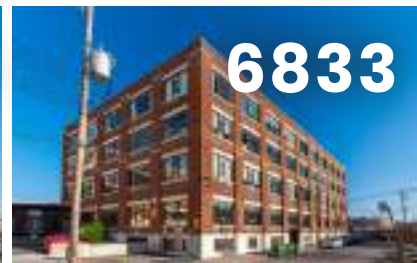
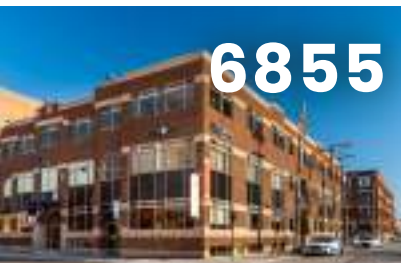


**MONDEV**



**OFFICE AND INDUSTRIAL SPACES FOR RENT**



**DE L'ÉPÉE AVENUE & HUTCHISON STREET, MONTREAL QC**

DISTRICT  
**BEAUMONT**

# AVAILABLE SPACES 6833 DE L'ÉPÉE AVENUE

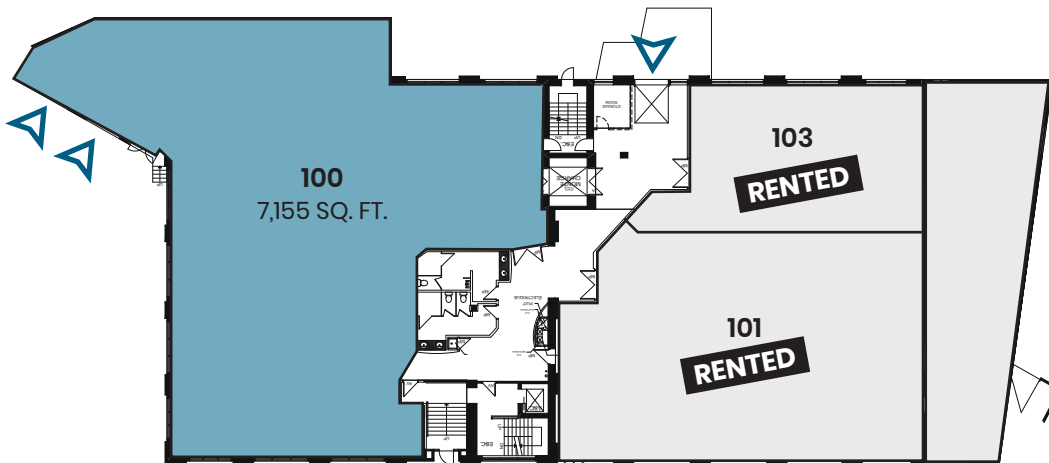
RARITY IN  
THE INDUSTRIAL  
MARKET!



## FINANCIAL INFORMATION

NET RENTAL RATE	Contact us
ADDITIONAL RENT	\$5.46 / sq. ft.
CLEANING	Not included
PARKING (MONTHLY)	\$125 / outdoor space \$175 / indoor space
ELECTRICITY & HVAC	Metered

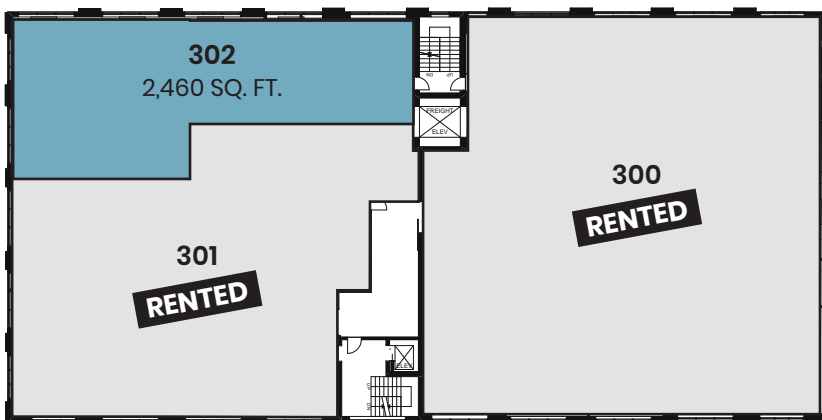
Prices are subject to change without notice.



