



Fully builtout and turnkey *plug-and-play* spaces

- Great opportunity to sublease a *Plug-and-Play* office space at the 20th floor of a building.
- The space has been recently renovated and offers a combination of enclosed offices, open workspace, conference rooms, reception and kitchen.
- Located at the corner of Léo-Pariseau Street and Du Parc Avenue, this building is close to Mount Royal and several notable places in Montréal.



Available space
of 3 100 sf



Lease ending on
july 31st, 2028



Class B
Building offices



Turnkey loft-style
office space

Get more information

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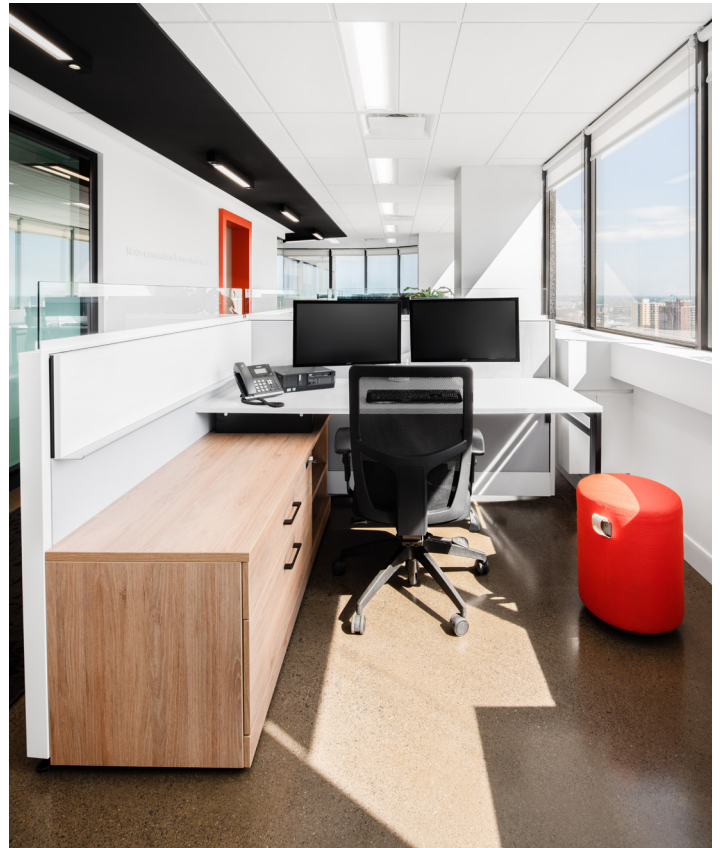
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Details of the sublease

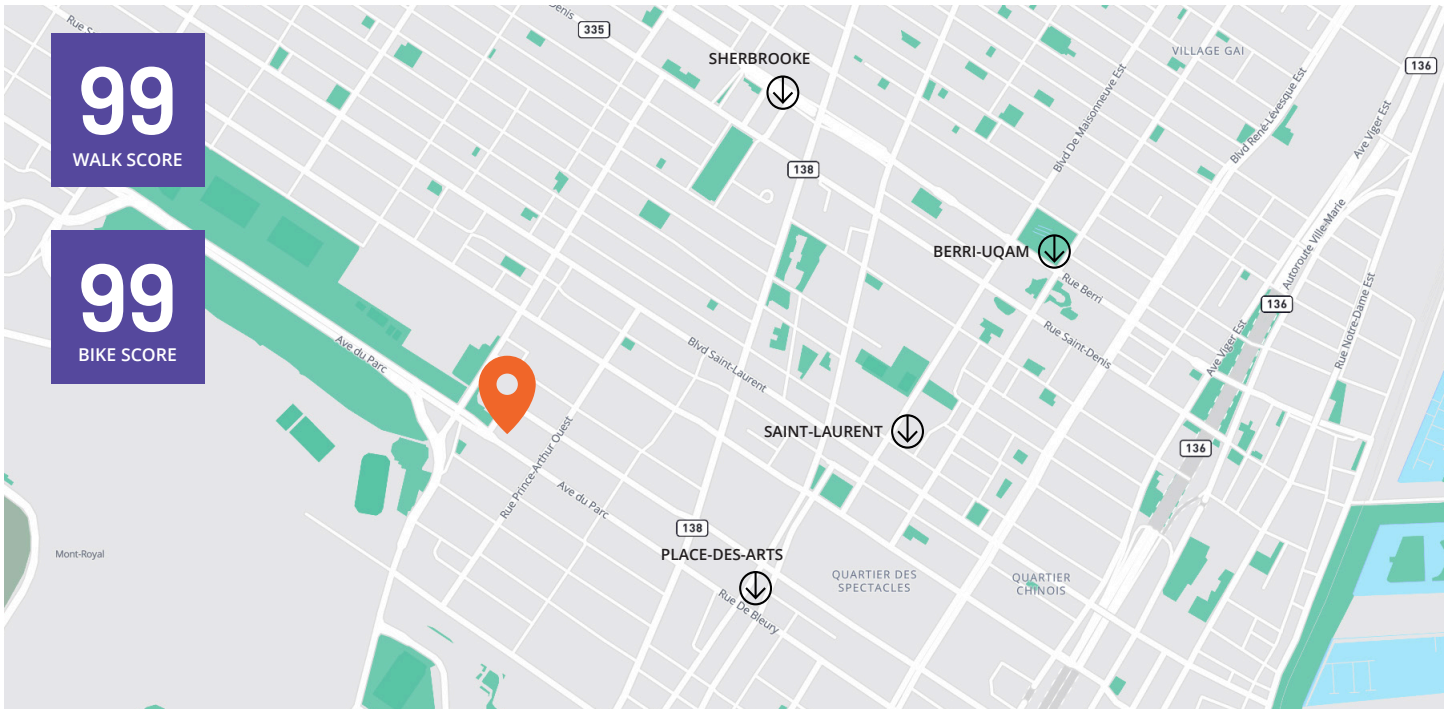
Year of Construction	1976
Number of Floors	26 floors
Building Area	569,186 square feet
Typical Floor	15,000 square feet
Available Space	20 th floor
Available Area	3,100 square feet
Availability	Immediate
Lease Expiry	july 31 st , 2028
Daily Cleaning	Included
Electricity	\$1.08 /sf
Asked Rent	Contact broker
Additional Rent	\$19.81
Parking	1/1000 p.c. and \$180 + tx not reserved and \$360 + tx reserved



