

MONDEV

# BUILT-OUT SUITES

for lease

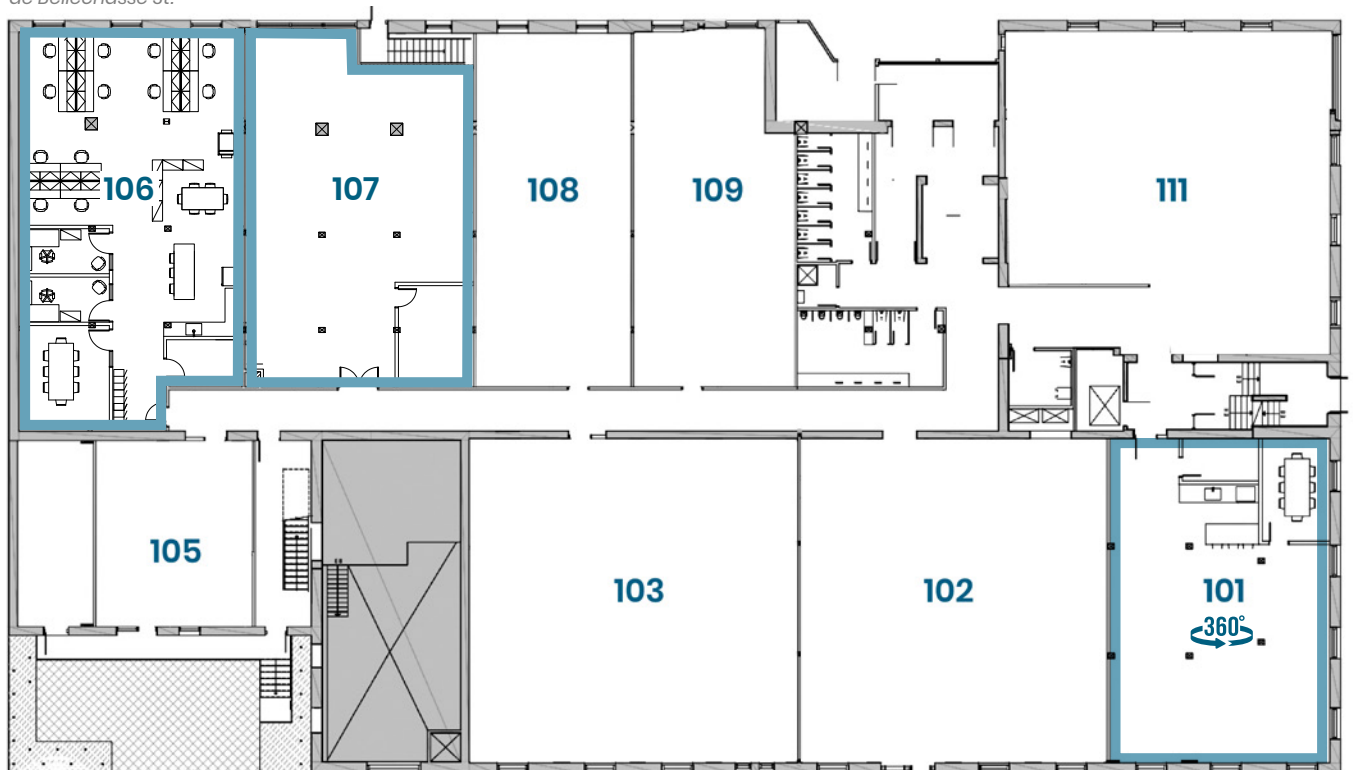
305 de Bellechasse St. E



# FLOOR 1

Built-out spaces with extensive fenestration, each featuring a kitchenette and conference room, including a premier corner unit distinguished by exceptional natural light and an airy, open feel.

de Bellechasse St.



de Bellechasse St.



