



OFFICE SPACES

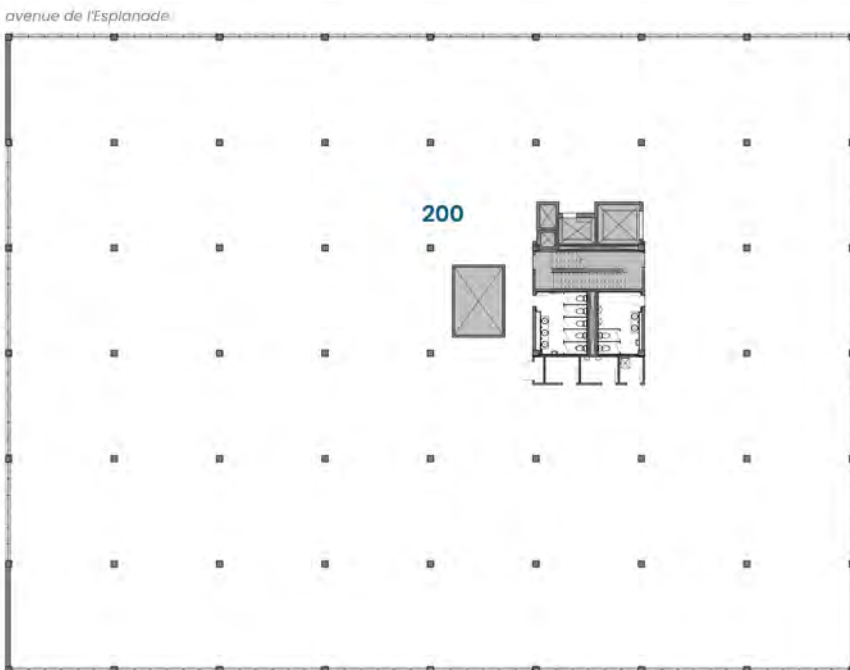
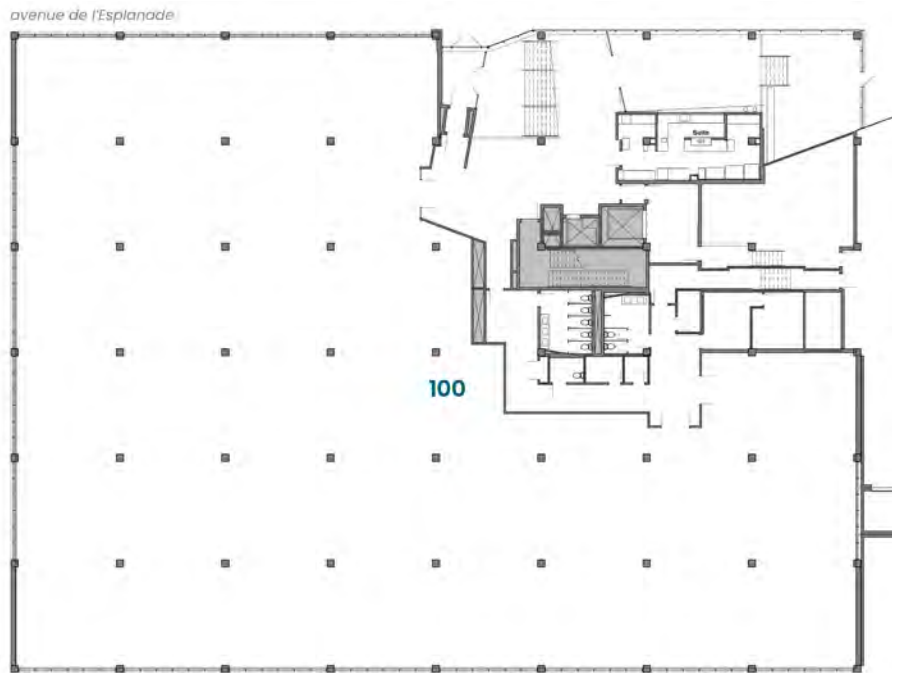
for lease

6750 de l'Esplanade Av.



FLOOR 1

Flex space ideal for office or industrial use. Features direct access to a dedicated loading dock.



FLOOR 2

Large open floorplate designed for flexible layouts and efficient circulation.

