

MONDEV

BUILT-OUT SUITES

for lease

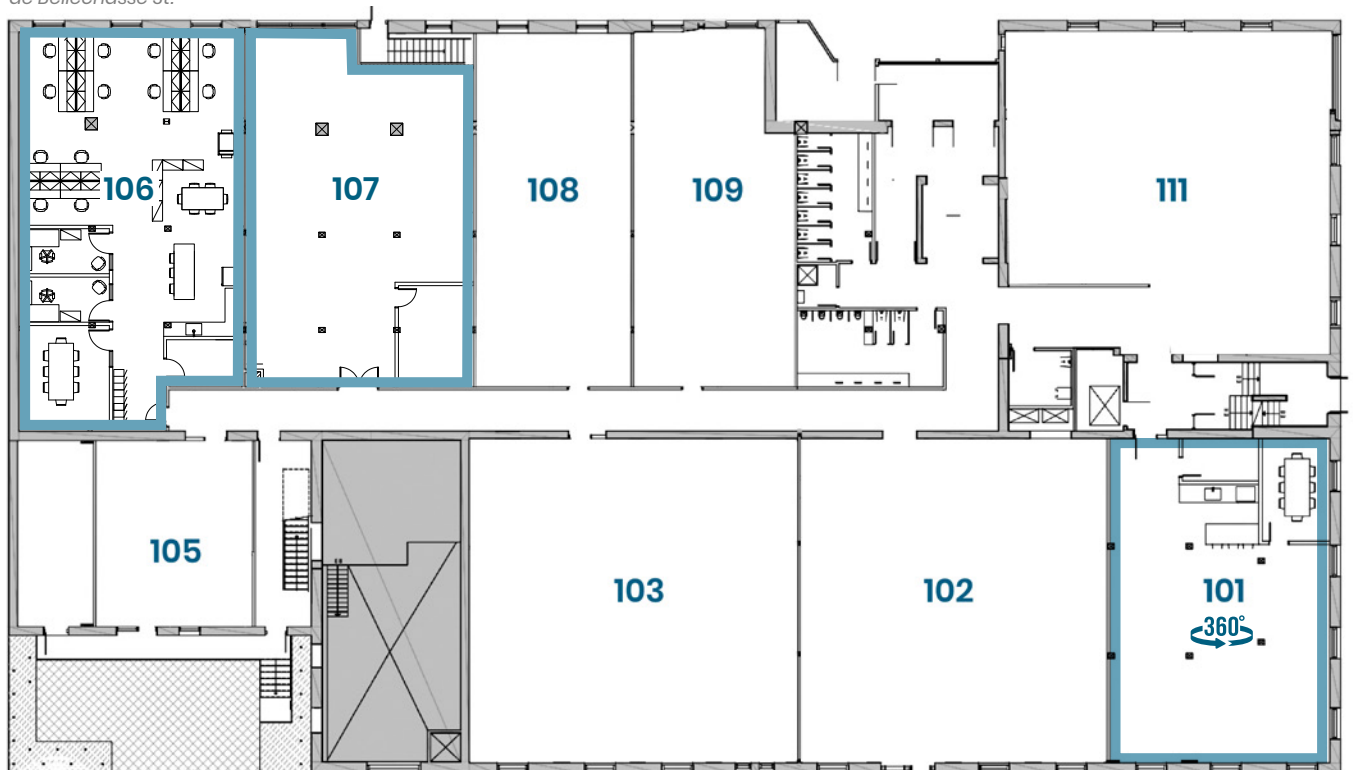
305 de Bellechasse St. E



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

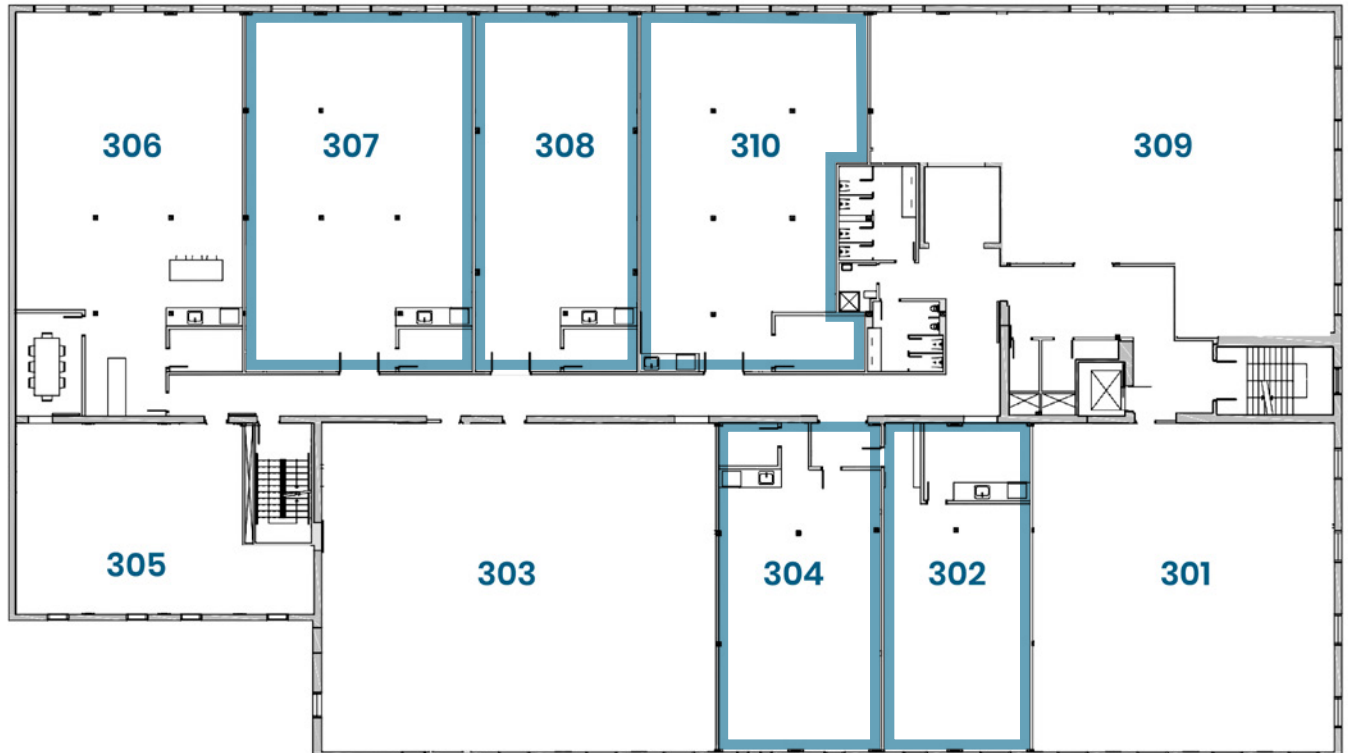
Efficient, thoughtfully designed suites featuring a kitchenette and conference room, enhanced by abundant natural light.

