

**FOR
LEASE**

OFFICE SPACE
AND SHOWROOM

**5525 Upper-Lachine
Montréal, Québec**



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**AVISON
YOUNG**

Office space and showroom for lease in Notre-Dame-de-Grâce

Demographic data

	20,407 Population
	13,024 Labour force
	37.19 Median age
	\$77,659 Median household income
	50.3% Population with bachelors degree or higher
Source: AY Demographics 2026 - 1 km radius from property	

Lease details

Available area	Main floor:	3,431 sf
	Basement:	2,015 sf
	Total:	5,446 sf
Availability	Immediate	
Net rent	Contact broker	
Additional rent	\$7.95 / sf (2026)	
Parking	5 parking spaces available	

5,446 square feet across two levels
Main floor and basement offering flexibility for a range of uses

Ideal location for various uses
Fitness studio, medical office, showroom

Bright and flexible space
Modern office space with an open, adaptable layout and strong natural light

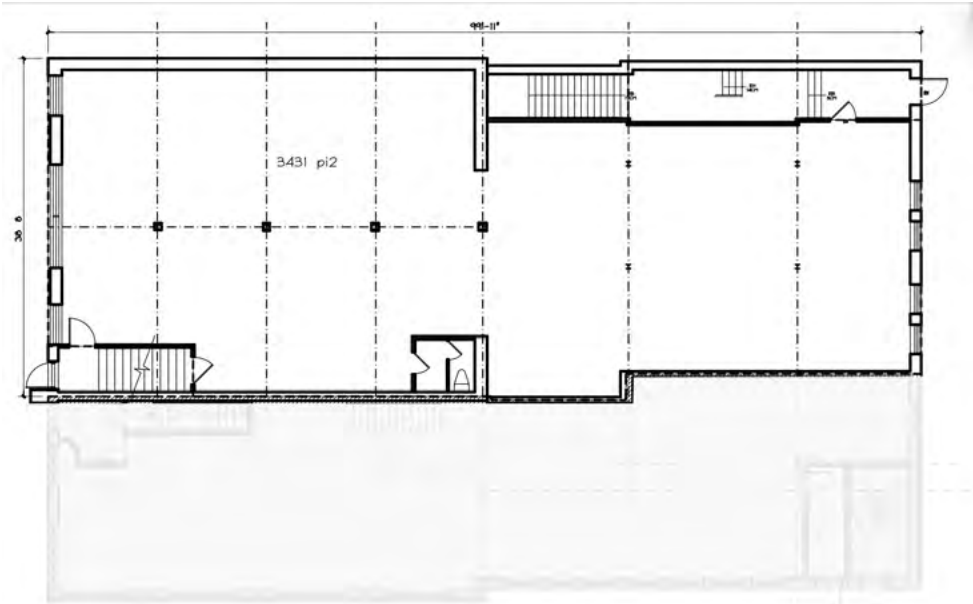
Connected location
Easy access to Highways 15, 20 and 720, with Vendôme commuter train and metro station, and multiple bus routes nearby

Established NDG location
Close to Monkland Village, the MUHC, cafés, restaurants, shops and everyday services

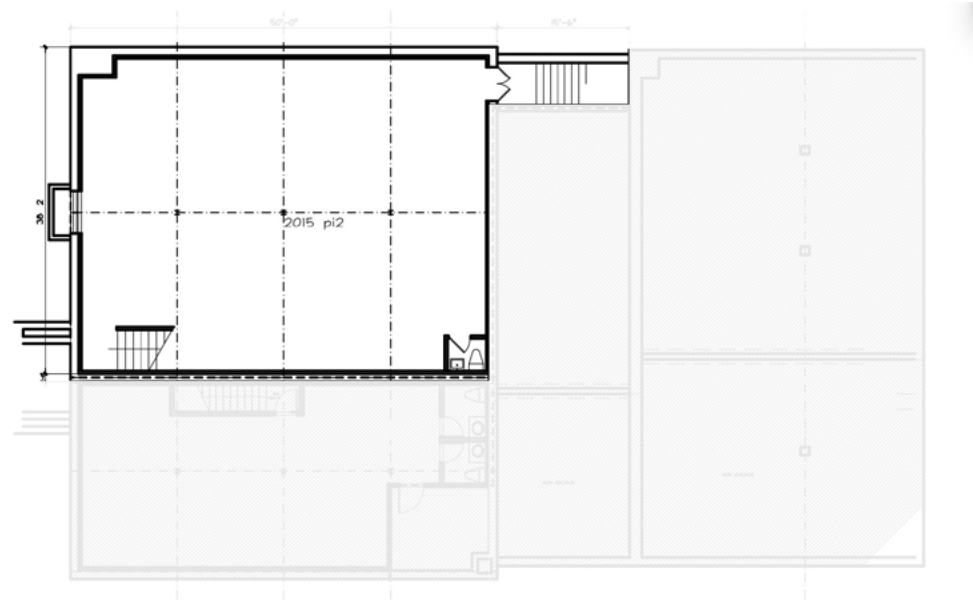
The space

5525 Upper-Lachine features 5,446 square feet of bright, flexible office and showroom space across the main floor and basement, designed to accommodate a range of uses.

