



16,295 SF for sublease in a high-quality furnished space

140 DE L'ÉQUINOXE ST. - BROSSARD / SOLAR UNIQUARTIER



## **An essential business destination, a stimulating work environment**

Solar Uniquartier brings together the best of the business community and the most innovative conference centre on the South Shore of Montreal. Evolving in a dynamic, people-friendly and vibrant place to live, neighbourhood businesses benefit from the destination's unique attractions and its ease of access.

Its exceptional work spaces feature stunning views of the city and are located close to daycares, restaurants, terraces, shops, sports facilities and a huge central park.

## **Gastronomy and entertainment in the heart of Solar Uniquartier**



### **Place de la Gare: the arrival and departure point**

Place de la Gare is the quintessential gathering place in the neighbourhood, where shows, street entertainment and concerts take centre stage. Connected to the REM, this is where you will find tasty food venues, a multitude of healthy restaurants and famous eateries for an incomparable gourmet experience, from morning to evening.



### **Avenue de l'Équinoxe and its specialty businesses**

Avenue de l'Équinoxe is the ideal pedestrian area for a leisurely stroll and to stock up on fresh, quality products. Its pop-up style establishments, cafés, bakeries, cheese shops and takeout food venues will become your go-to favourites for your weekly grocery shopping, cravings or picnics in Central Park, just a few steps away.



### **Place de l'Équinoxe and its Halle Gourmande**

Considered the culinary landmark of Solar Uniquartier, Place de l'Équinoxe and its Halle Gourmande invite you on a culinary journey to the heart of the city's multiculturalism. On-site, signature restaurants mix with culinary events, cultural activities, immersive experiences and discoveries of all kinds.

## Stunning. Turnkey. Connected.

Great sublease opportunity in the heart of Solar Uniquartier. Available for immediate occupancy, the 3rd floor is a fully furnished, recent high-quality space.

You will be offered to have access to the first floor's common areas, which will include the kitchen and lounge, conference rooms, as well as a privileged access to the rooftop terrace.

### Financial Parameters

Asking net rent	Negotiable
Taxes	\$5.32 / SF
Operating expenses	\$7.13 / SF
Electricity	\$2.03 / SF
Cleaning	Excluded
Total additional rent	\$14.48 / SF (2024 est.)

### Available Suite

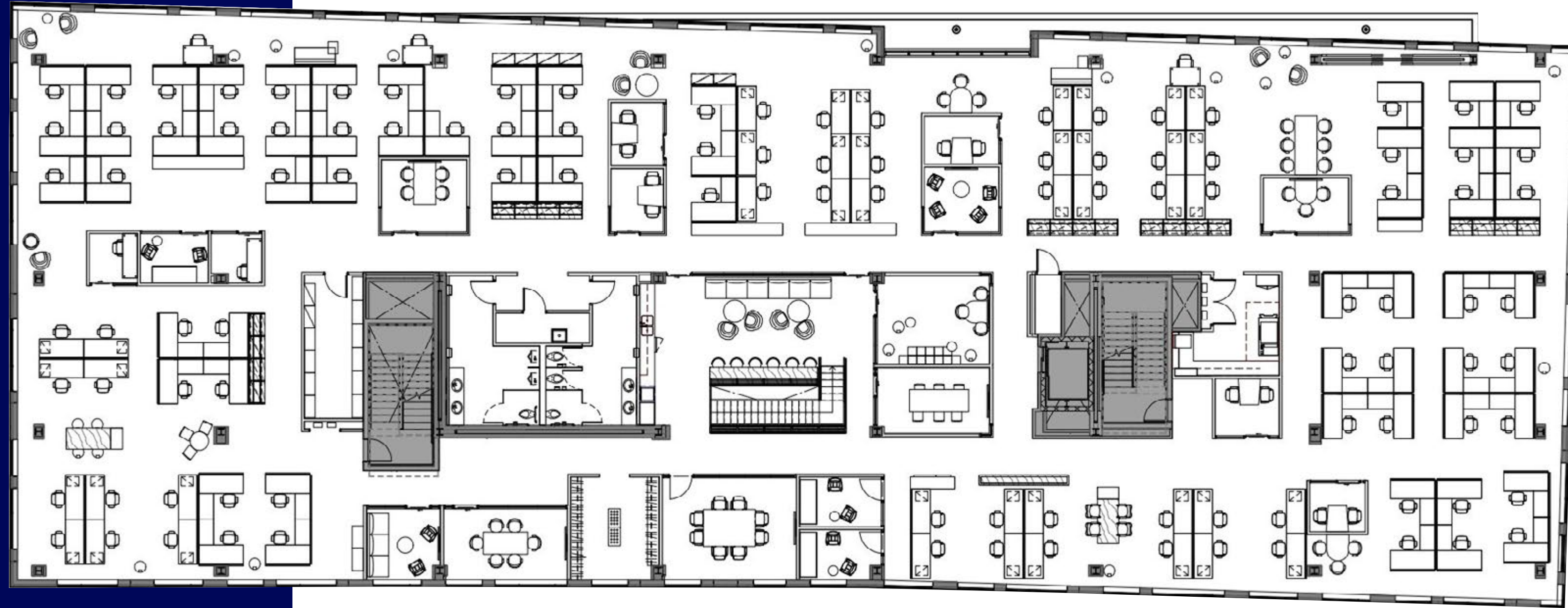
Type	Sublease
Area	16,295 SF
Floor	3
Availability	Immediately
Expiry Date	May 31st, 2032



