 **JLL** SEE A BRIGHTER WAY

# For sublease

Turnkey Office space  
3,000 SF

5605 de Gaspé  
Montréal, Québec

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# 5605 de Gaspé

5605 de Gaspé is adjacent to the Champs des Possibles in the heart of Mile-End, in the northern portion of Plateau-Mont-Royal. The vibrant neighbourhood is home of many creative businesses, production studios and agencies as well as start-ups. Walking distance from Laurier and Rosemont metro stations, bus lines at few steps from the building and Bixi docks just at the door. Many services including shops, restaurants are in close proximity, mostly alongside Saint-Laurent Boulevard and Saint-Viateur Street.

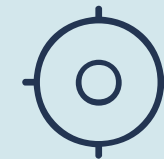


# Highlights



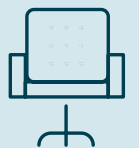
### Fenestration

Ample fenestration with abundant natural light



### Location

Tech prime location



### Offices

Plug & Play fully built-out



### Terrace

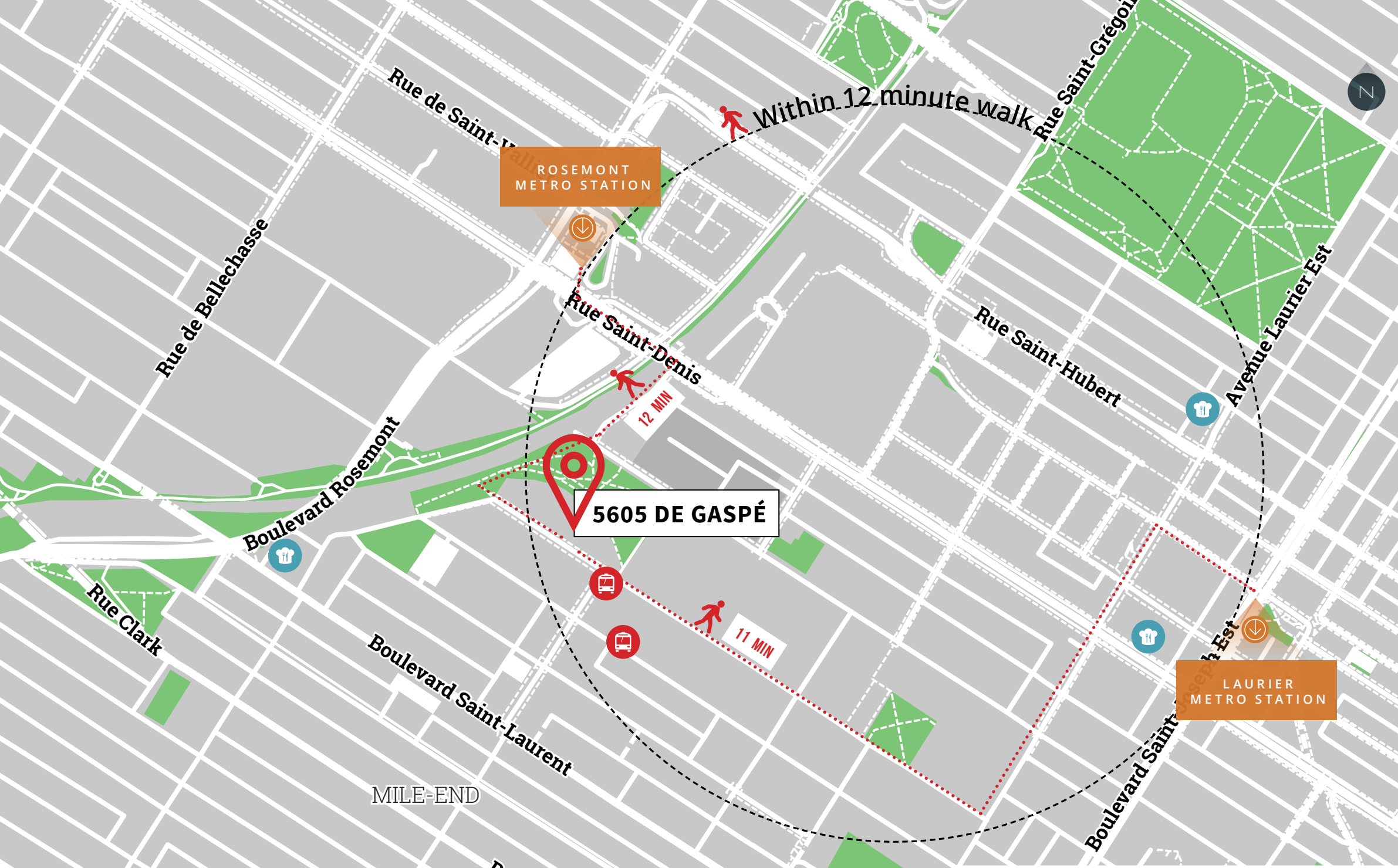
Roof terrace accessible to tenants



### Public Transit

Steps from buses and easily accessible from metro





**Unique neighborhood hosting bars, restaurants, greens spaces, art galleries & cafés**

Location and accessibility



11-minute walk from the Laurier metro station

12-minute walk from the Rosemont metro station



Bus

30, 361, 55,363



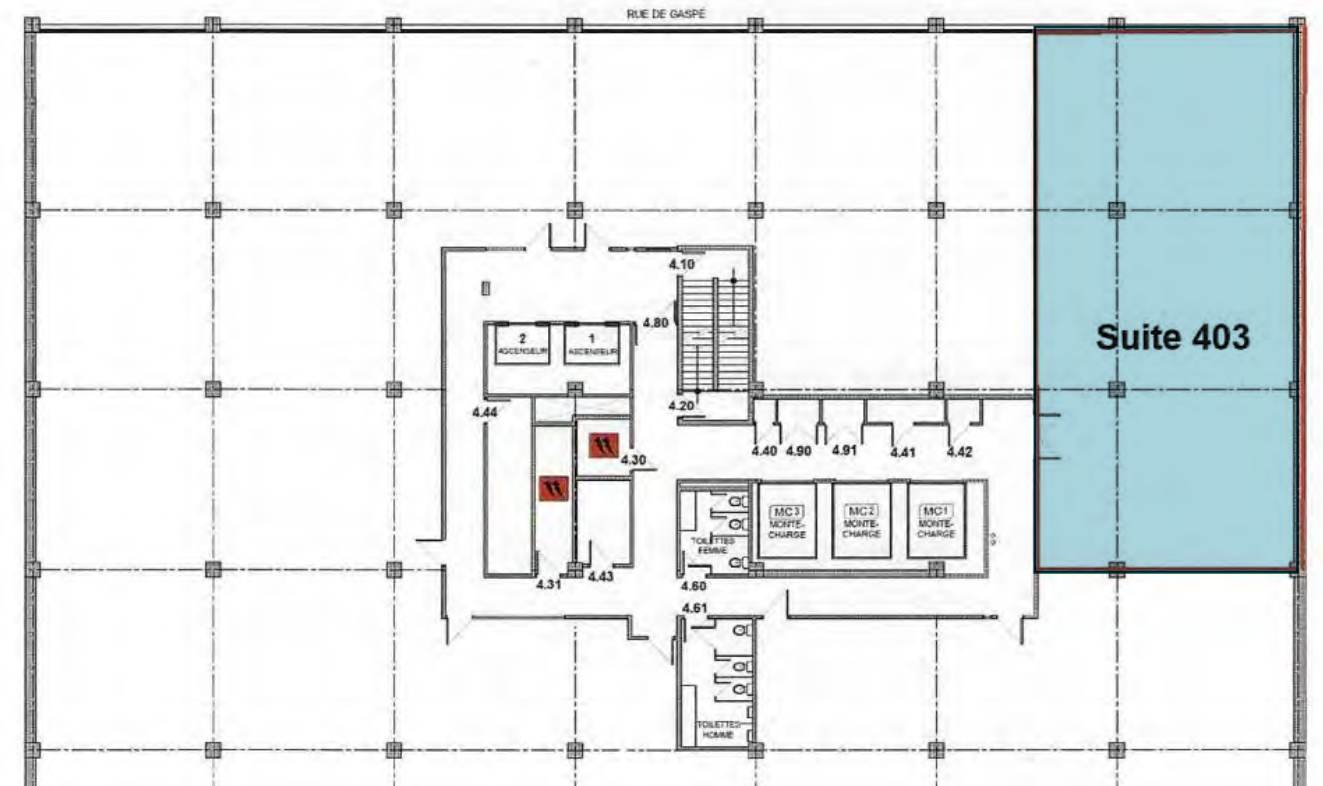
# Space overview



<b>Suite</b>	Suite 403 - 3,000 SF
<b>Sublease term</b>	April 30th, 2027
<b>Availability</b>	15 days
<b>Asking gross rent</b>	\$30.00 PSF
<b>Additional rent</b>	Included



# Floor Plan



for more information, please contact:

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