## FLOOR 2

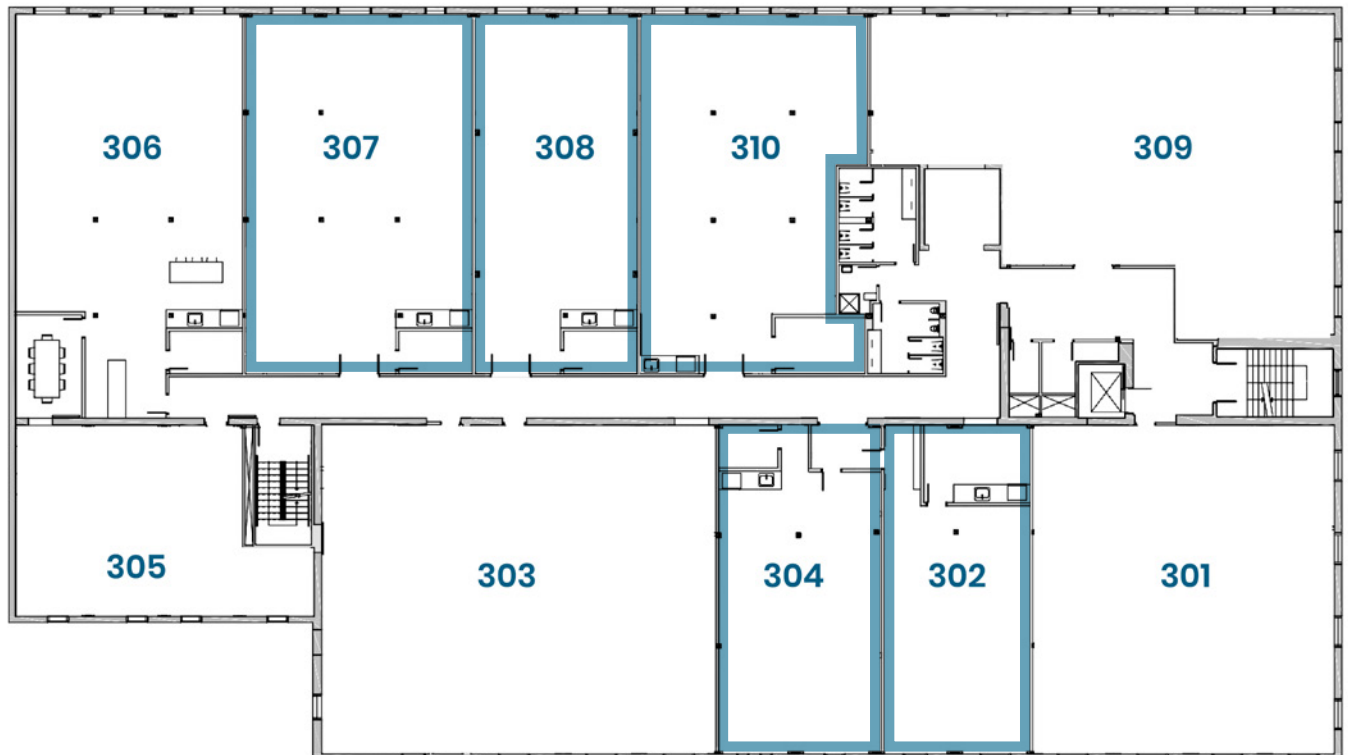
Efficient, thoughtfully designed suites featuring a kitchenette and conference room, enhanced by abundant natural light.

## 3

## FLOOR 3

Spaciously built-out suites! The floor offers up to 5,500 square feet of contiguous area, all suites feature a kitchenette and conference room.

*de Bellechasse St.*



de Bellechasse St.



## FLOOR 4

Move-in ready spaces featuring a kitchenette and conference room. The extensive fenestration offers abundant, unobstructed natural light.

