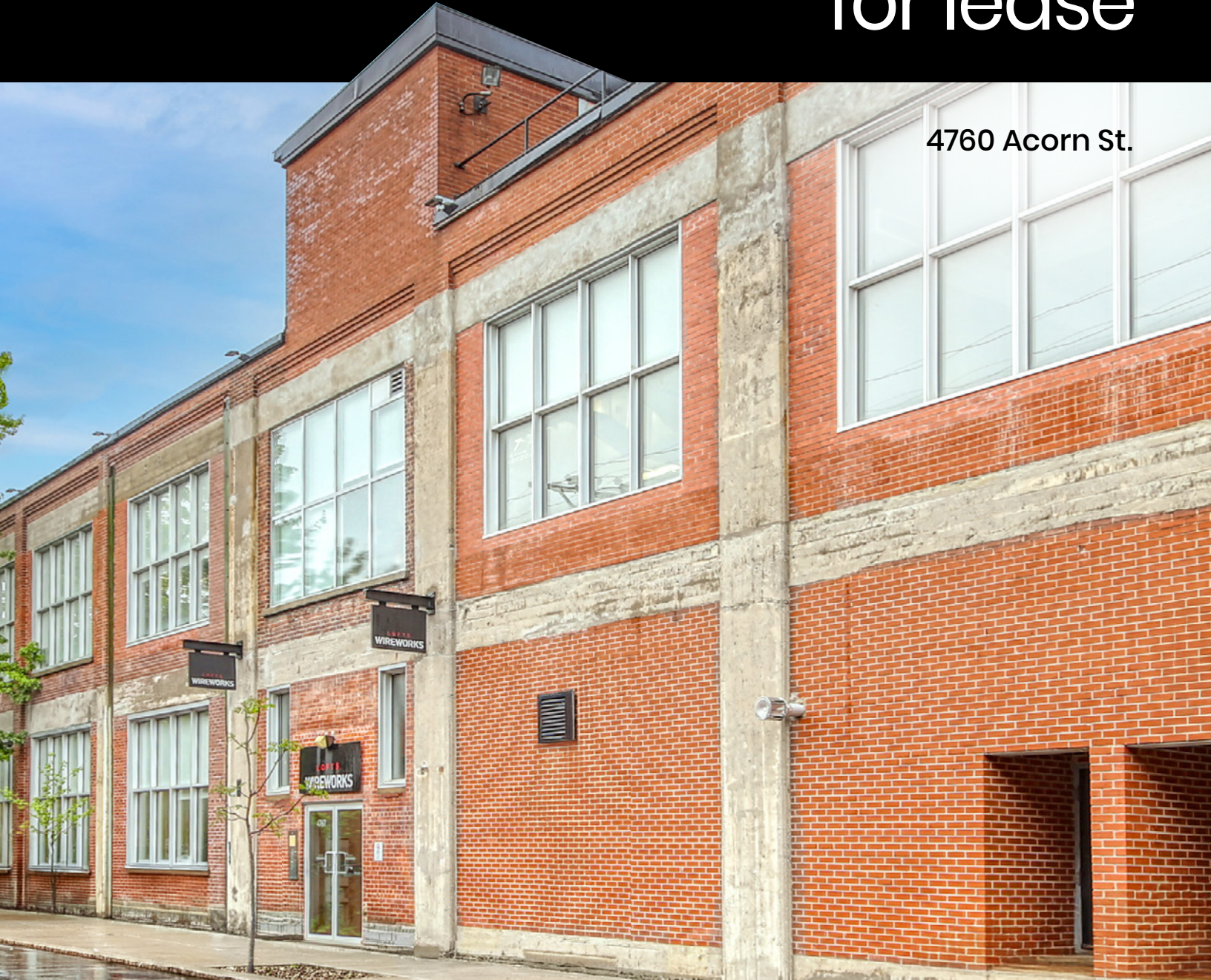


MONDEV

FLEX OFFICE SPACES

for lease

4760 Acorn St.



FLOOR 1

Bright turnkey corner suite designed for today's creative workplace, featuring high ceilings, abundant natural light, direct street access, and versatile studio spaces.

