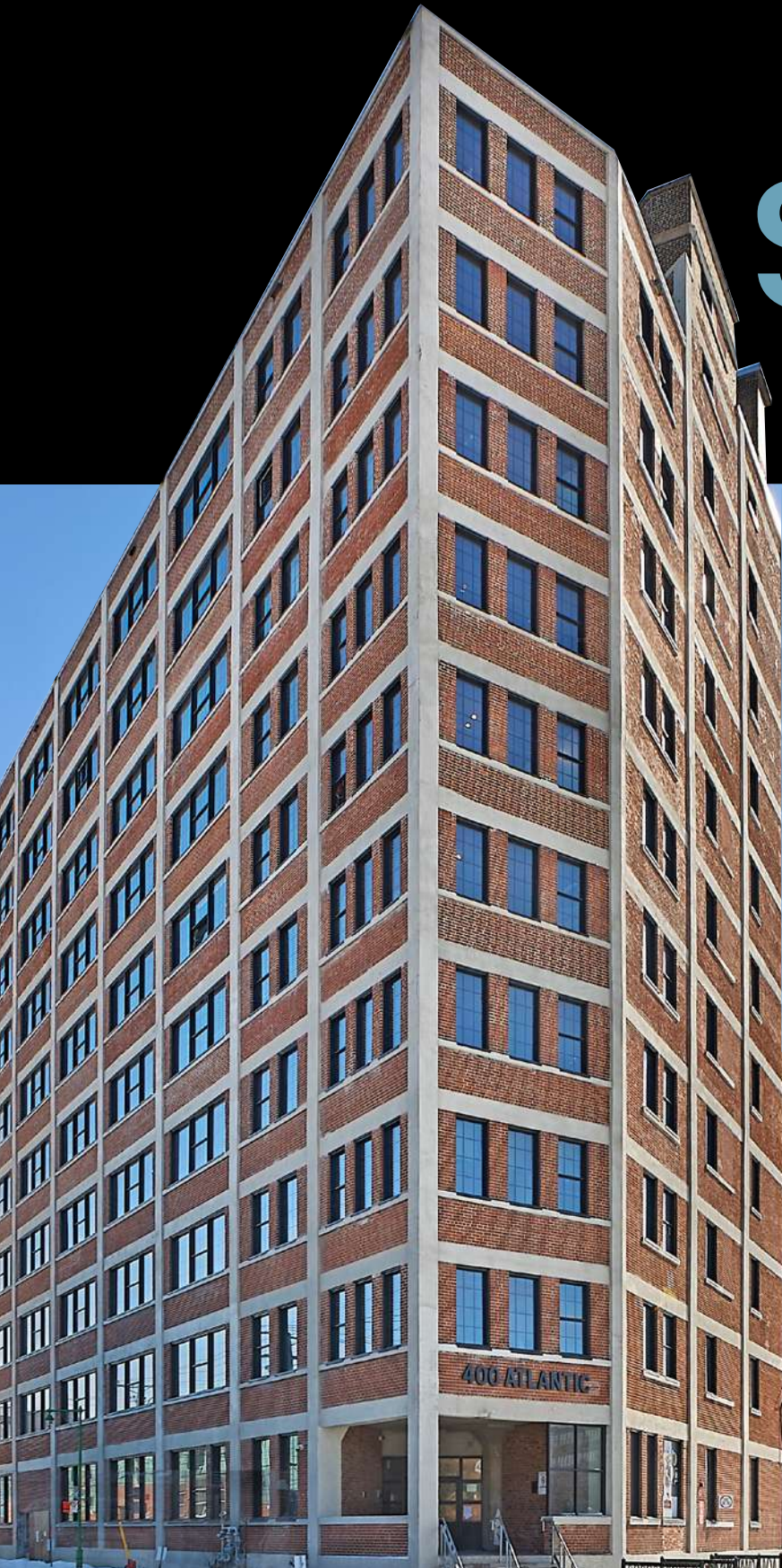


MONDEV

OFFICE SPACES

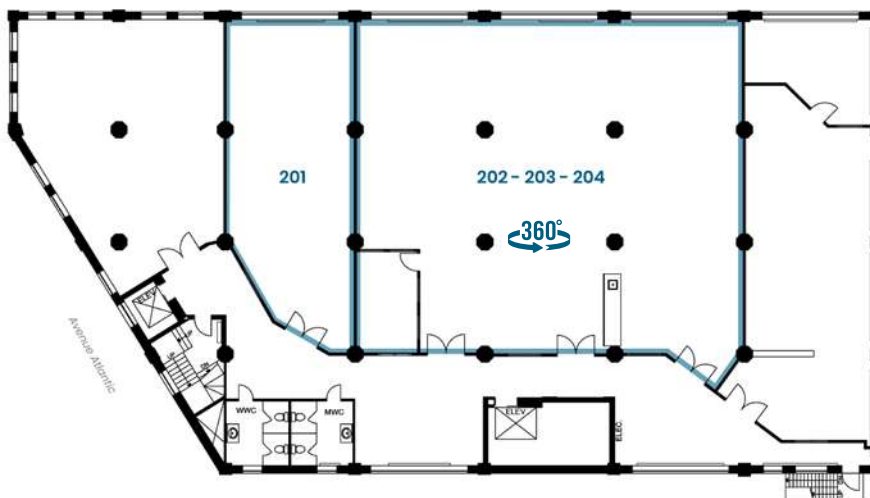
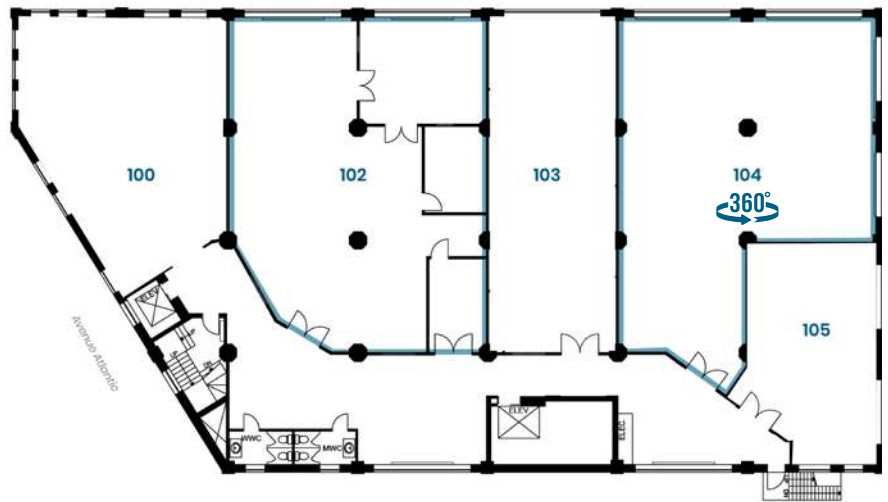
for lease

400 Atlantic Av.



FLOOR 1

Tailored built-out suites available, ranging from 800 sq.ft. to 8,000 sq.ft.



