

MONDEV

OFFICE SPACES

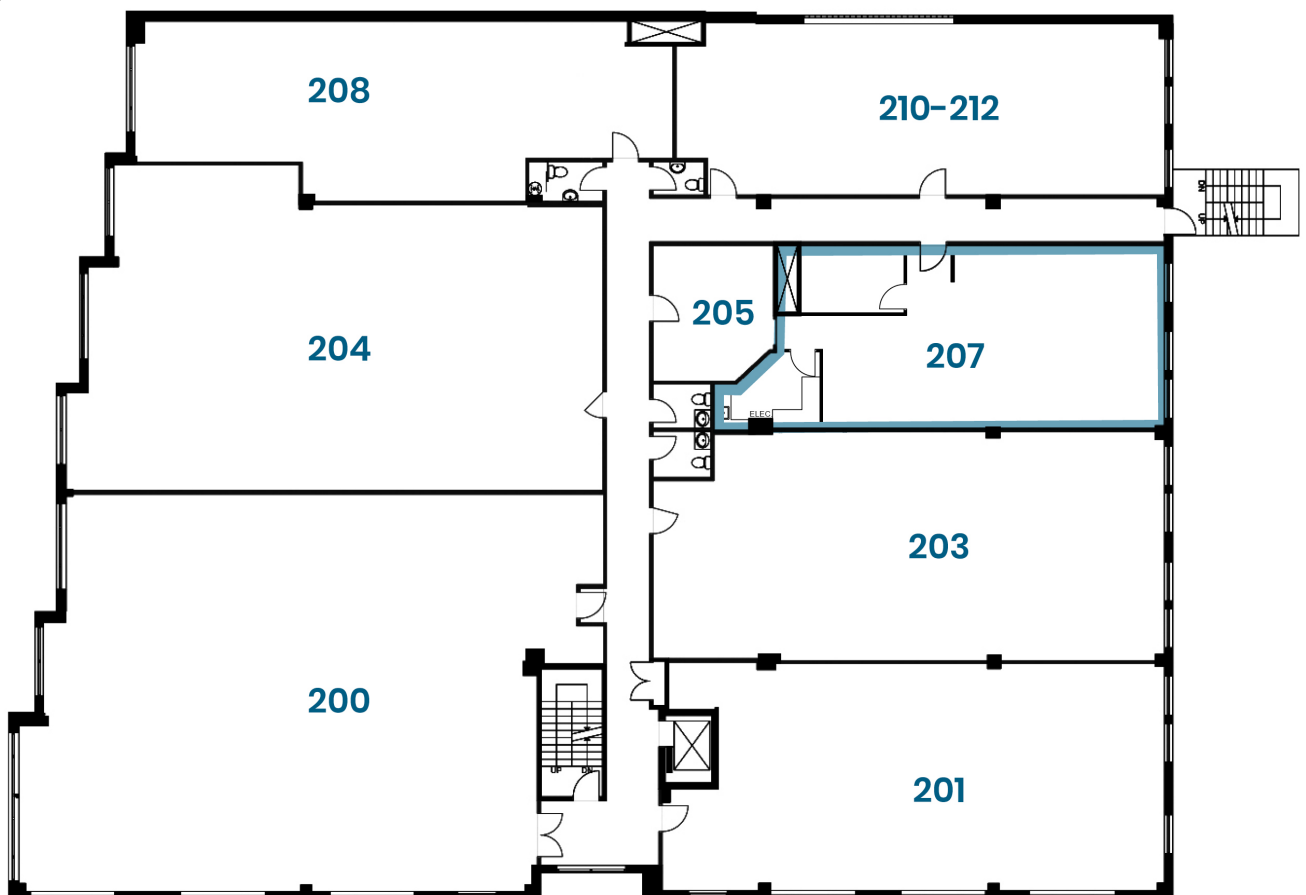
for lease

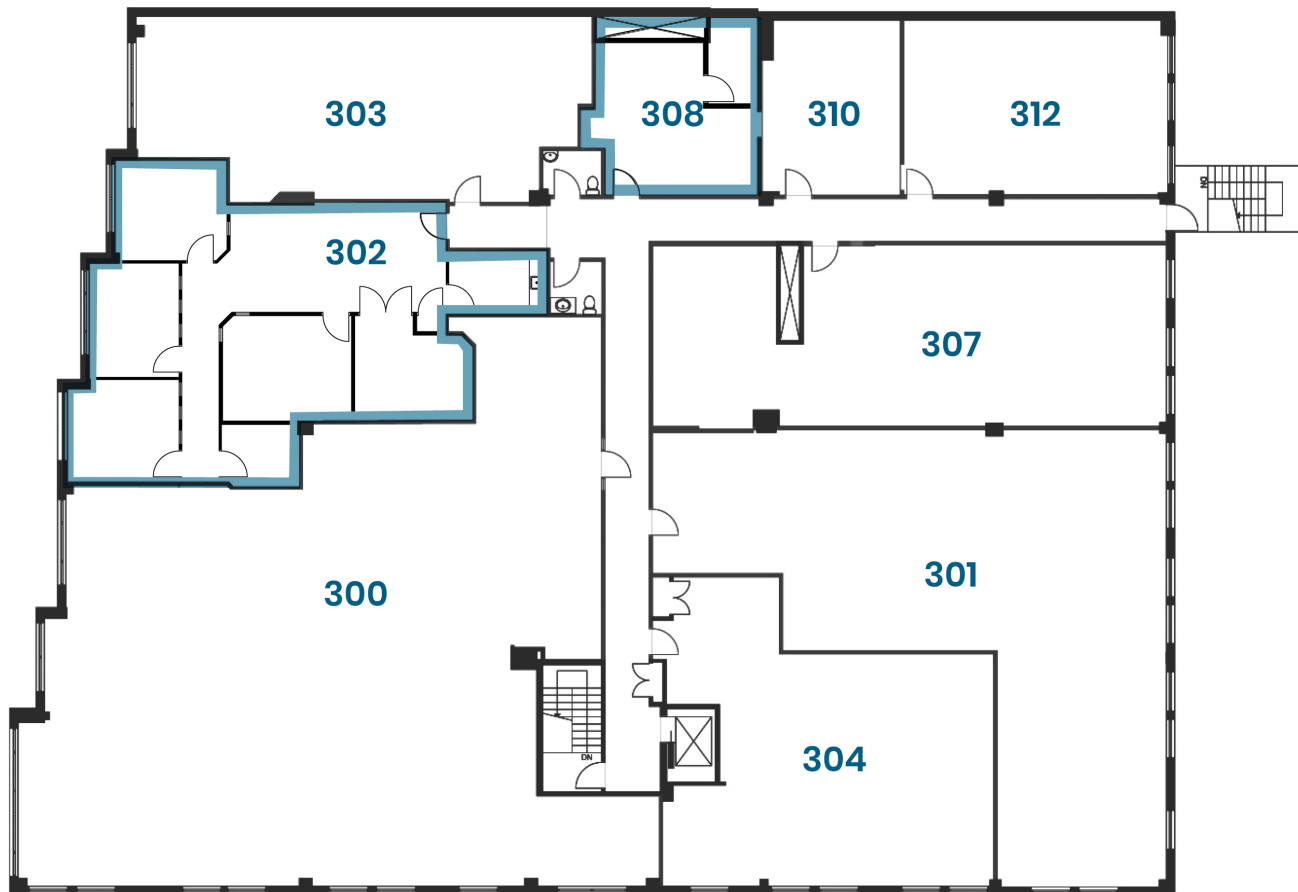
6855 de l'Épée Av.



FLOOR 2

Open-plan turn-key space with excellent fenestration and kitchenette.





FLOOR 3

Excellent built-out space featuring kitchenette, conference room, and several closed offices.