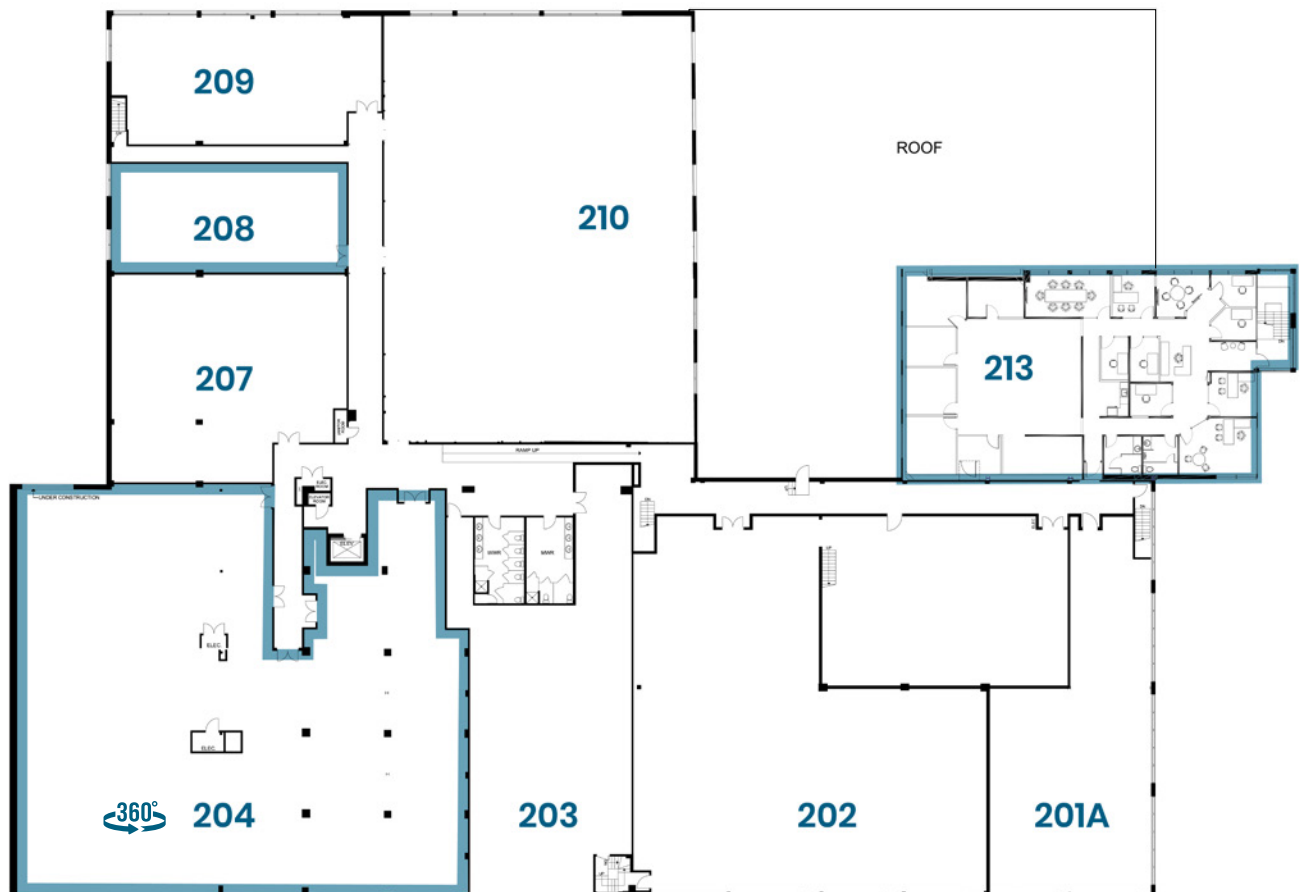
The layout includes a kitchenette, 2 conference rooms, 9 closed offices, and collaborative open areas — offering the perfect balance of functionality and flexibility.



FLOOR 2

Move-in ready options available! Ranging from 1,800 sq.ft. to 12,000 sq.ft., the suites include closed office spaces, conference rooms, and bright functional kitchen spaces.

Spaces can be demised to suit any configuration and square footage requirement.



FLOOR PLANS

PROPERTY DETAILS

FINANCIAL INFORMATION

LOCATION





PROPERTY FEATURES:

- ▶ Turnkey spaces
- ▶ Modern build outs
- ▶ Clear heights of 20 ft.
- ▶ Abundant fenestration
- ▶ Large dynamic floorplates

BUILDING AMENITIES:

- ▶ Prime location in Montreal's trendiest neighbourhood
- ▶ Common rooftop terrace
- ▶ On-site showers
- ▶ Exterior parking
- ▶ Loading dock



LEASE TERM

Flexible

NET RENT

Starting at
\$13.00/sq.ft.

ADDITIONAL

RENT EST.
\$8.58/sq.ft.