Main floor



Basement



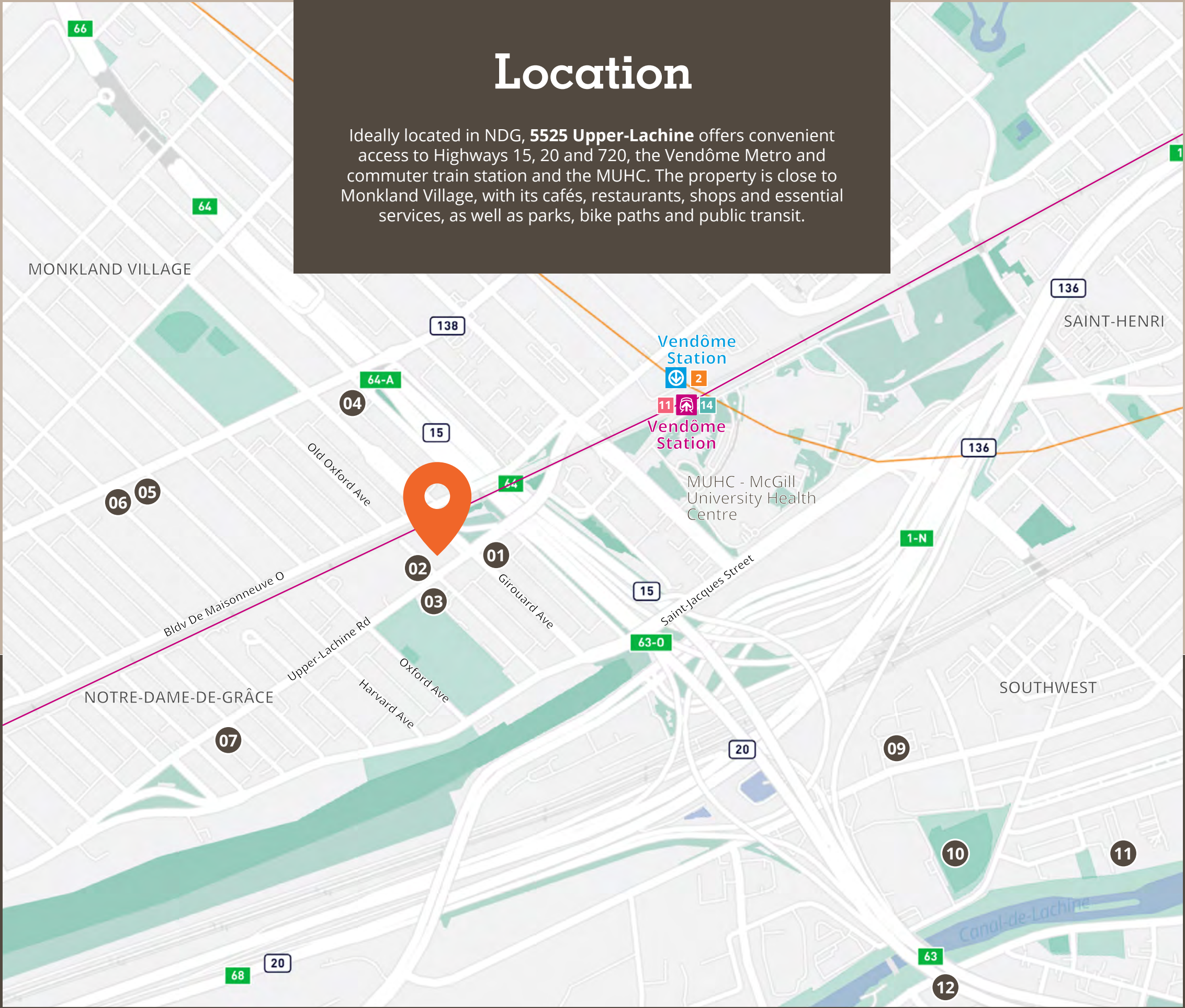
VIRTUAL TOUR

Location

Ideally located in NDG, **5525 Upper-Lachine** offers convenient access to Highways 15, 20 and 720, the Vendôme Metro and commuter train station and the MUHC. The property is close to Monkland Village, with its cafés, restaurants, shops and essential services, as well as parks, bike paths and public transit.

Connectivity

-  8-minute walk to Vendôme metro station and commuter train station
-  1-minute walk to bus routes 17, 90, 104
5-minute walk to bus routes 63, 105, 356, 371, 420
-  Easy access to highways 15, 20 and 720
15-minute drive to Downtown
15-minute drive to Montréal-Trudeau International Airport (YUL)
-  Restaurants, cafés and services within walking distance



	5525 Upper-Lachine
01	Mizban Restaurant
02	Cafe Restaurant Nab
03	Saint-Raymond Community Centre
04	Châlet Bar-B-Q
05	Mont-Istanbul
06	Notre-Boeuf-de-Grâce
07	Café Antique
08	Pizza Slize
09	Shokutsuki
10	Complexe récréatif Gadbois
11	Terrasse St-Ambroise
12	McKiernan Rôtisserie

91

WALK SCORE

75

BIKE SCORE

76

TRANSIT SCORE



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

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