

MONDEV

OFFICE SPACE

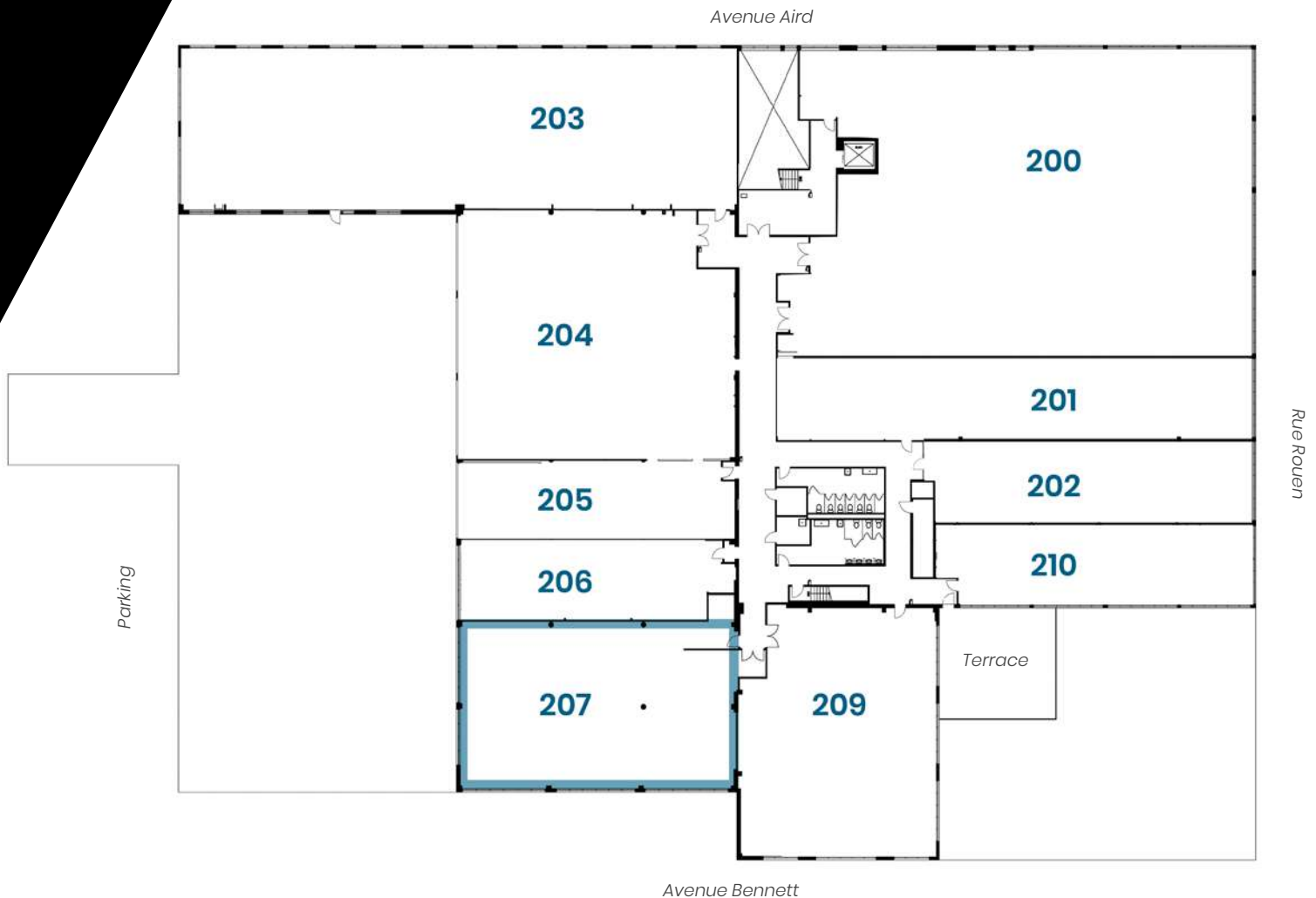
for lease

2260 Aird Ave.



FLOOR 2

Secure the last available 4,000 sq. ft. office space featuring excellent fenestration, industrial character, and modern upgrades. Located in a newly renovated building with inviting common areas, this bright suite offers a functional and inspiring workspace.





SPACE FEATURES:

- ▶ Second-floor corner unit
- ▶ Original hardwood floors and brick walls throughout
- ▶ Bright space with abundant natural light
- ▶ Large industrial-style windows
- ▶ Finished floors and open layout
- ▶ 10-foot ceilings
- ▶ Complete building renovation in 2021

BUILDING AMENITIES:

- ▶ Common rooftop terrace
- ▶ Exterior parking available
- ▶ Walking distance to metros Pie-IX and Viau
- ▶ Near Olympic Stadium and Promenade Ontario
- ▶ Restaurants, cafés, parks, and amenities nearby



