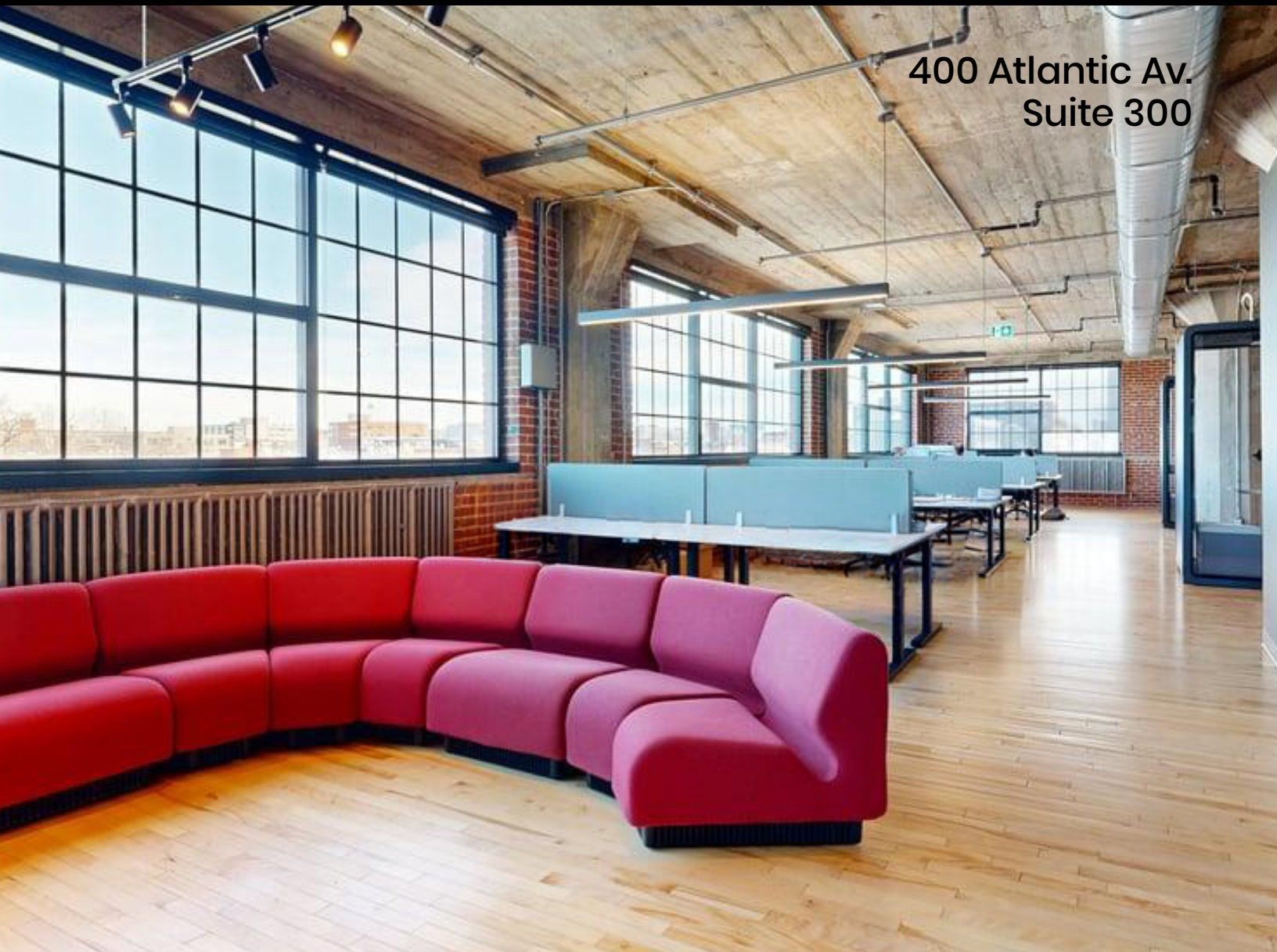


MONDEV

PLUG & PLAY SUITE

for lease



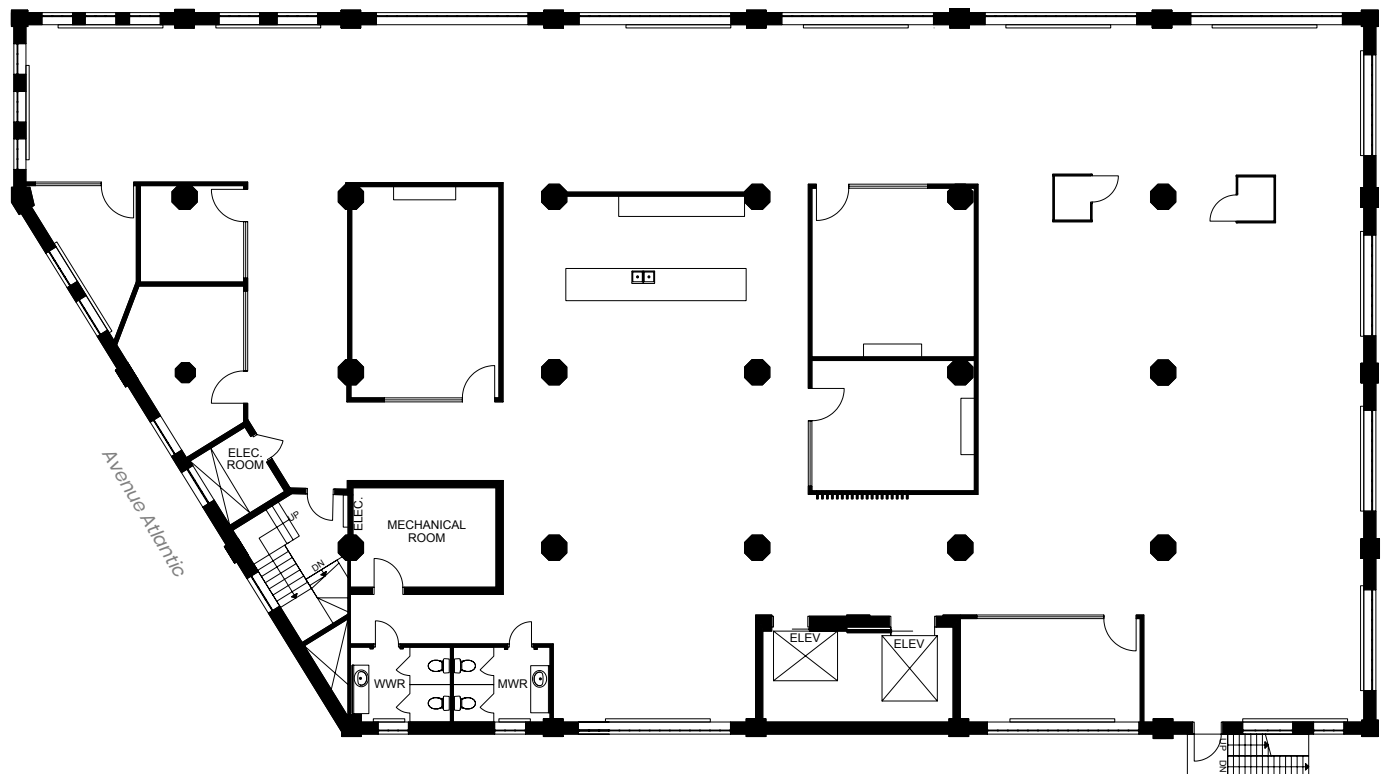
400 Atlantic Av.
Suite 300

SUITE 300

Move-in ready and designed for immediate occupancy, this premium office suite features a welcoming reception area, fully equipped kitchen, multiple conference rooms, private offices and soundproof phone booths.

With 80 workstations already in place and high-quality furniture included, suite 300 offers a seamless turnkey solution tailored for today's modern office users.

9,900 sq.ft.





SUITE FEATURES:

- ▶ Premium turnkey build-out with modern finishes
- ▶ Fully equipped kitchen
- ▶ Elevator with direct entry into the suite
- ▶ Includes ±80 workstations (sit-stand desks)
- ▶ Numerous conference rooms (furnished)
- ▶ Private phone booths
- ▶ Glass-enclosed offices
- ▶ Spacious cafeteria/lounge
- ▶ Generous fenestration with 360° exposure

BUILDING AMENITIES:

- ▶ Renowned on-site bakery and café: Hof Sucrée
- ▶ Interior & exterior parking
- ▶ On-site showers
- ▶ Secured bike room
- ▶ Freight elevator
- ▶ Walking distance to Acadie metro



LEASE TERM

Flexible

NET RENTStarting at
\$25.00/sq.ft.**ADDITIONAL****RENT** EST.
\$11.00/sq.ft.**ELECTRICITY**