- 3 Loading docks
- Fully air-conditioned
- Flex industrial space

### 1<sup>ST</sup> FLOOR

UNIT	AREA	AVAILABILITY
100	7,155 sq. ft.	Immediate



### 3<sup>RD</sup> FLOOR

UNIT	AREA	AVAILABILITY
302	2,460 sq. ft.	Immediate



Freight  
Elevator



Parking  
Spaces



Rooftop  
Terrace

# AVAILABLE OFFICE SPACES 6855 DE L'ÉPÉE AVENUE

CREATE  
YOUR  
OWN  
SPACE!



## FINANCIAL INFORMATION

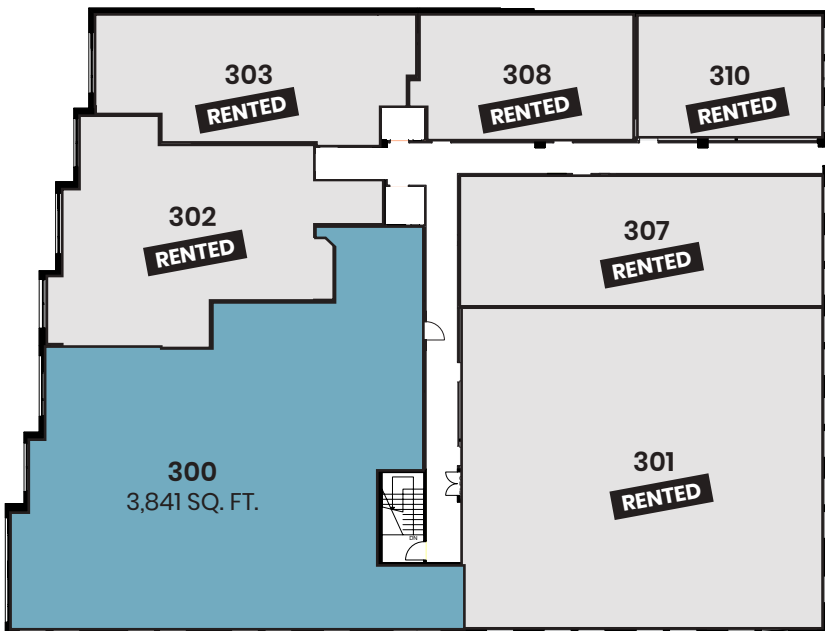
NET RENTAL RATE	Contact us
ALLOWANCE	\$25 / sq. ft.
ADDITIONAL RENT	\$8.57 / sq. ft.
CLEANING	Not included
PARKING (MONTHLY)	\$175 / interior space
HVAC	Included
ELECTRICITY	Not included

Prices are subject to change without notice.