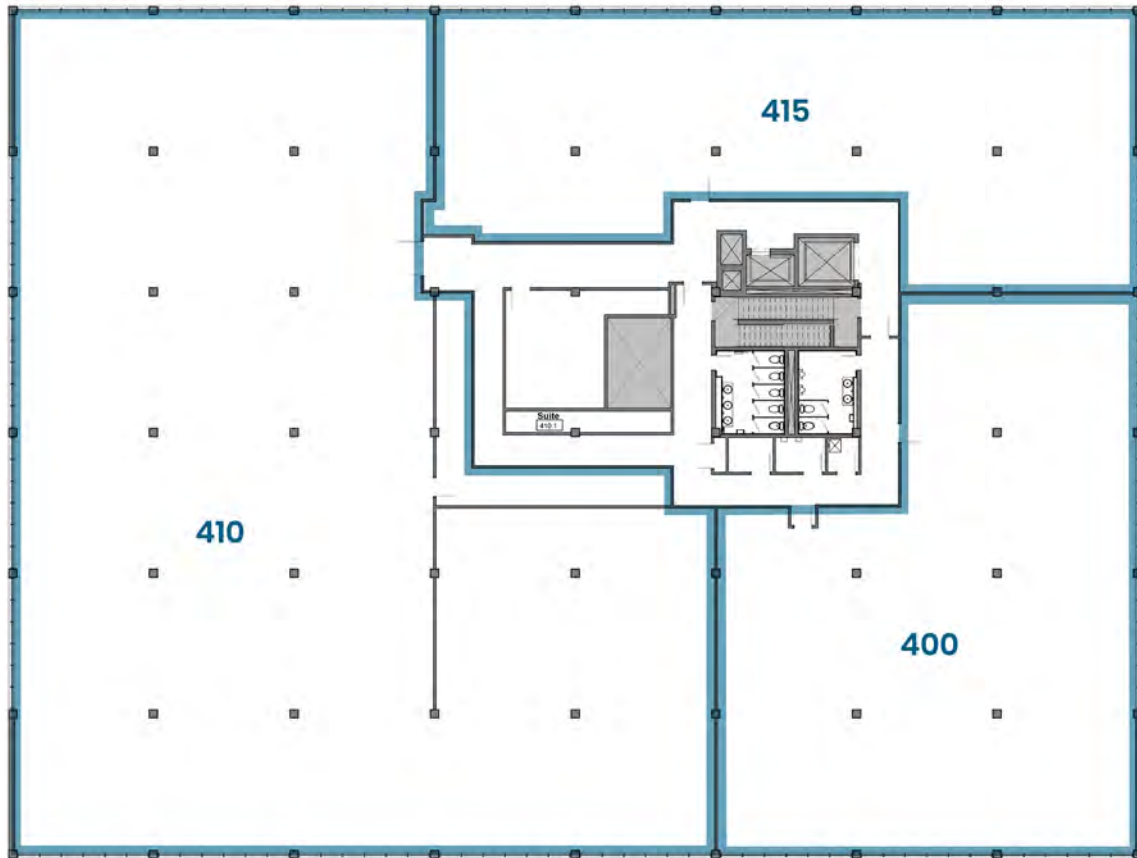
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FLOOR 3

Move-in ready spaces equipped with kitchenette and closed offices. Sizes ranging from 850 sq.ft. to 4,000 sq.ft.



avenue de l'Esplanade



FLOOR 4

Modern built-out spaces equipped with kitchenette and glass-enclosed offices.

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PROPERTY FEATURES:

- ▶ Loft-office suites
- ▶ 11-foot ceilings
- ▶ Large flexible floorplates
- ▶ 2 loading docks
- ▶ Ample natural light
- ▶ Upgraded HVAC systems
- ▶ Newly-renovated entrance
- ▶ Proximity to Parc station and multiple bus routes

BUILDING AMENITIES:

- ▶ Rooftop terrace
- ▶ On-site café, lounge and patio
- ▶ Interior and exterior parking
- ▶ Indoor secured bike storage
- ▶ On-site showers



LEASE TERM

Flexible

NET RENT

Starting at
\$18.00/sq.ft.

ADDITIONAL

RENT EST.
\$10.00/sq.ft.