FLOOR 2

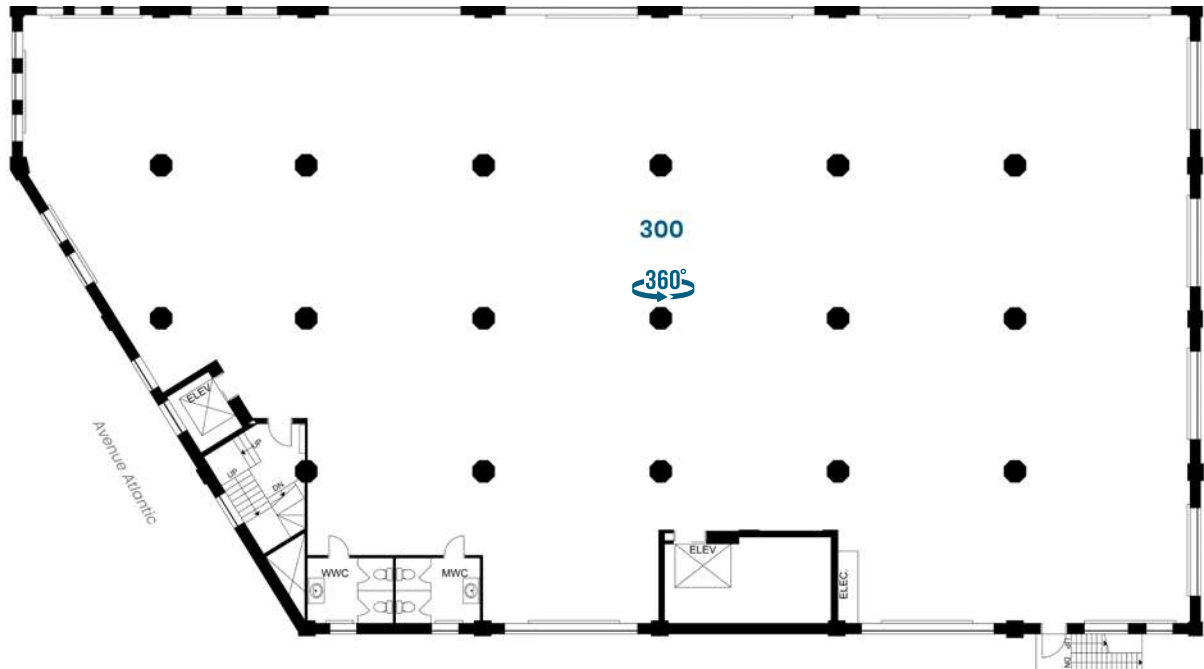
Open-plan and move-in-ready suites showcasing closed offices, conference room and kitchenette.

3

FLOOR 3

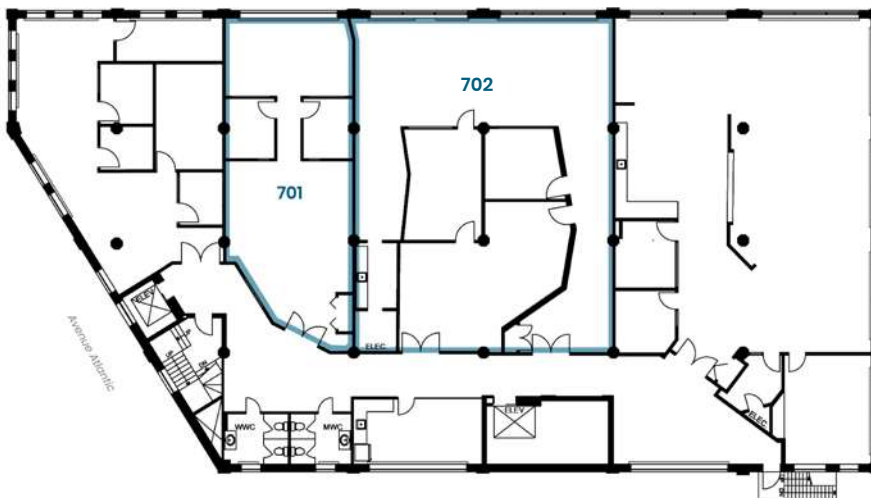
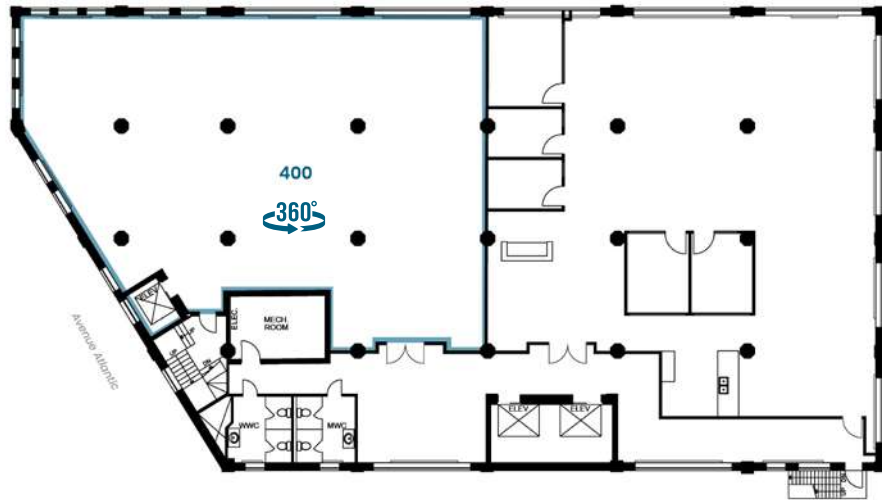
Turnkey floor featuring an expansive, high-end build-out, fully furnished and ready for immediate occupancy.