ELECTRICITY

Excluded

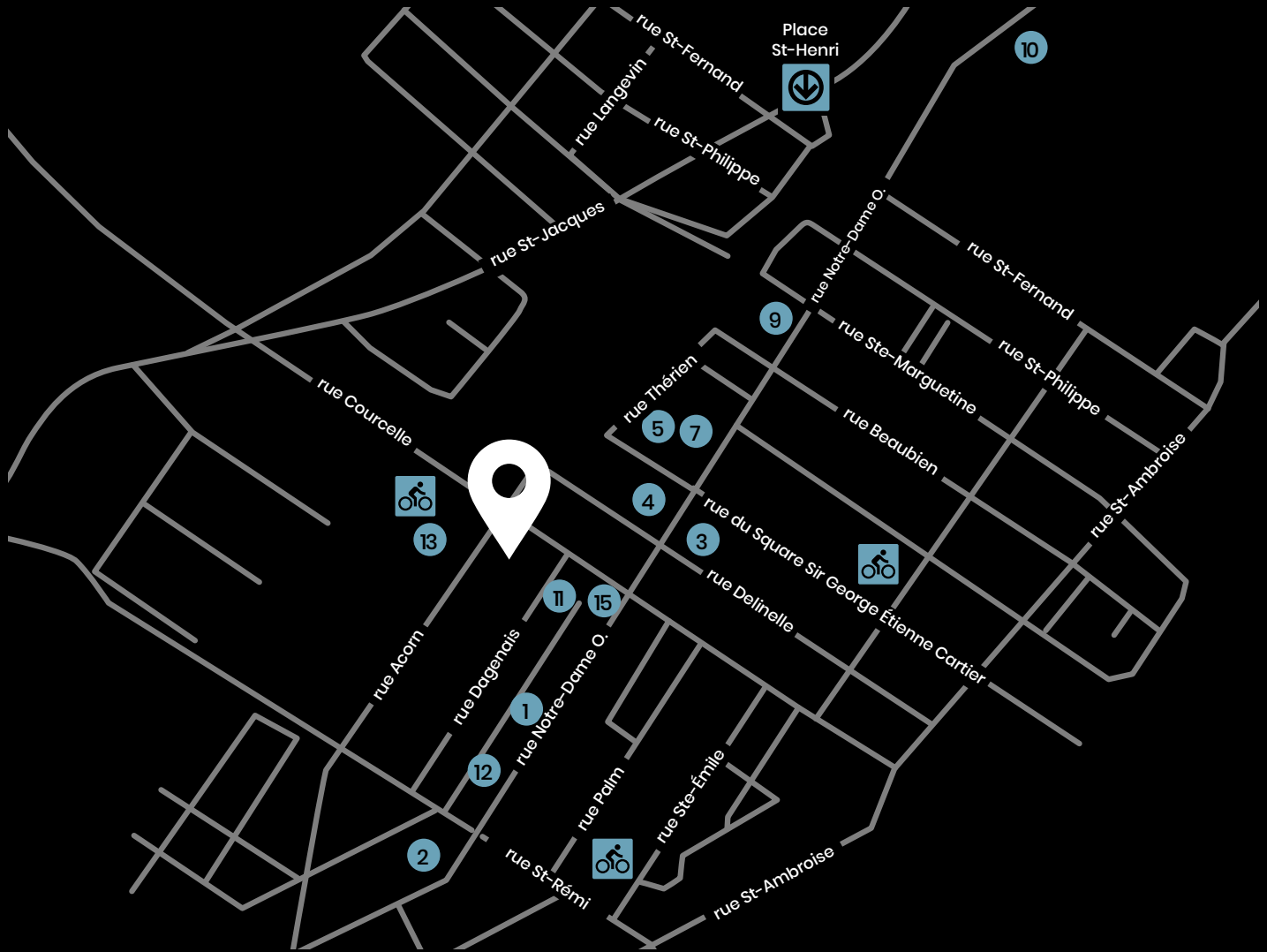
PARKING

\$125.00+tx/mo

AVAILABILITY

Immediate








Food & Beverage

- 1 Bon Délire
- 2 Elena
- 3 TRAN Cantine
- 4 Bar Courcelle
- 5 Arthurs Nosh Bar
- 6 BarBara
- 7 Lloydie's
- 8 Figata
- 9 Tacos Frida

Services

- 10 IGA St-Henri
- 11 CPE de la Dame
- 12 Boost Saint Henri
- 13 Studio Moving Just Fine Pilates
- 14 Caisse Desjardins
- 15 Saint-Henri Library

Transit

-  **Métro Place-Saint-Henri**
9 minutes
-  **Bus**
35, 36, 17, 190
-  **Bixi**
3 minutes



Walk score: 97

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