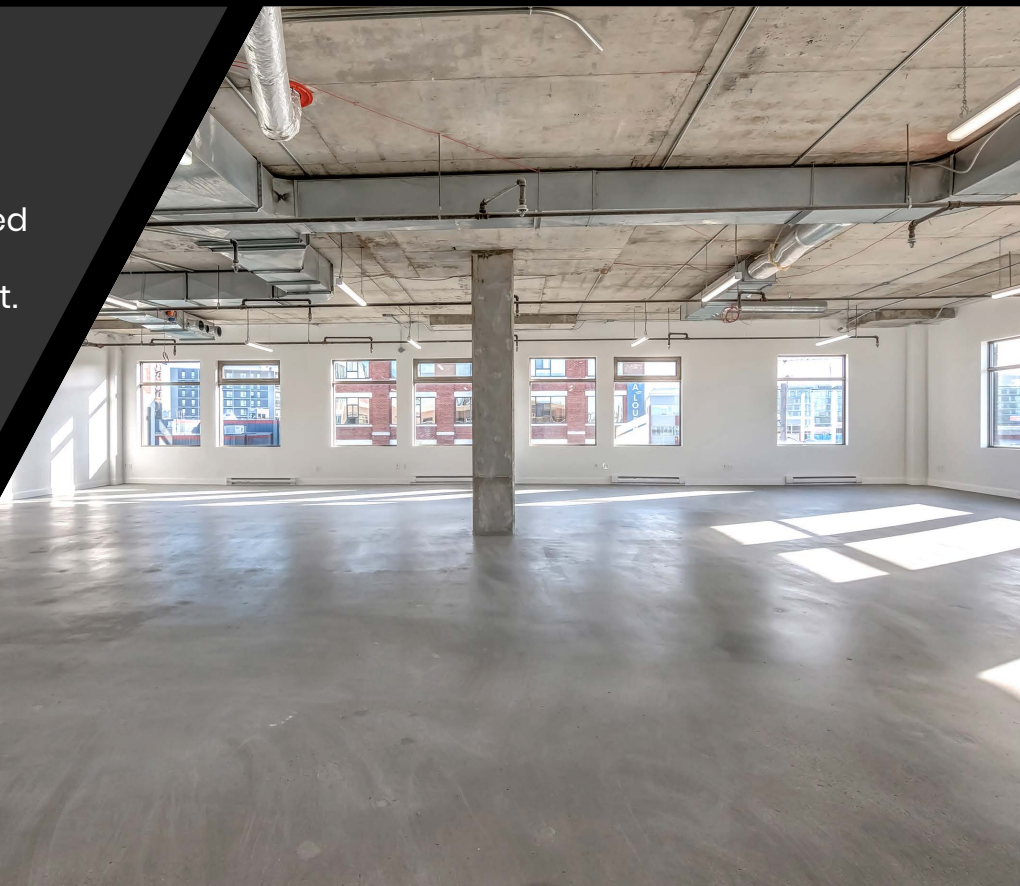


PROPERTY FEATURES:

- ▶ Turnkey spaces featuring kitchenettes and closed offices
- ▶ Abundant fenestration
- ▶ Excellent corner visibility
- ▶ Facing Dickie Moore Park
- ▶ Prime location in Montreal's AI Hub
- ▶ Interior and exterior parking

The address is strategically-located and easily accessible near the intersection of Parc and Beaumont.

Benefit from proximity to public transport, the Campus MIL, and the surrounding restaurants and points of interest in the Mile-Ex, Little Italy, and Outremont.



LEASE TERM

Flexible

NET RENTStarting at
\$10.00/sq.ft.**ADDITIONAL****RENT** EST.
\$10.68/sq.ft.**ELECTRICITY**