# 4

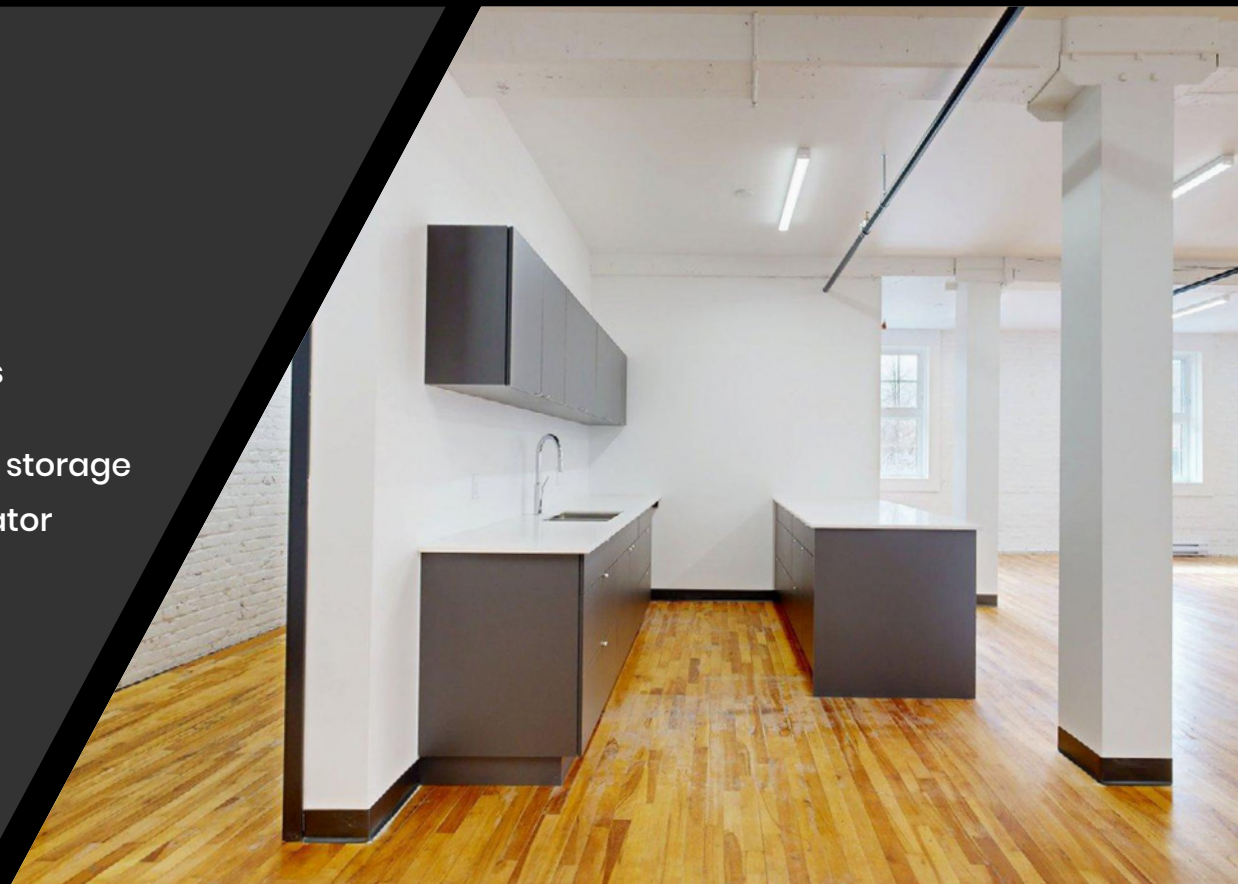


## PROPERTY FEATURES:

- ▶ Modern suites offering high-quality build-outs
- ▶ Character-rich building, former Catelli factory
- ▶ Suites include a kitchenette and conference room
- ▶ Original hardwood floors and brick walls
- ▶ Newly-replaced windows
- ▶ 11-foot ceilings
- ▶ Complete renovation in 2023
- ▶ Upgraded HVAC systems
- ▶ Storage spaces available

## BUILDING AMENITIES:

- ▶ On-site showers on each floor
- ▶ Secured bicycle storage
- ▶ Passenger elevator
- ▶ 2 loading docks
- ▶ Freight elevator



## LEASE TERM

Flexible

## NET RENT

Starting at  
\$15.00/sq.ft.

## ADDITIONAL

RENT <sup>EST.</sup>  
\$8.30/sq.ft.

