



Creative loft-style office spaces at Nordelec

- Distinctive loft-style spaces, mostly open concept with different possible configurations, favorable to creativity and human well-being.
- Recently built and well-designed, these offices can accommodate space needs for approximately 8,000 square feet.
- Located at the Nordelec, hub of multiple tech companies.



8,000 square feet of office space



Lease expires on May 31st 2029 with a flexible term



Loft-style premises with 20-foot high ceilings



Spaces available immediately

Get more information

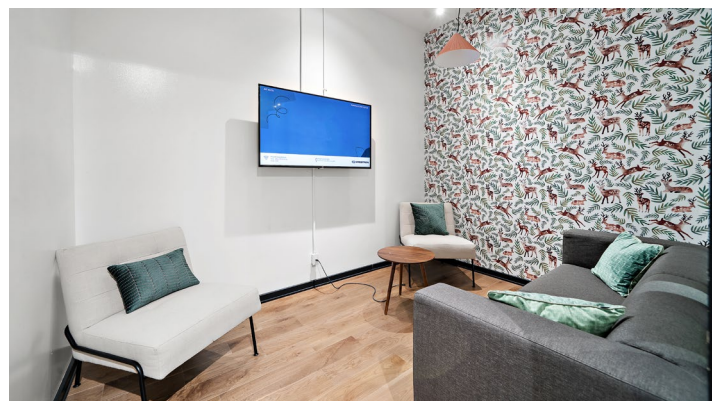
Simon Berthiaume
Vice President, Commercial Real Estate Broker
Simon Berthiaume Courtier immobilier inc.
+1 514 392 9479
simon.berthiaume@avisonyoung.com

Avison Young
1801, avenue McGill College
Suite 500
Montréal, Québec H3A 2N4
+1 514 392 1330



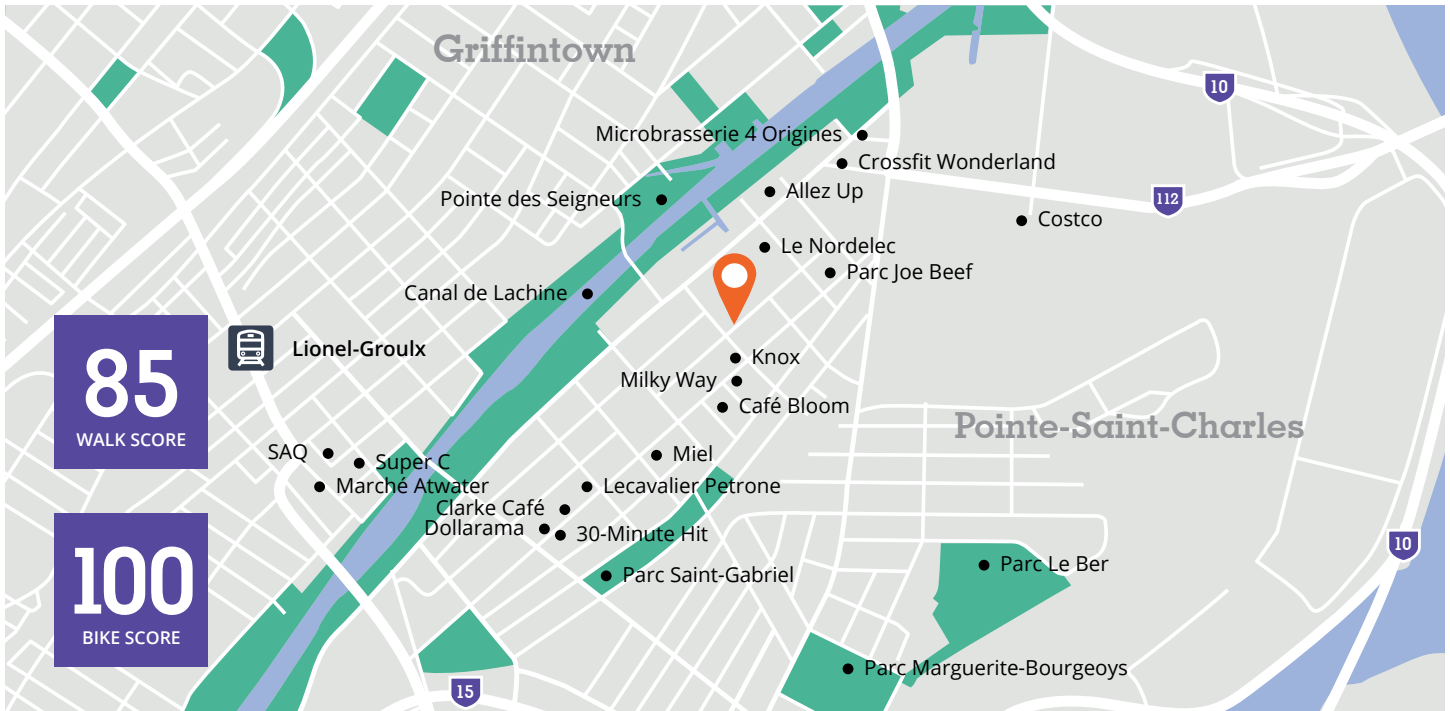
Property details

Building area	858,000 square feet
Construction year	1913
Type	Loft
Available area	8,000 square feet
Floor	Street level
Lease expiry	May 31 st , 2029
Availability	Immediate
Asking rent	Negotiable
Operating expenses	\$18.31 per square foot
Cleaning	Not included
Electricity	Not included
Tenant improvements	As is
Parking	To be discussed



