



[Click here to see a video of the space](#)



Open-concept brick and beam creative office space

- Distinctive loft-style office space with open concept and premium Brick & Beam structure, located in the heart of Mile End.
- The 31,750-square-foot space is conducive to creativity and well-being. Located on the building's second floor, it benefits from high ceilings and excellent natural light, thanks to its southern exposure.
- The space is strategically located in the fashionable Mile End district, offering an ideal working and leisure environment with Crossfit Plateau & Shakti Rock Gym on the first floor.



31,750 square feet of office space



Lease expiry:
October 31, 2030



Metro within walking distance



Space available immediately

Get more information

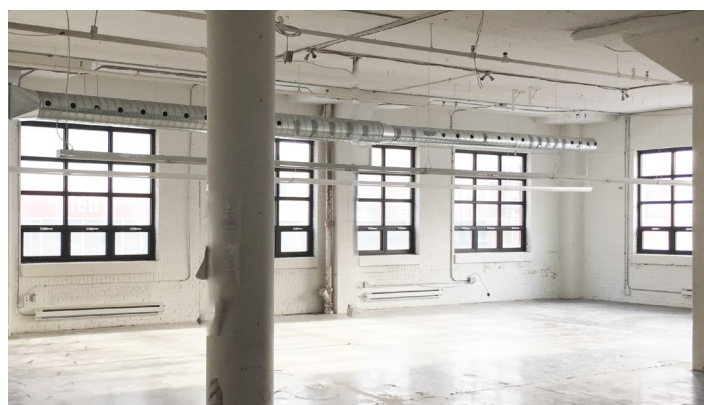
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Sublease details

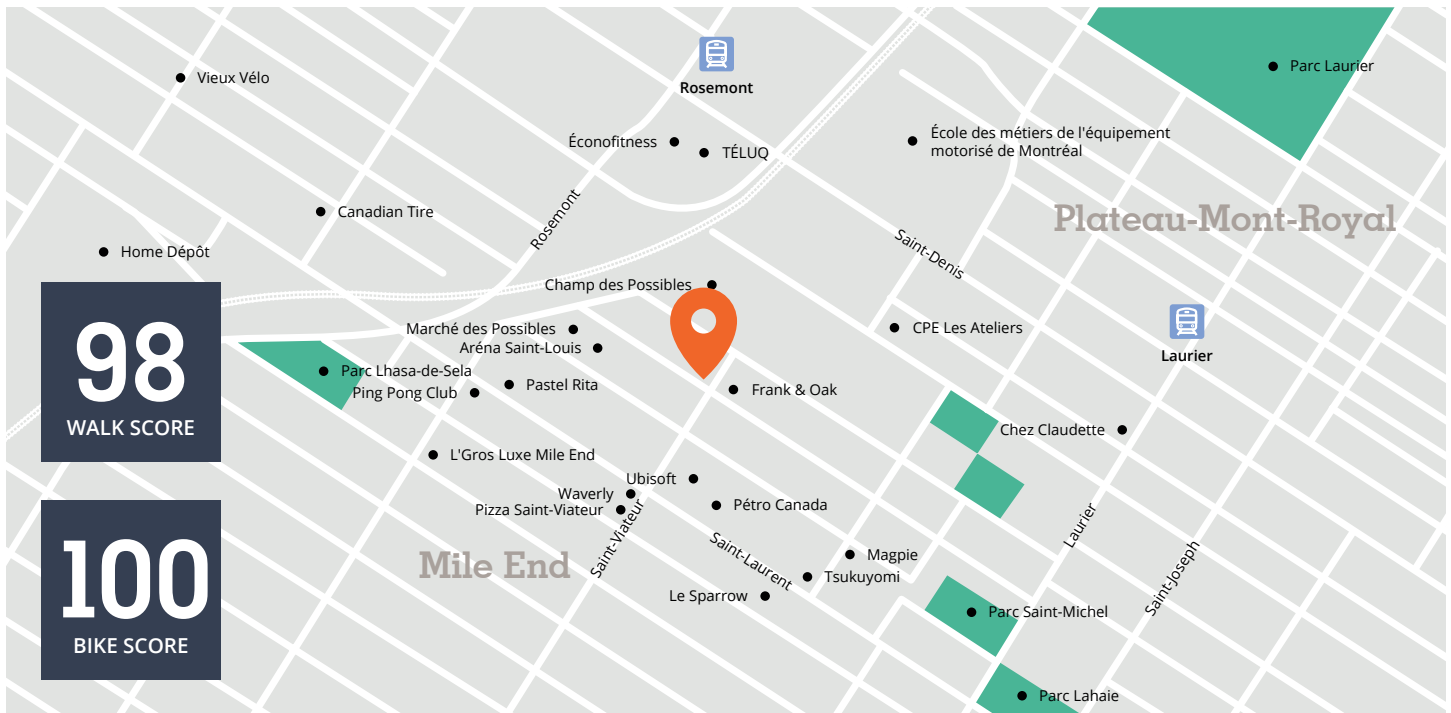
Building area	94,392 square feet
Number of floors	3 floors
Available area	31,750 square feet
Available floor	2 nd floor
Availability	60 days
Lease term	October 31, 2030
Asking rent	Contact broker
Additional rent	Included
Electricity	Excluded
Cleaning & maintenance	Excluded



Get more information

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Location

- In-demand area on the northern outskirts of downtown Montréal, teeming with creative companies, studios, production agencies and start-ups.
- Located within walking distance of the Laurier and Rosemont metro stations, both on the orange line.
- Several bus routes within walking distance, including routes 30/361 (Saint-Denis Street, day and night) and 55/363 (Saint-Laurent Boulevard, day and night).
- High concentration of services, stores and restaurants, particularly on Saint-Laurent Boulevard and Saint-Viateur Street.



Lines 30 (Saint-Denis) and 55 (Saint-Laurent) within walking distance



Laurier and Rosemont stations (orange line) within walking distance



30-minute drive from Montréal-Trudeau International Airport



15 minutes drive from downtown Montréal



In-demand Plateau-Mont-Royal sector with many services nearby



Sought after elements



At the heart of a diverse food offering



Recently renovated lobbies and elevators



Close to all services and amenities



Many parks and green spaces nearby



Distinctive premises with a creative and inspiring potential



Easy access, 2 metro stations, 3 bus lines and Bixi stations



Crossfit Plateau & Shakti Rock Gym on the first floor



On-site parking + Public parking nearby

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The neighbourhood

The Mile End is a large, trendy, upscale district north of downtown Montréal. Renowned for its picturesque residential streets, lively nightlife, spiral staircases and famous bagels.

The Mile End district features a marginal and cosmopolitan mix of vintage boutiques, original restaurants and shopping outlets on its main avenues, which are also marked by a beautiful architectural diversity.

The neighbourhood is considered Montréal's hippest and one of the coolest in the world. Formerly a working-class neighbourhood, it is surrounded by famous Montréal streets such as Mont-Royal Avenue and Saint-Laurent Boulevard.

If you like designer boutiques, art galleries, cafés, restaurants and lively streets, this is the place for you! It is easy to explore on foot.

This haven for artists, writers and musicians is also home to tech companies, banks, community groups, young entrepreneurs, brewers, bike repair shops and tourists.

POTENTIAL FLOOR PLAN



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

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