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

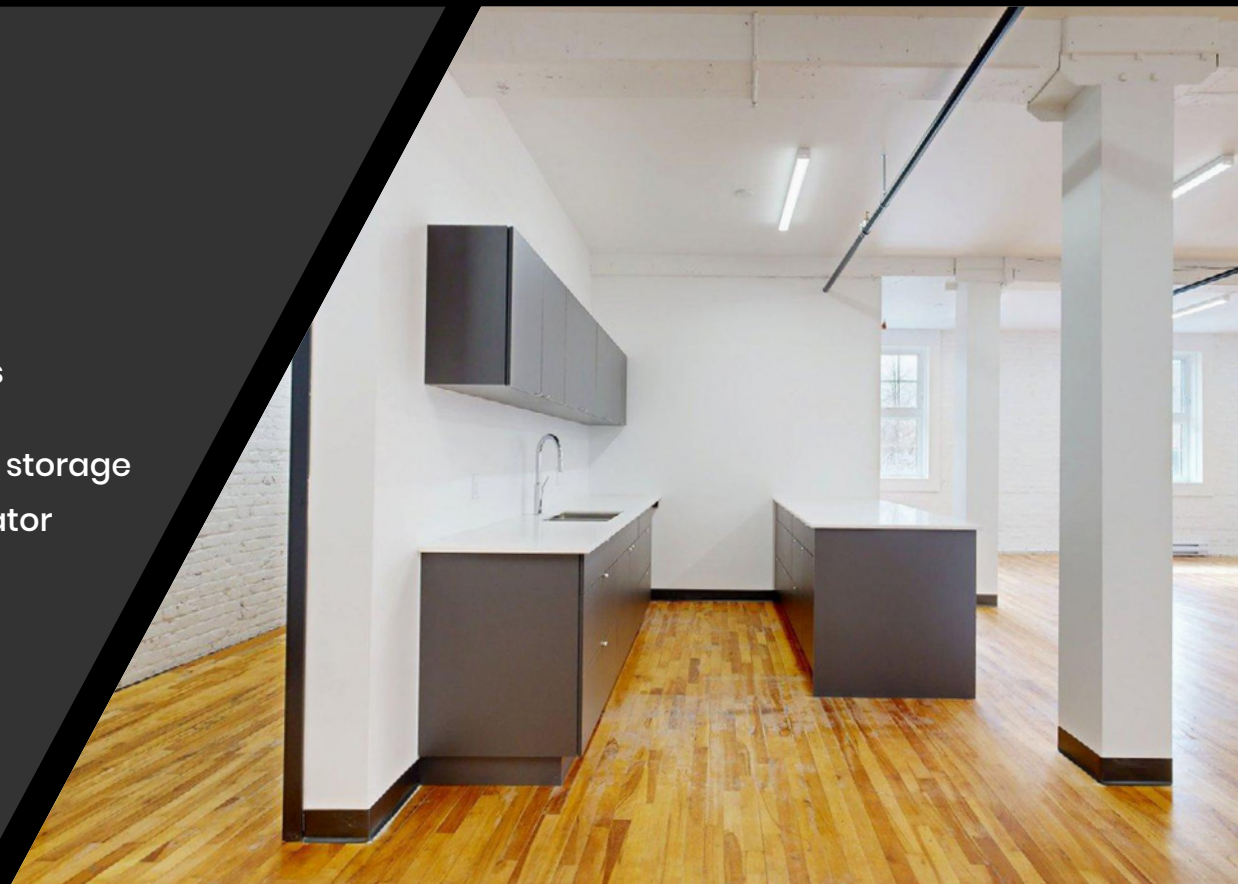


PROPERTY FEATURES:

- ▶ 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 ^{EST.}
\$8.30/sq.ft.