### 2<sup>ND</sup> FLOOR

UNIT	AREA	AVAILABILITY
<b>210-212</b>	1,259 sq. ft.	Immediate



### 3<sup>RD</sup> FLOOR

UNIT	AREA	AVAILABILITY
<b>300</b>	3,841 sq. ft.	Immediate



Elevator



Parking  
Spaces

# AVAILABLE OFFICE SPACE 6750 HUTCHISON STREET

**LAST UNIT  
AVAILABLE!**



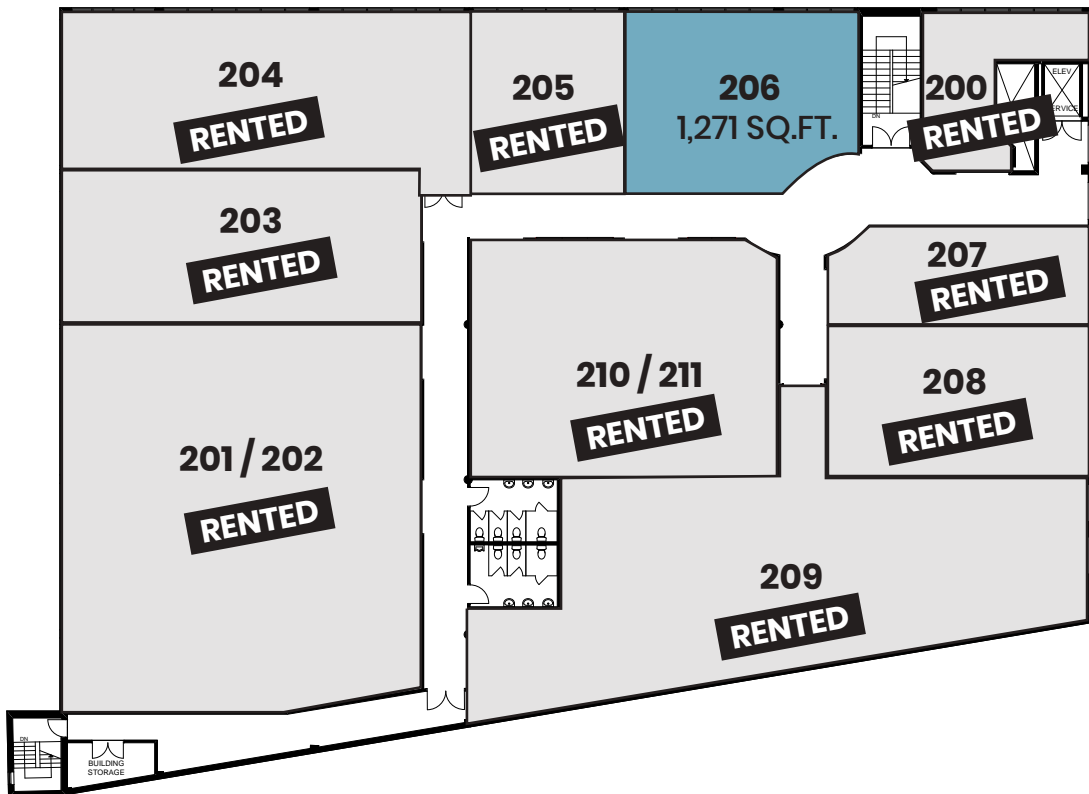
## FINANCIAL INFORMATION

NET RENTAL RATE	Contact us
ADDITIONAL RENT	\$8.55 / sq. ft.
CLEANING	Not included
PARKING (MONTHLY)	\$125 / indoor space
ELECTRICITY & HVAC	Metered

