

Office Space | For Lease

1538

Sherbrooke Street West
Montréal, Québec



CBRE

Availability

Immediate



Population
37,875



Median Age
31.4



Major Industries
Professional, scientific and technical services, Educational services, Accommodation and food services



Dominant language
French (23.2%)



Post-secondary Education:
71.7%



Average Household Income:
\$80,558

Lease Terms

Term	5 Years
Net rent	\$18.25 per sq. ft.
Additional rent	\$23.60 per sq. ft.
Gross rent	\$41.85 per sq. ft.
Tenant inducement	\$20.00 per sq. ft.

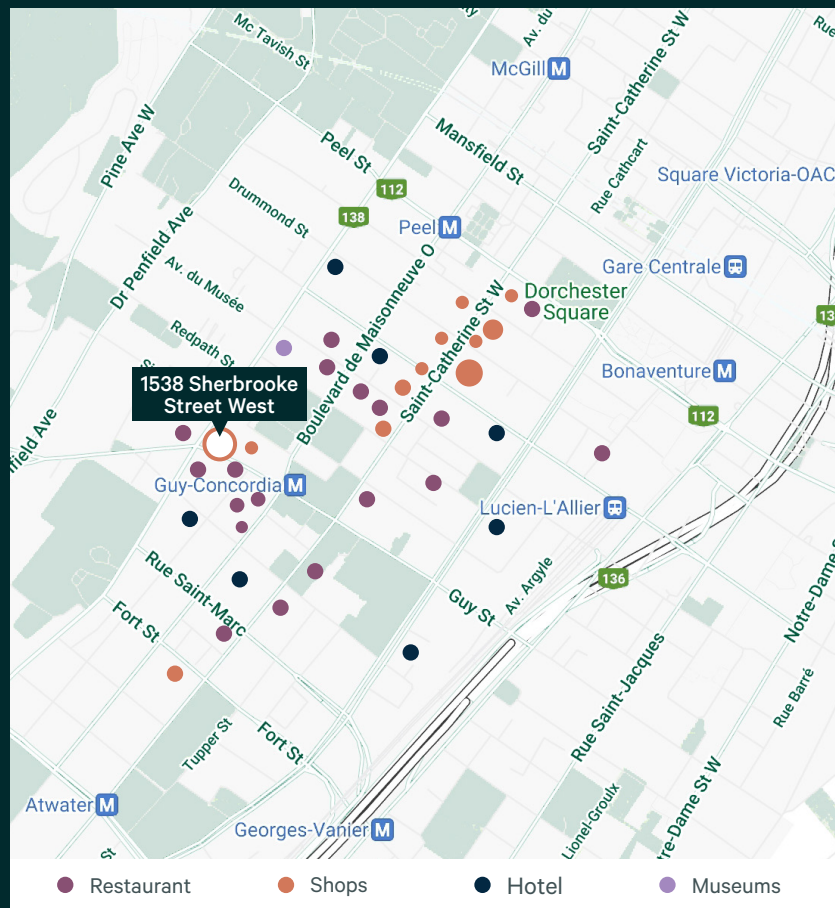
Available Area

Medical office space in a variety of sizes located on the 2nd to 9th floors

Building Features

- + Located on the corner of Sherbrooke Street West and Guy Street
- + The Property is known as one of downtown Montreal's largest medical office complexes
- + Strategically located near major hospitals and transit
- + In suite cleaning not included
- + Hydro included

Location



Contact Us

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