ELECTRICITY

Excluded

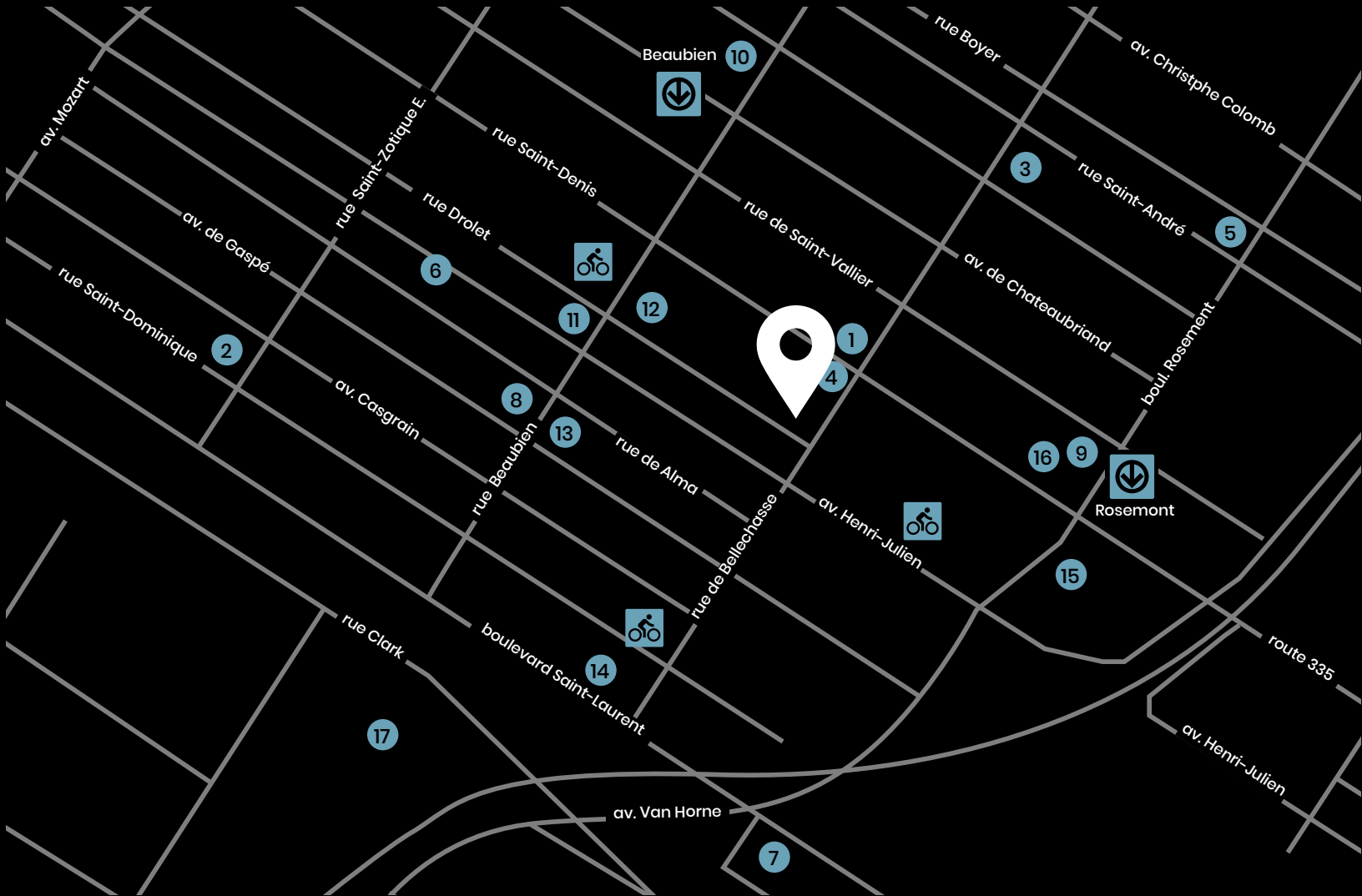
SUITES

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

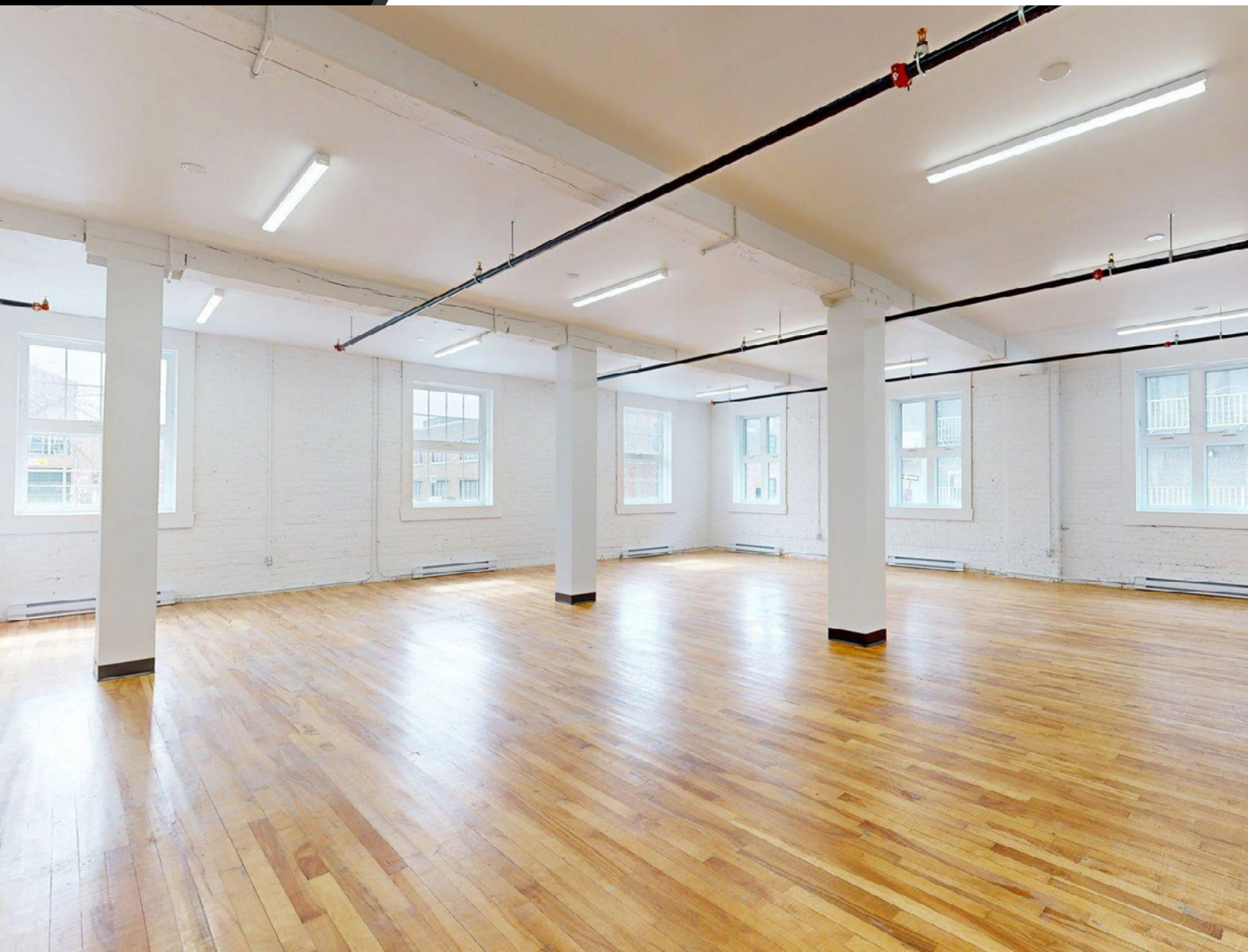


Walk score: 98

TANIA D'AVINO
VICE-PRESIDENT, LEASING
514 723-3778 | tdavino@mondev.ca

LUISA GIANINO
SENIOR DIRECTOR, OFFICE LEASING
T. 514.845.4500 + 208 | C. 514.793.1905
lgianino@croftonmoore.com

crofton
moore



LUISA GIANINO

Senior director, Office leasing

T. 514.845.4500 + 208 | C. 514.793.1905

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crofton
moore



Tania D'Avino | Vice-President, Leasing | 514 723-3778 | tdavino@mondev.ca