Space includes a private reception, complete kitchen, multiple conference rooms, private offices and 80 work stations.



FLOOR 4

Corner unit in base-building condition, featuring signature red brick walls and exposed ceilings.

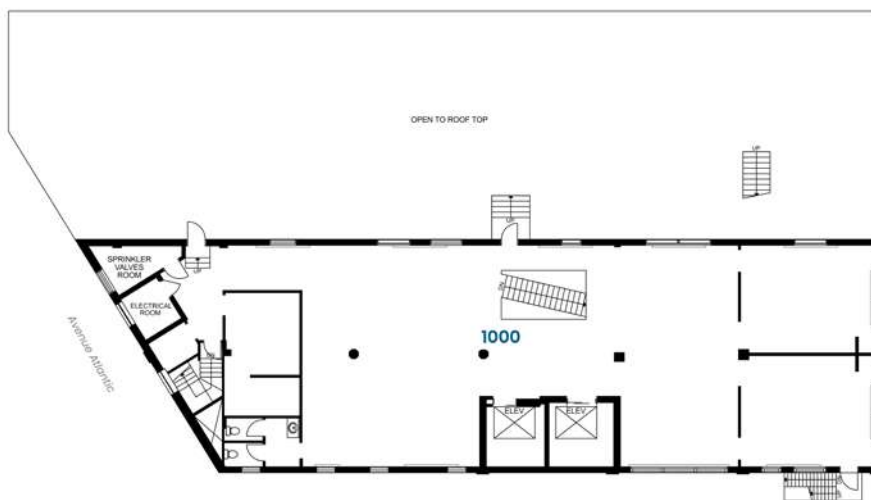
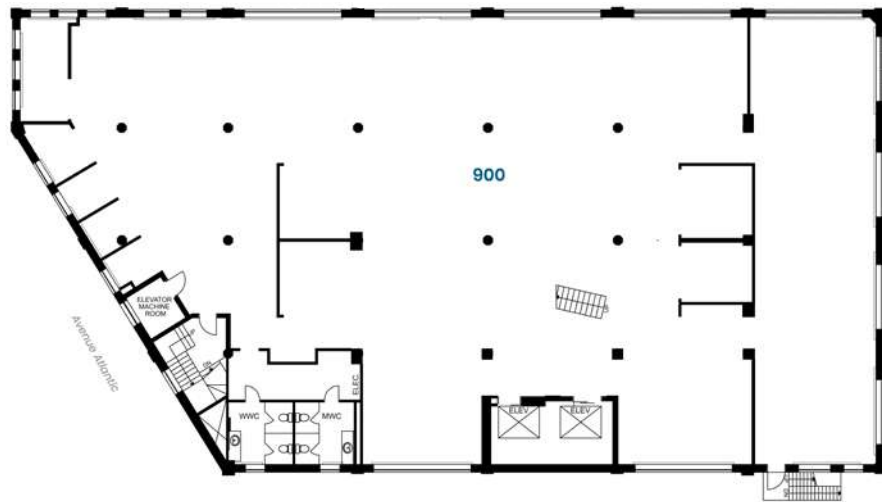


FLOOR 7

Open-concept and move-in-ready spaces equipped with kitchenette and closed offices. Up to 3,800 sq.ft. available.

PENTHOUSE SUITE

14,000 sq.ft.