Included

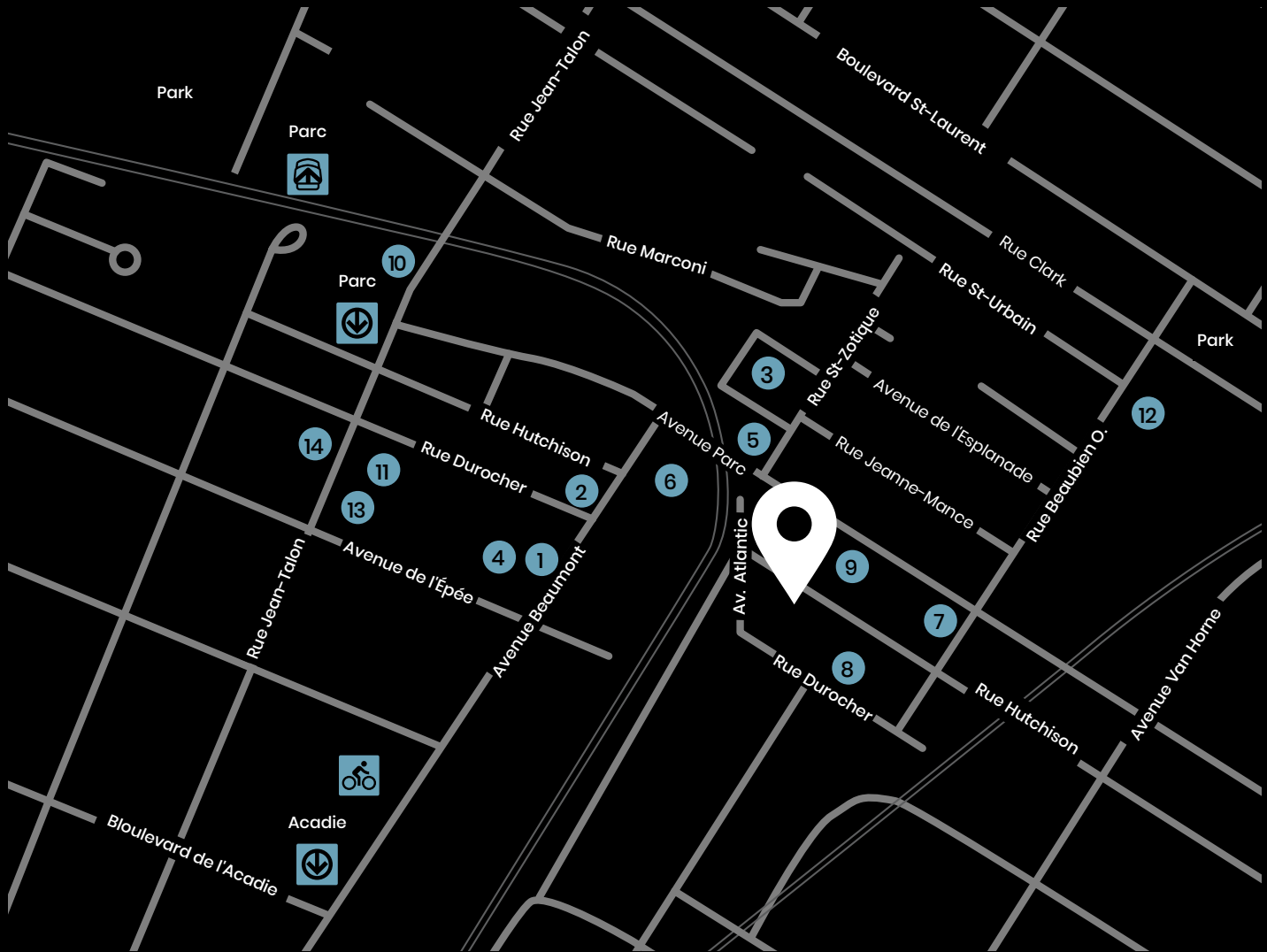
PARKINGInterior & Exterior
\$200.00+tx/mo

Ratio: 1/1,400

AVAILABILITY

Immediate





Food & Beverage

- 1 Le Piment Rouge
- 2 Segreta Pizza Al Taglio
- 3 Café Guerrero
- 4 Damas
- 5 Bar Cicchetti
- 6 Denise
- 7 Taverne Atlantic

Services

- 8 Gym le quartier outremont
- 9 Le marché fooderie
- 10 Maxi
- 11 Familiprix
- 12 Home Dépot
- 13 BMO Bank of montreal
- 14 TD Bank

Transit



Metro Parc

10 minutes

Metro Acadie

14 minutes



Bus

80, 92, 480



Gare Parc

16 minutes



Bixi

10 minutes



Walk score: 95

TANIA D'AVINO
Vice-President, Leasing

514 723-3778
tdavino@mondev.ca