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Location

- Exceptional location on Milton Parc and surrounded by green spaces (Léo-Pariseau Park, Mont-Royal Park).
- The building is easily accessible from Place-des-Arts metro station (green line), or by the Sherbrooke station, the orange line is located at a 17-minute walk, and/or by the bus line 144, with a bus stop located on Des Pins Avenue.
- The area includes restaurants, cafés, bars, as well as Les Galeries du Parc shopping center and Du Parc Cinema. At this level, Avenue Du Parc offers all the local services that future tenants will need.



Bus lines 80, 129, 365 & 480 in front of the building. Bus lines 144 & 360 accessible on des Pins Avenue.



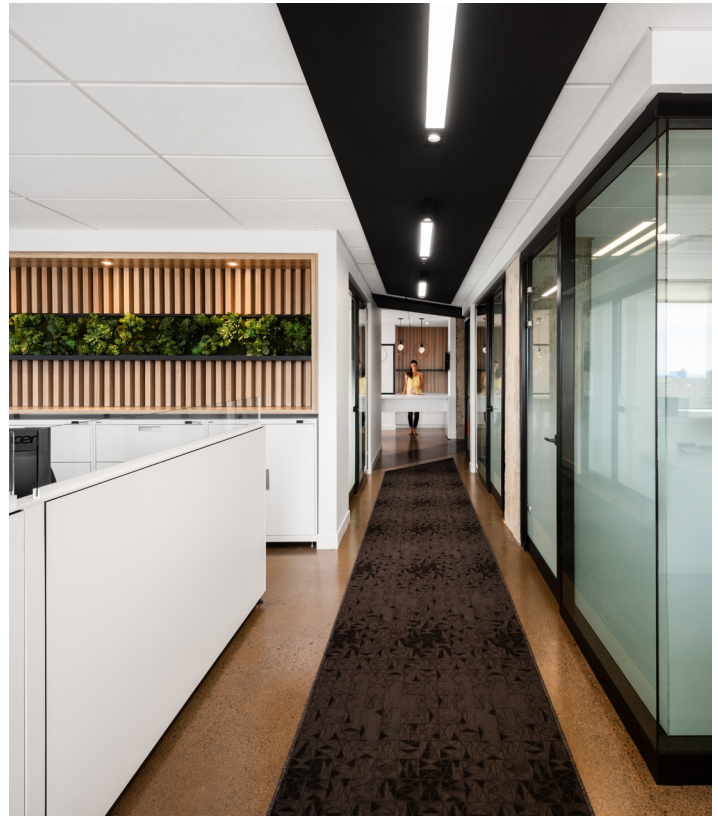
11-minute walk from Place-des-Arts metro station (green line) and from 19-minute from Saint-Laurent station.



15-minute walk from Place-des-Arts et and less than 20-minute from Complexe Desjardins.



Several services, restaurants and commodities in the area.

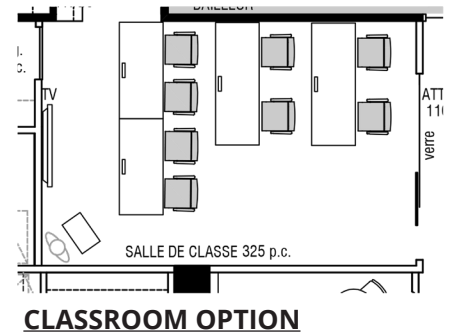
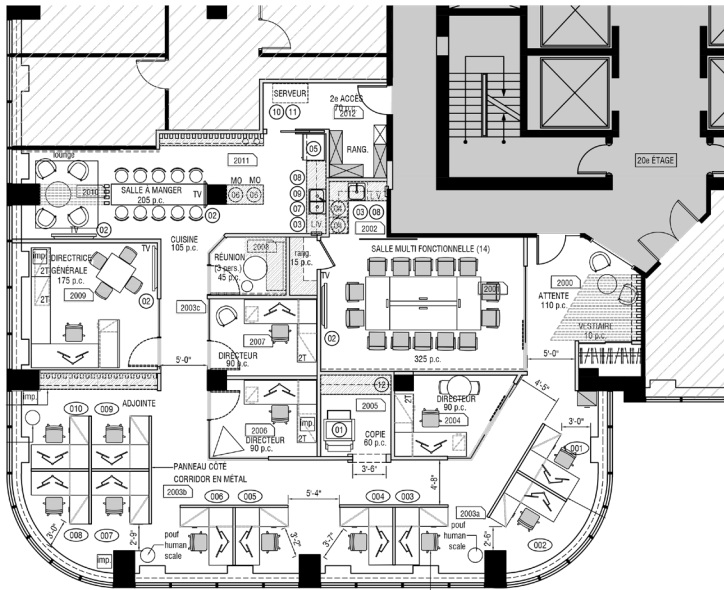


Photos by : David Boyer photographe.

**Get more
information**

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Design by : Folio Design.

Want to plan a tour? Contact us for more information.

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