**Get more
information**

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Location

- The building is located in Pointe-Saint-Charles, in proximity to the Lachine Canal and within walking distance from Griffintown.
- A 10-minute walk from Charlevoix metro station (green line), or a 5-minute bus ride via line 57, which also leads to Guy-Concordia metro station in Downtown.
- The premises are located in proximity to Centre Street, with an abundance of coffee shops, restaurants and amenities. Many services, including the Atwater market, within a 20-minute walk.
- Enviaible road accessibility, thanks to its proximity to Highways 10 (Bonaventure Expressway) and 15 (Décarie Expressway) which provide easy and quick access to the rest of the Greater Montréal Area and the South Shore.



10-minute walk from Charlevoix metro station (green line)



Line 57 at the door, connecting to Guy-Concordia and Charlevoix stations



30-minute drive from Montréal-Trudeau International Airport



Near Highways 10 (Bonaventure Expressway) and 15 (Décarie Expressway)

Common corridor of the building

SPACE OF ± 8 000 SF



Space details

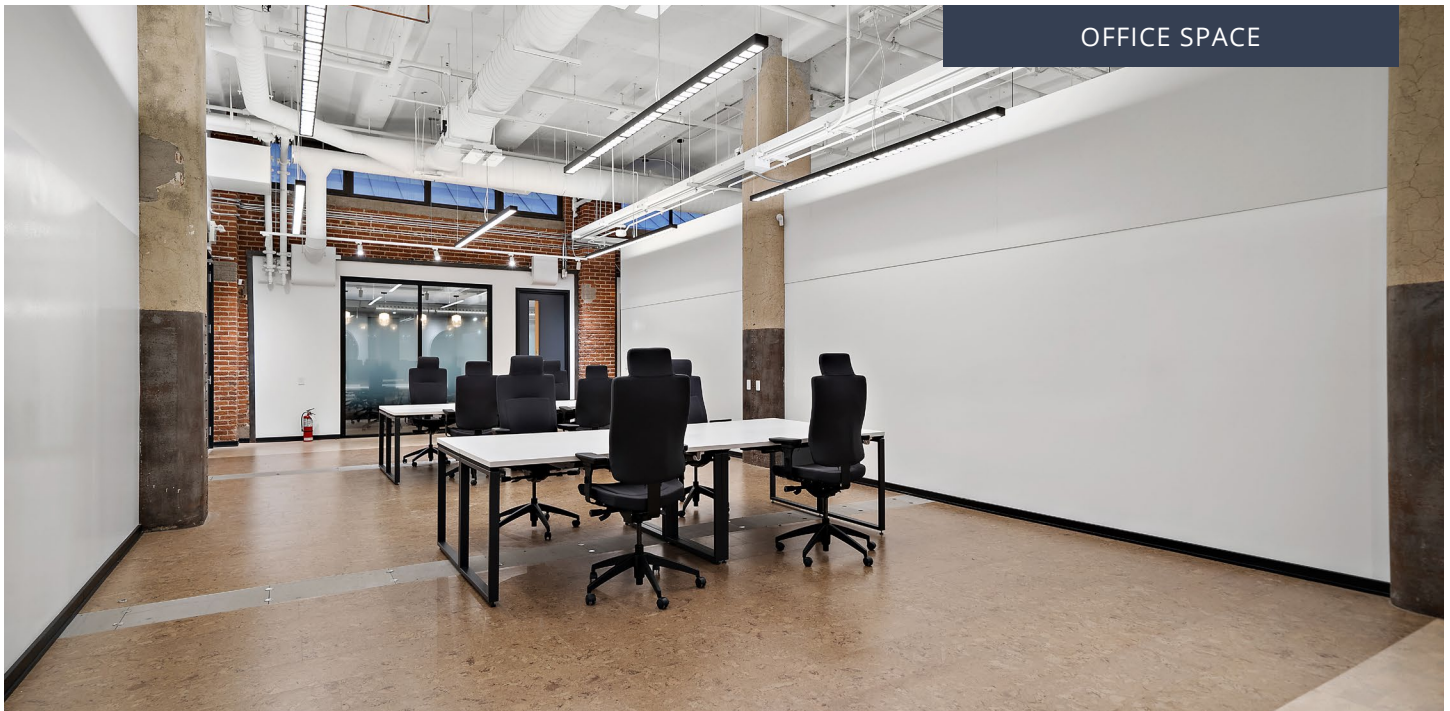
- 60 and 80 employees capacity
- Direct entrance to the Nordelec common corridor
- Home automation lighting
- 5 individual phone booths
- 2 meeting rooms for 4 people
- 3 meeting rooms for 6 people
- 3 meeting rooms for 10 people
- 1 large meeting room for 20 people
- 2 central "Open space" pods that can accommodate between 20 and 30 people each
- Water point (sink)



DIRECT ENTRANCE



MEDIUM MEETING ROOM





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

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