FLOORS 9 & 10

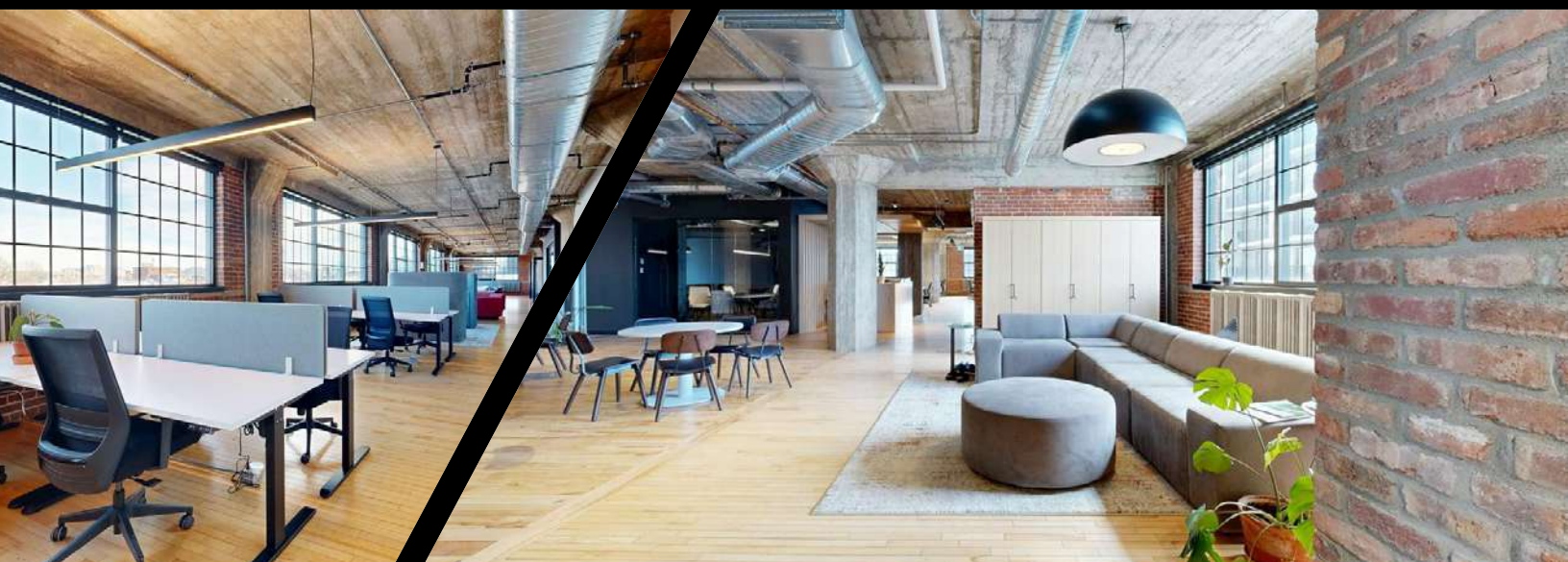
Fully built-out penthouse suite featuring its own exclusive rooftop terrace.

FLOOR PLANS

PROPERTY DETAILS

FINANCIAL INFORMATION

LOCATION





PROPERTY FEATURES:

- ▶ Signature red brick walls
- ▶ High-end quality build-outs
- ▶ Hardwood floors
- ▶ Efficient open-plan layouts
- ▶ Newly-replaced windows
- ▶ 11-foot ceilings
- ▶ Central air conditioning

BUILDING AMENITIES:

- ▶ Renowned on-site bakery and café: Hof Kelsten
- ▶ Interior & Exterior parking
- ▶ On-site showers
- ▶ Secured bike room
- ▶ Freight elevator



LEASE TERM

Flexible

NET RENTStarting at
\$20.00/sq.ft.**ADDITIONAL****RENT** EST.
\$11.00/sq.ft.**ELECTRICITY**

