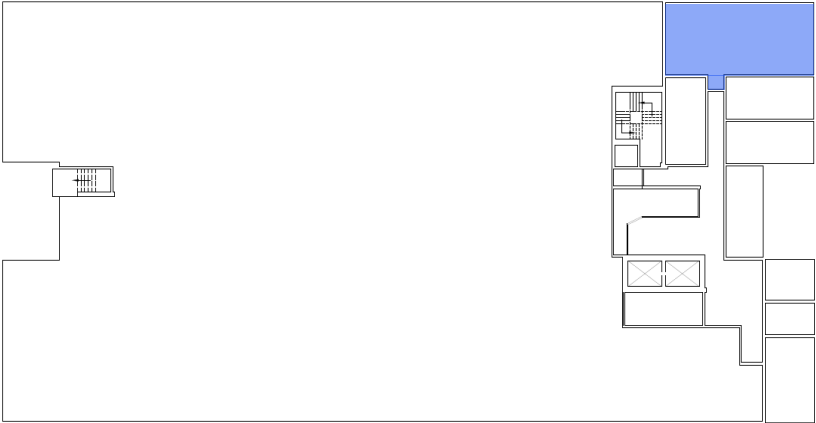
A flexible vision, focused on **innovation**

Flexible leasing structures may be available to tenants whose concepts make a meaningful contribution to the positioning and long-term evolution of the Maisonneuve-Rosemont Polyclinic. This represents a rare opportunity to become part of a growing healthcare hub focused on innovation and designed to meet the future needs of patient care while delivering high-quality healthcare services.