*Prices are subject to change without notice.*

## 2<sup>ND</sup> FLOOR

UNIT	AREA	AVAILABILITY
206	1,271 sq. ft.	Immediate

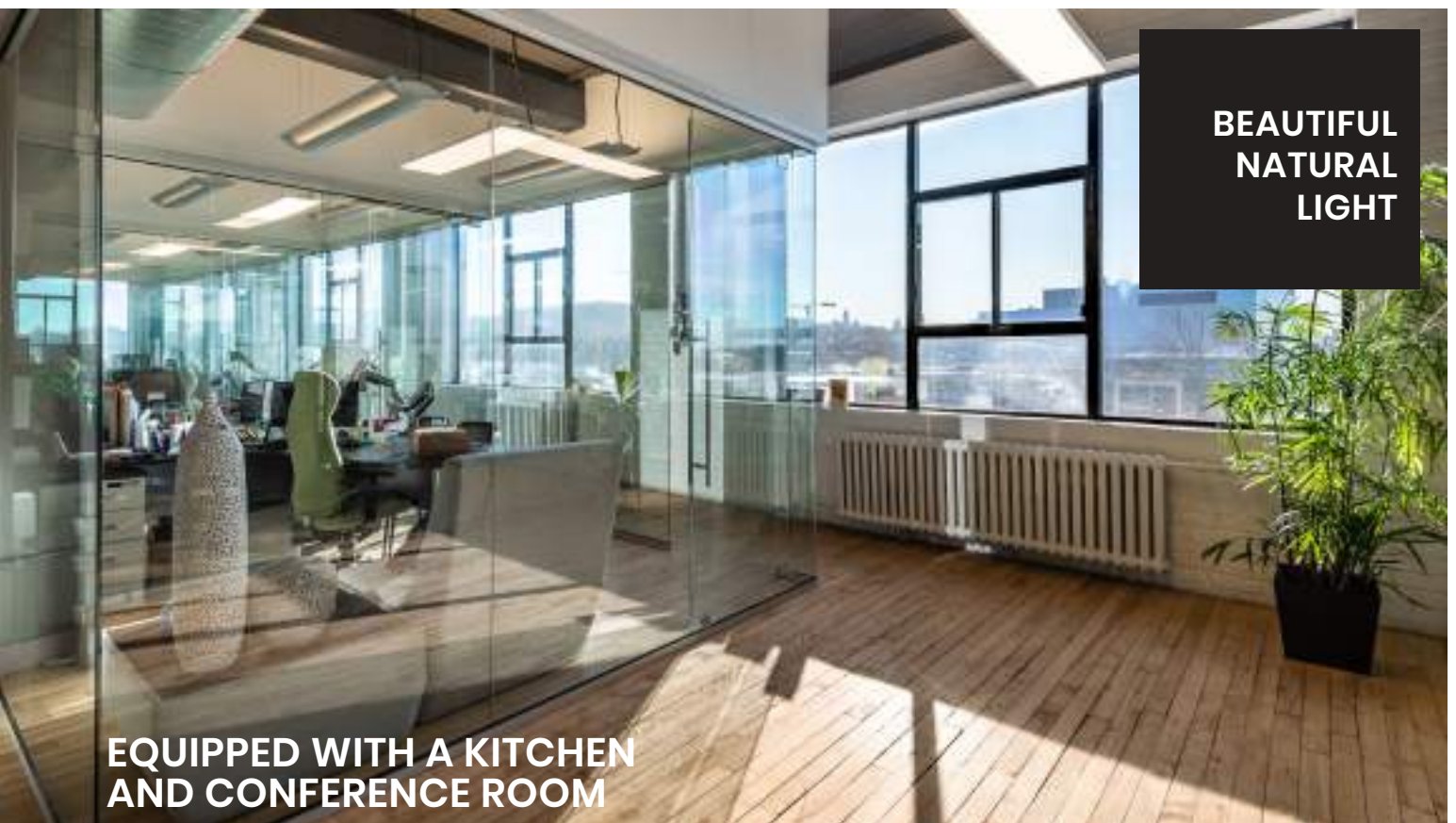


## **| INTERIOR PHOTOS**

### **NEWLY RENOVATED LOFT-STYLE OFFICES**



**FRESH AND AIRY FLEX SPACES**



**BEAUTIFUL  
NATURAL  
LIGHT**

**EQUIPPED WITH A KITCHEN  
AND CONFERENCE ROOM**

## INTERIOR PHOTOS

### NEWLY RENOVATED LOFT-STYLE OFFICES



**LARGE FENESTRATION**

**VAST OPEN  
SPACE**

**MANY BUILDINGS, PLENTY OF OPTIONS.  
SEIZE THIS OPPORTUNITY!**

# A LITTLE TASTE OF THIS LIVELY NEIGHBORHOOD

UNIQUE AND EXCITING RESTAURANT, LUNCH SPOT, OR CAFÉ ALL WITHIN WALKING DISTANCE!



4,000 sq. ft. of green space, ideal for a break!



Near metro stations  
Acadie, Parc, Outremont



Facing Campus MIL



In the heart of AI Hub



Many restaurants  
around the corner



For more information or to schedule a visit, please contact:

**VERONIK BASTIEN**

Commercial Leasing Director | Commercial Real Estate Broker

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**MONDEV**