ELECTRICITY

Excluded

PARKING

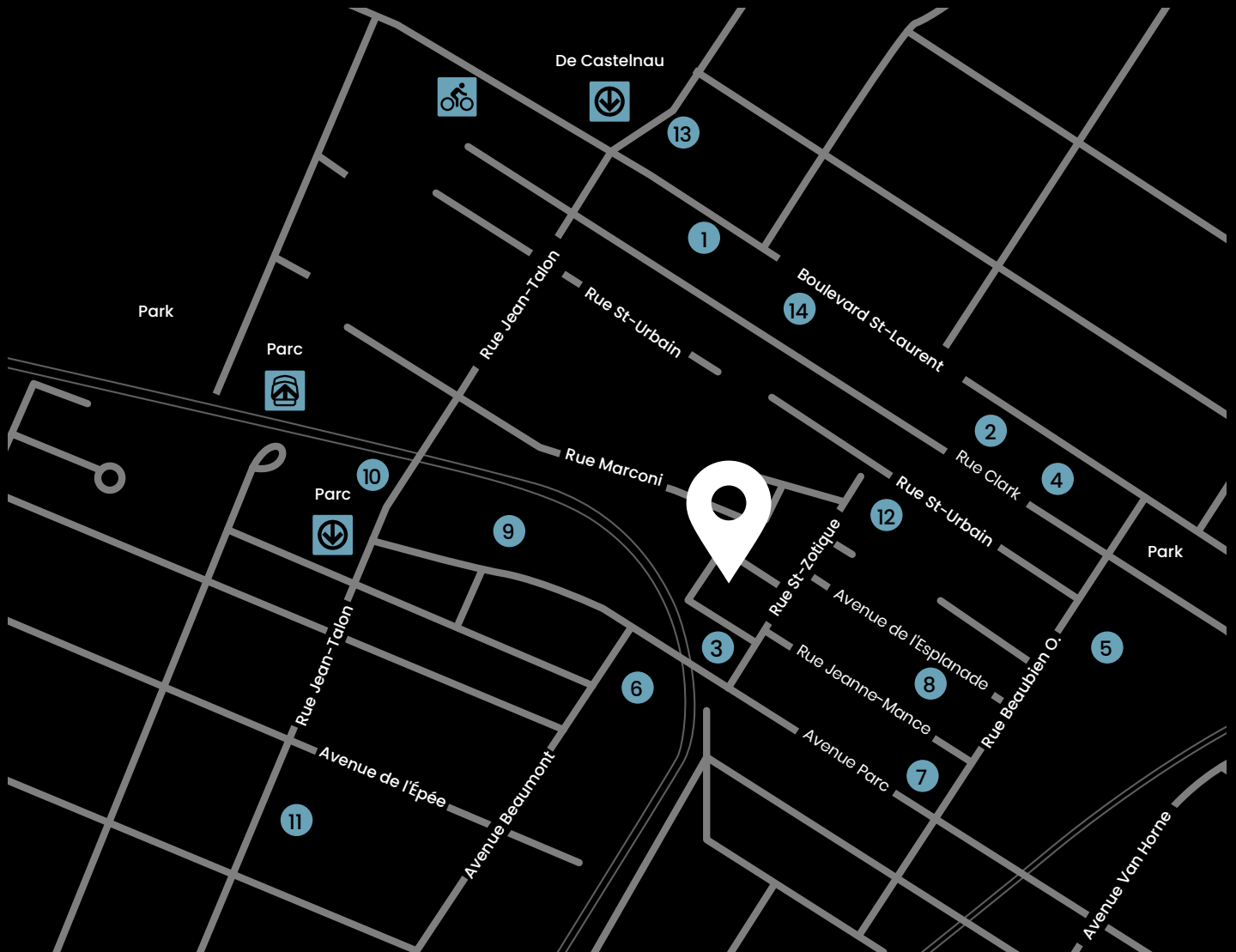
Int: \$200.00+tx/mth
Ext: \$175.00+tx/mth
Ratio: 1/1,200

BUILDING SIGNAGE

Available as of 25,000 sq.ft.



AVAILABLE
IMMEDIATELY







Restaurants

- 1 Gaia Restaurant
- 2 Café Les Faiseurs
- 3 Bar Cicchetti
- 4 Vices & Versa Bistro
- 5 Le Diplomate
- 6 Denise
- 7 Taverne Atlantic

Services

- 8 CrossFit Guerriers
- 9 Anytime Fitness
- 10 Maxi
- 11 Marché 786
- 12 Academy Preschool Petite Patrie
- 13 Scotia Bank
- 14 TD Bank

Transit

-  **Metro Parc**
11 minutes
-  **Bus**
55, 80, 365, 480
-  **Gare Parc**
11 minutes
-  **Bixi**
9 minutes



Walk score: 98

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