Included

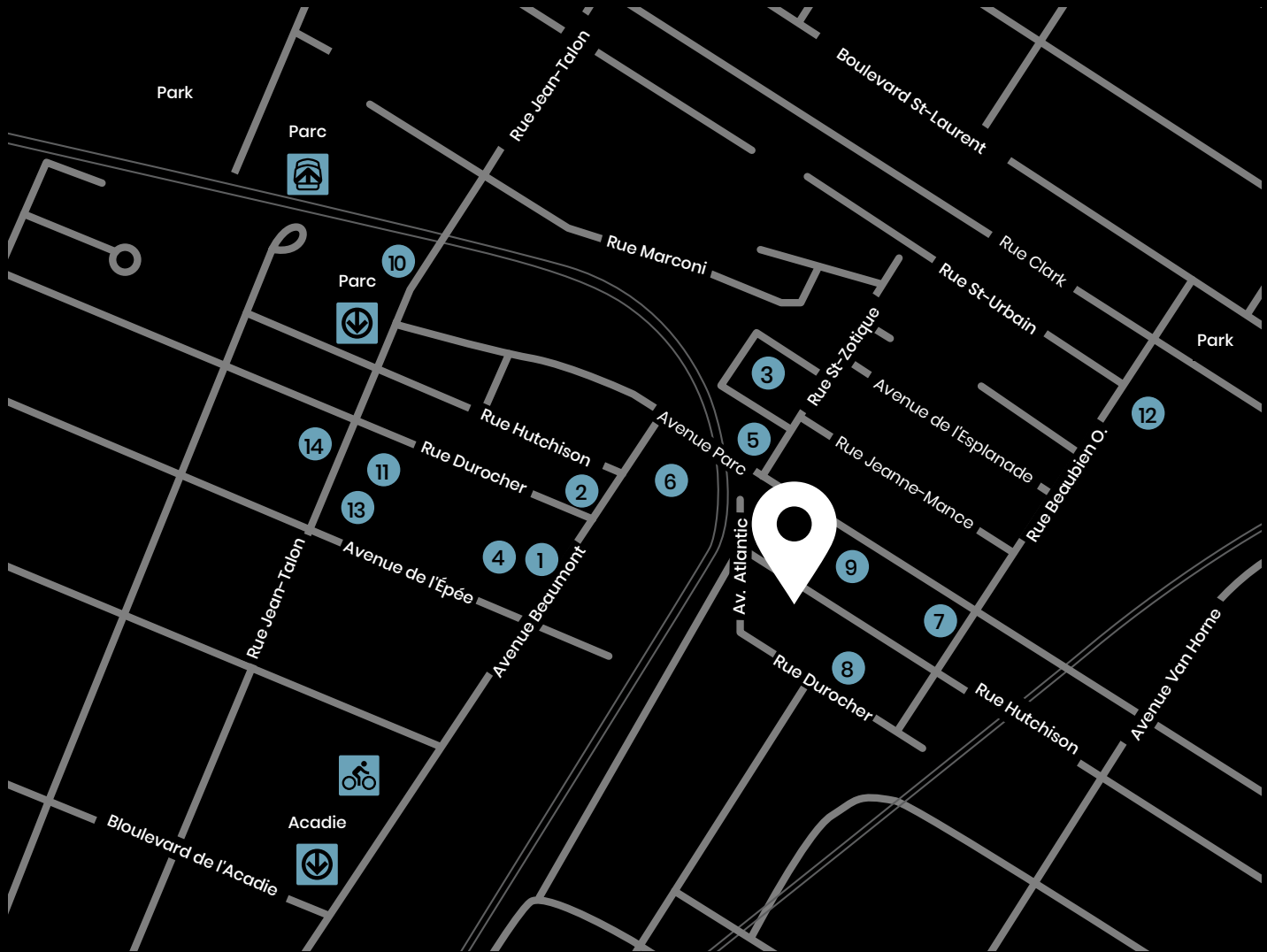
PARKINGInterior & Exterior
\$200.00+tx/mo

Ratio: 1/1,400

OPTIONS

Available immediatly





Food & Beverage

- 1 Le Piment Rouge
- 2 Segreta Pizza Al Taglio
- 3 Café Guerrero
- 4 Damas
- 5 Bar Cicchetti
- 6 Denise
- 7 Taverne Atlantic

Services

- 8 Gym le quartier outremont
- 9 Le marché fooderie
- 10 Maxi
- 11 Familiprix
- 12 Home Dépot
- 13 BMO Bank of montreal
- 14 TD Bank

Transit



Metro Parc

10 minutes

Metro Acadie

14 minutes



Bus

80, 92, 480



Gare Parc

16 minutes



Bixi

10 minutes



Walk score: 95

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