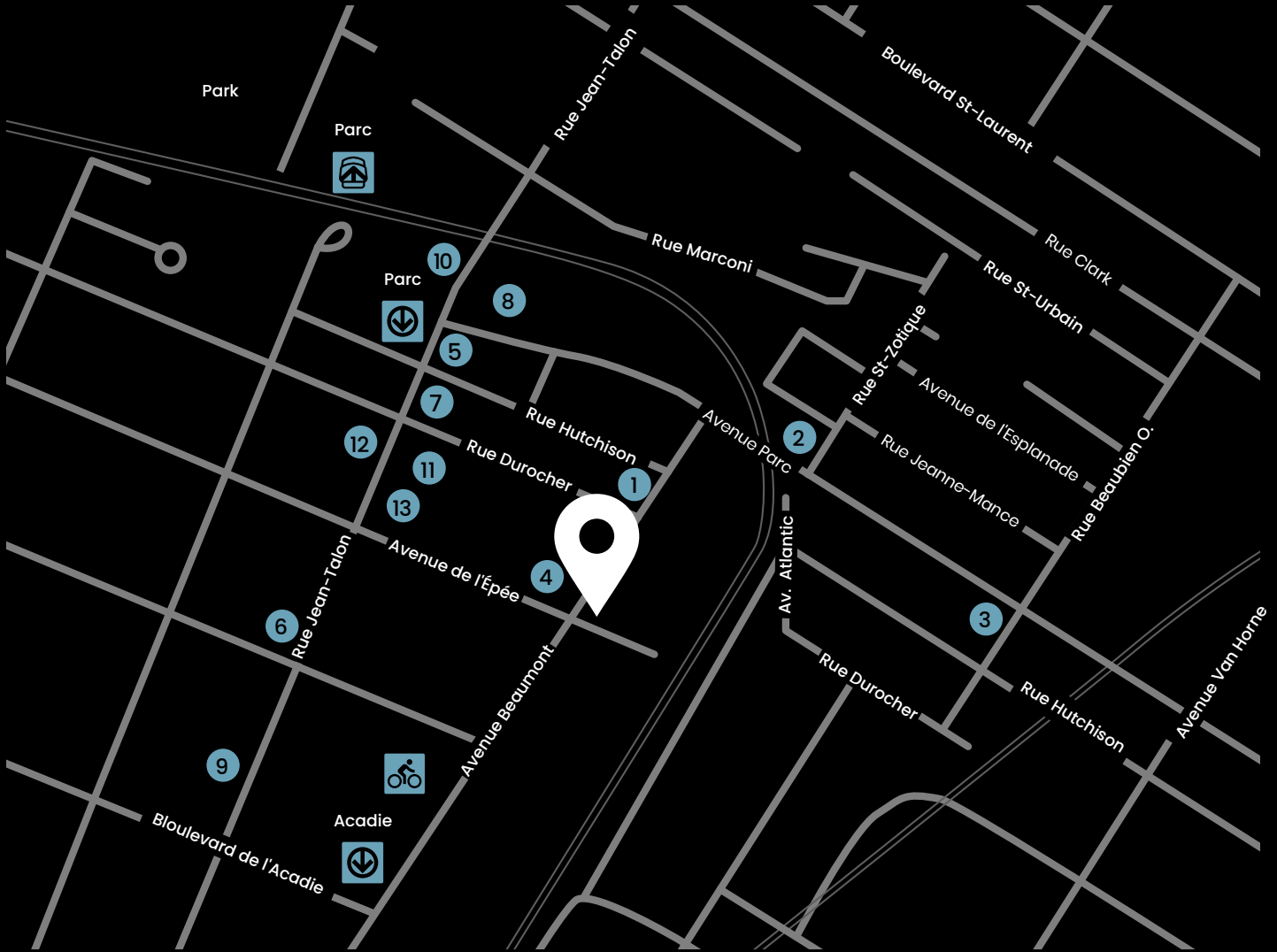
Excluded

PARKINGInt: \$185.00+tx/mo
Ext: \$140.00+tx/mo**AVAILABILITY**

Immediate

Ratio: 1/1,300










Food & Beverage

- 1 Segreta Pizza Al Taglio
- 2 Bar Cicchetti
- 3 Taverne Atlantic
- 4 Piment Rouge
- 5 Tim Horton's
- 6 Rotisserie Panama
- 7 Restaurant Lyla

Services

- 8 Anytime Fitness
- 9 National Bank
- 10 Maxi
- 11 Familiprix
- 12 TD Bank
- 13 BMO Bank of Montreal

Transit

-  **Métro Acadie**
7 minutes
-  **Métro Parc**
12 minutes
-  **Bus**
80, 92, 179, 480
-  **Gare Parc**
12 minutes
-  **Bixi**
7 minutes



Walk score: 98

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