LEASE TERM

Flexible

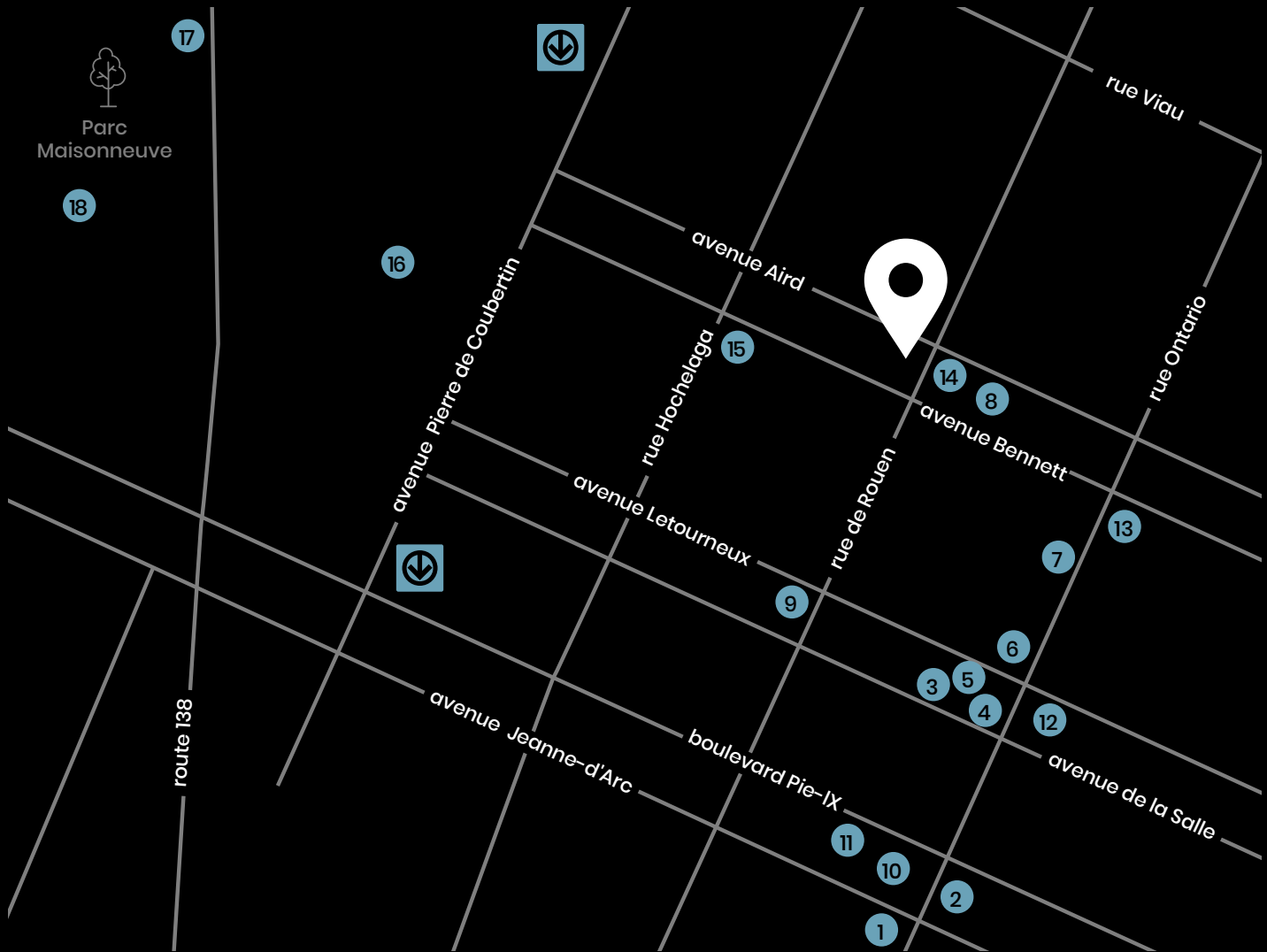
NET RENTStarting at
\$17.00/sq.ft.**ADDITIONAL****RENT** EST.
\$5.90/sq.ft.**ELECTRICITY**

Excluded

PARKING\$125.00+tx/mo
Ratio: 1/1,200**AVAILABILITY**

Immediate





Food & Beverage

- 1 Heirloom Vin & Pizza
- 2 L'Oeufrier
- 3 Helico Café
- 4 Hélicoptère
- 5 Canard Café
- 6 Petros
- 7 Première Moisson
- 8 Le Petit Breton Boulangerie
- 9 L'Espace Public - Brasseurs de Quartier

Services

- 10 SAQ
- 11 Super C
- 12 Pharmaprix
- 13 Nursery L'îlot Douceur
- 14 Playa Pilates
- 15 Maxi
- 16 Olympic Stadium
- 17 Maisonneuve Park
- 18 Botanical Gardens

Transit

-  **Métro Viau**
11-minute walk
-  **Métro Pie-IX**
17-minute walk
-  **Bus**
34, 85, 125, 139
-  **Bixi**
1 minute
-  **Route 138**
10 minutes



Walk score: 93

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