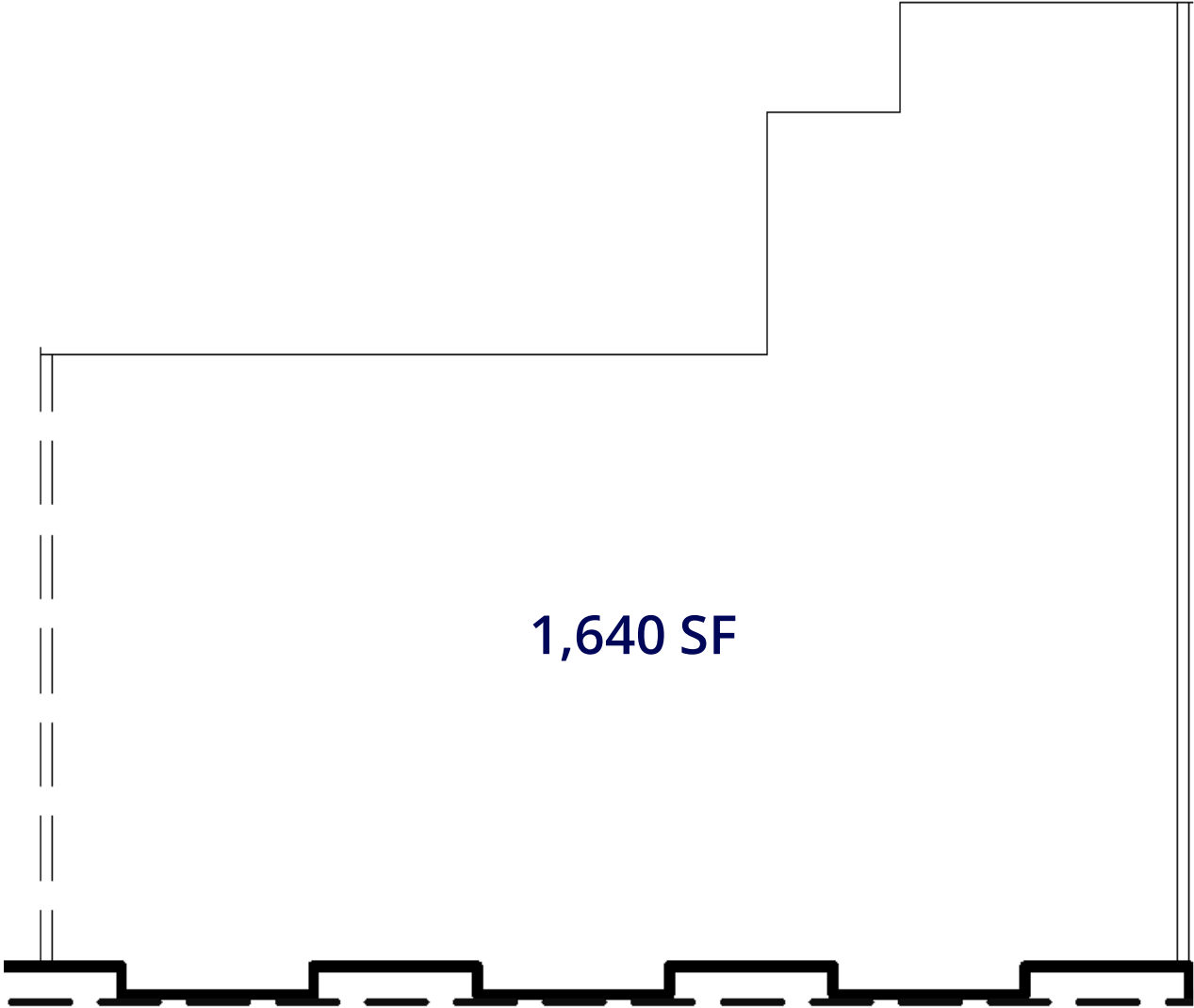
Suite 145



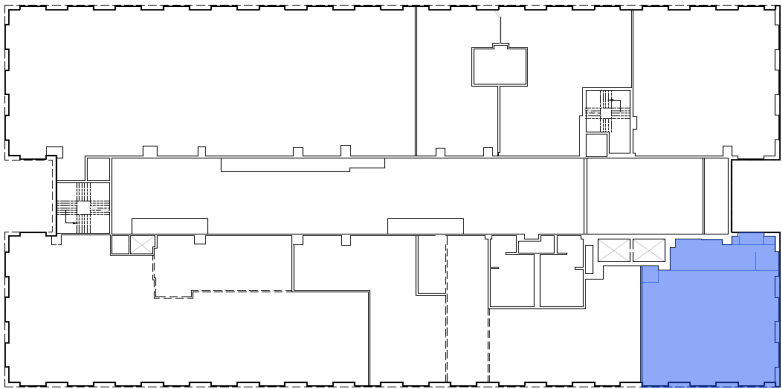
1st Floor



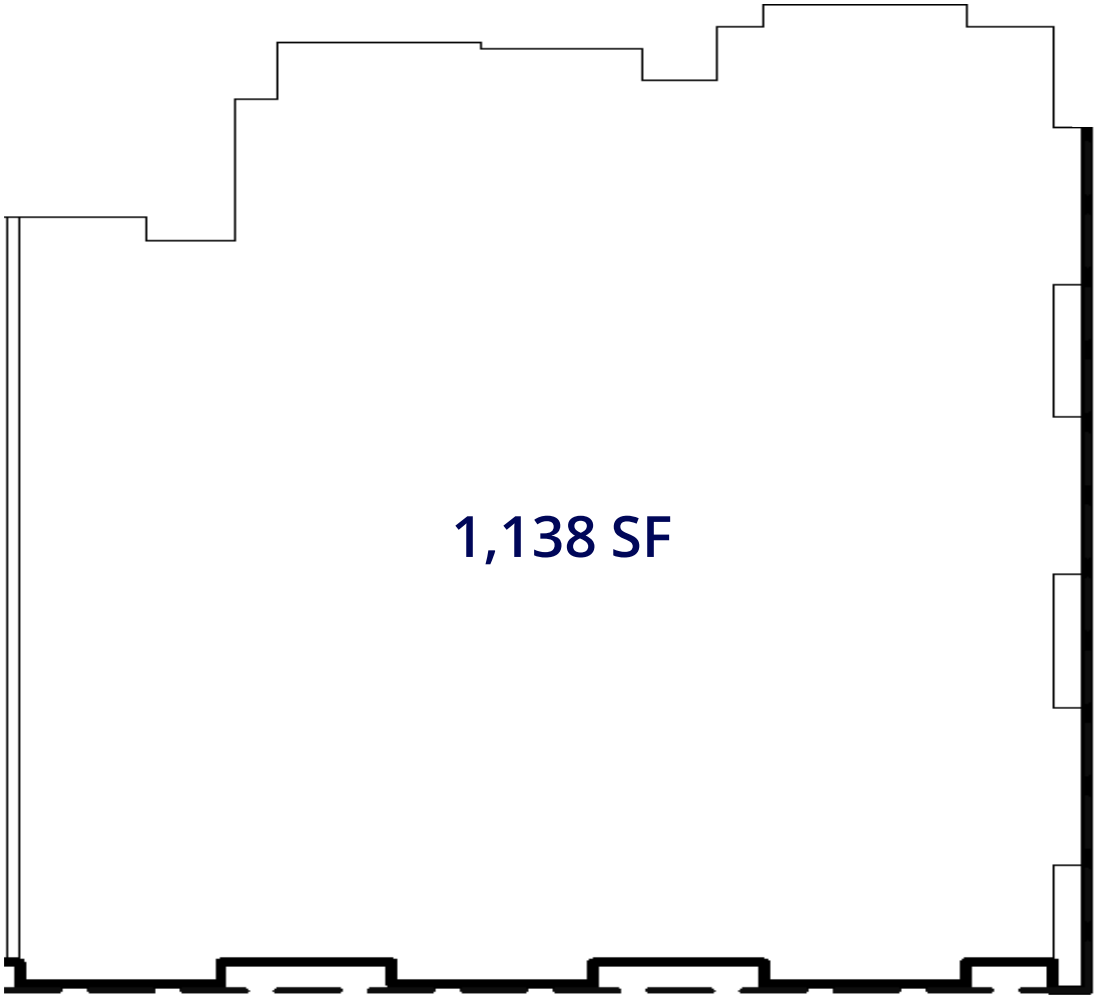
Suite 205



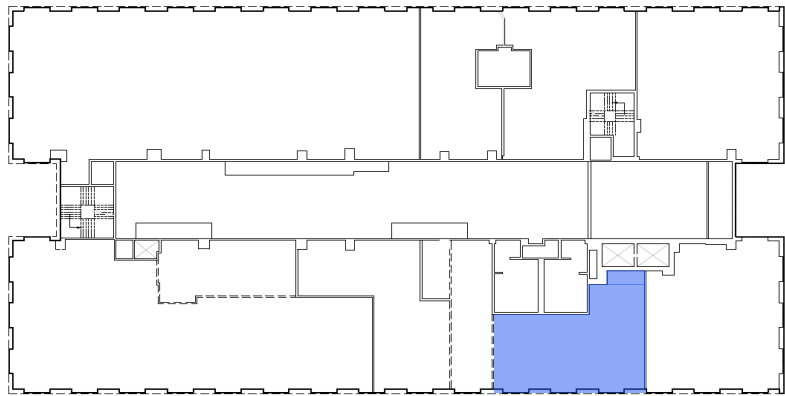