Photo © Claude-Simon Langlois

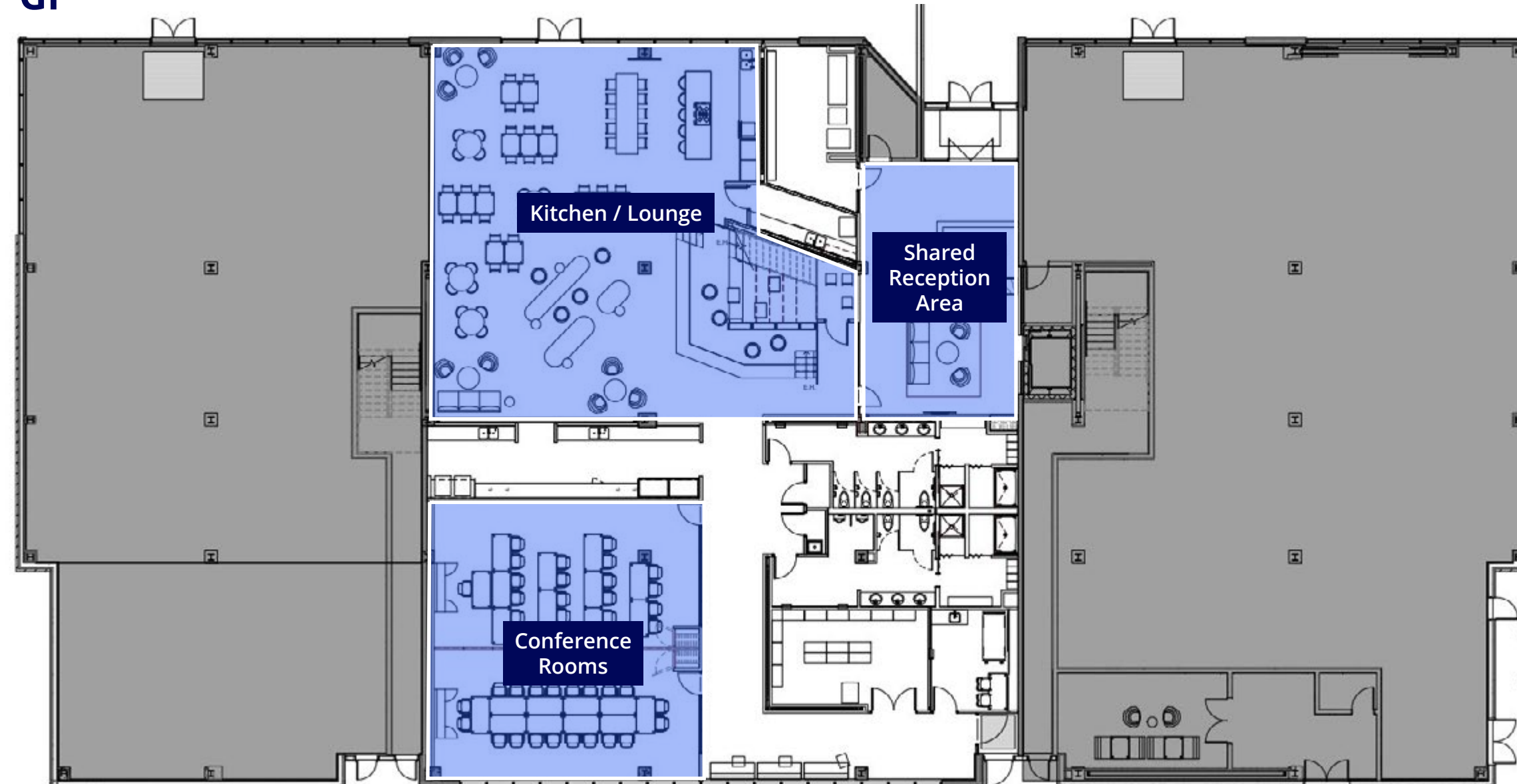
Ready  
to Use

### 3rd Floor



- 106 workstations in open space
- 5 conference rooms accommodating 4 to 8 people
- 6 Focus rooms
- Several relaxation and collaboration zones
- Coffee area

### GF



Ground floor common areas could be shared, including reception area



Photo © Claude-Simon Langlois



# Direct Connectivity To Montreal



Direct Access  
to Highways  
10 & 30



Ample  
Parking



Close to  
Amenities

## DIRECT ACCESS TO THE DU QUARTIER REM STATION



Linked To  
The Metro



Downtown  
Montreal  
in 15 Minutes



Operating  
20h / 24  
7 / 7



Departing  
Every 6  
Minutes

# Interior Design by Lemay

Twice awarded Grand Prix du Design 2023





Photo © Claude-Simon Langlois



Photo © Claude-Simon Langlois



Photo © Claude-Simon Langlois



[CONTACT US FOR MORE DETAILS](#)

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