## ELECTRICITY

Excluded

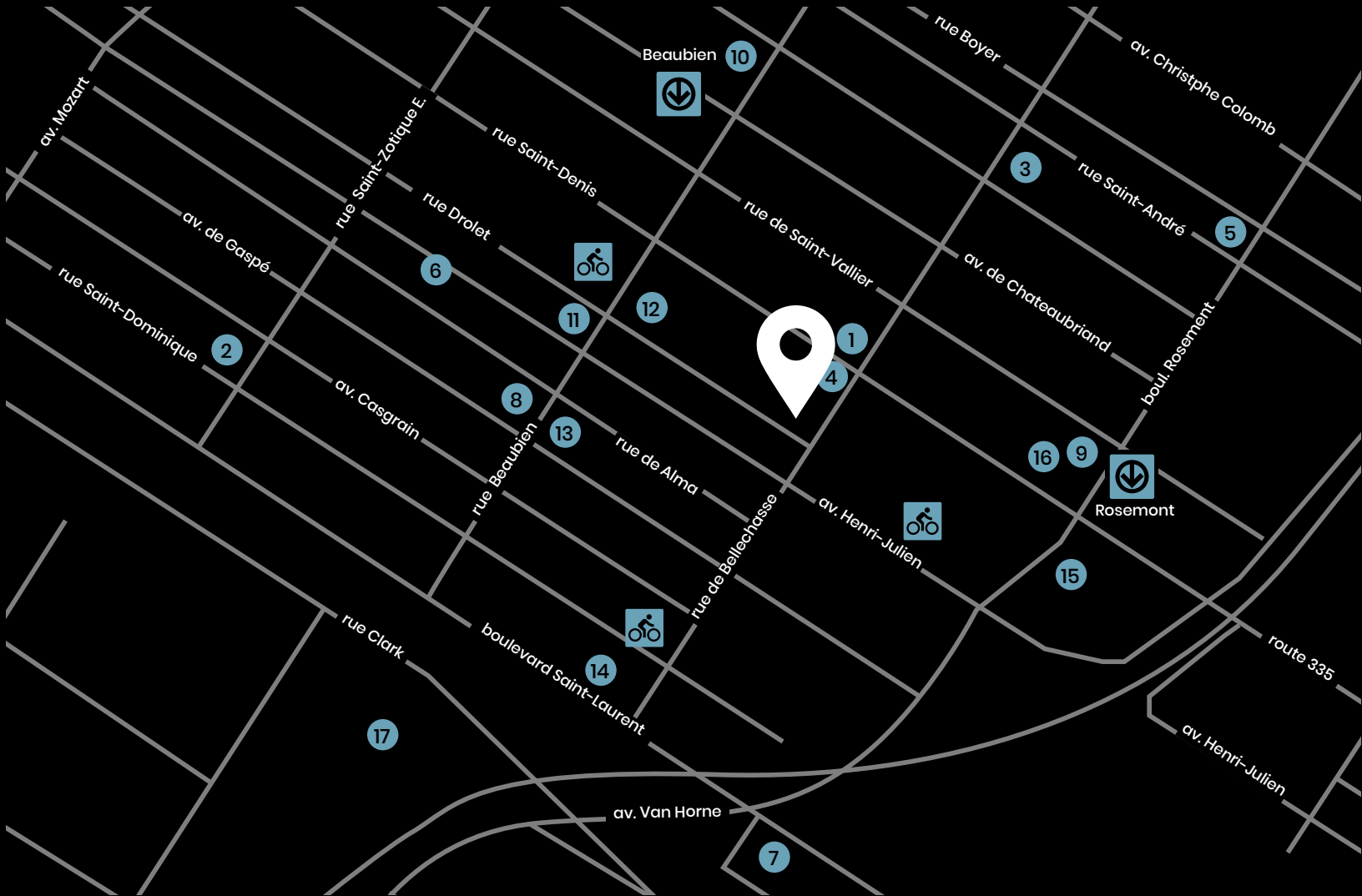
## SUITES

Newly built-out

## AVAILABILITY

Immediate









## Food & Beverage

- 1 Zab café
- 2 Pumpui
- 3 Pichai
- 4 Elio Pizzeria
- 5 Fleurimont Café & Bin
- 6 Mucca
- 7 Bernie Beigne
- 8 Buvette Beaubien

## Services

- 10 Familiprix
- 11 Jean Coutu
- 12 Fruiterie Natura
- 13 Garderie  
Chemin des Petits Enfants
- 14 Flori Flora Fleurs
- 15 Canadian Tire
- 16 Econofitness
- 17 Clinique dentaire  
St-Denis Rosemont

## Transit

-  **Métro Beaubien** 8 minutes  
**Métro Rosemont** 7 minutes
-  **Bus**  
31, 55, 160
-  **Highway 40**  
10 minutes
-  **Bixi**  
1 minute



Walk score: 98

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