2nd Floor



Suite 225



2nd Floor



Nearby Points of Interest

Hospitals

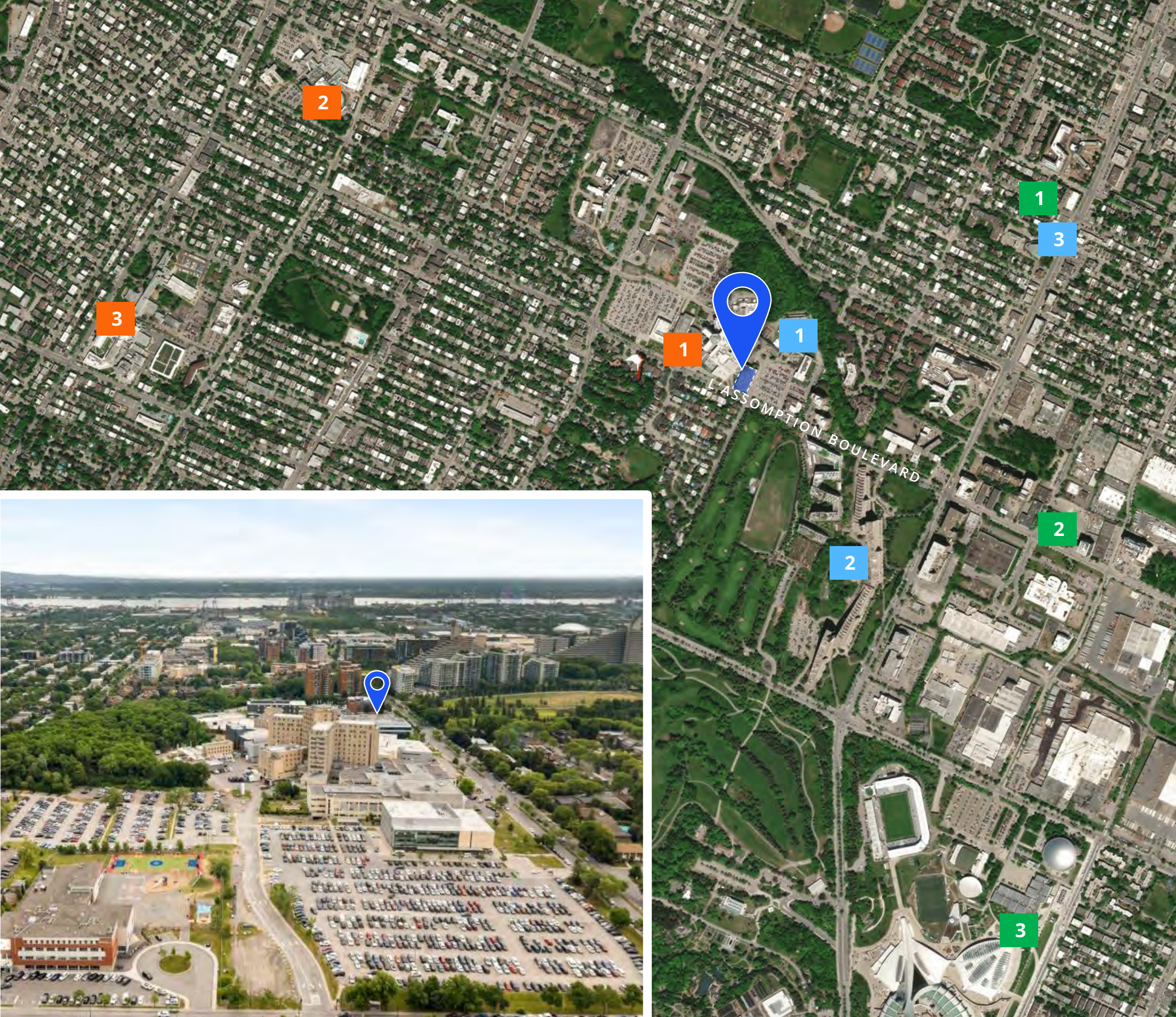
1	Maisonneuve-Rosemont Hospital
2	Santa Cabrini Hospital
3	Montreal Institute of Cardiology

Pharmacies

1	Familiprix Clinic
2	Souad Khouri Pharmacy
3	Proxim B. Morin, J.-F. Morin et S. Morin

Metro Stations

1	Cadillac
2	L'Assomption
3	Viau



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