

MONDEV

OFFICE SPACE

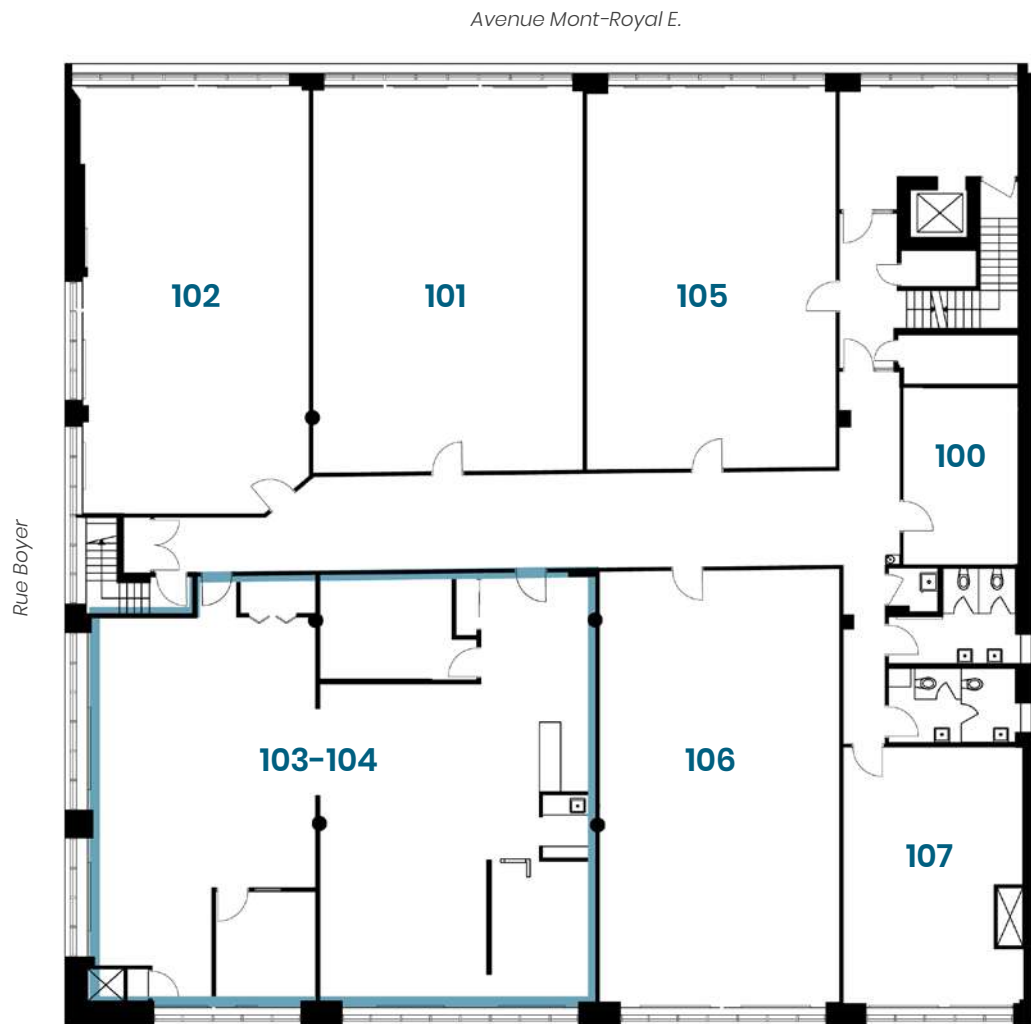
for lease

1012 du Mont-Royal Ave. E



FLOOR 2

Move-in ready 2,360 sq.ft. corner suite on Mont-Royal Avenue with abundant natural light. Features a kitchenette, conference room, private offices, reception, open workspace, and excellent visibility in the Plateau.





SPACE FEATURES:

- ▶ Corner suite of 2,360 sq.ft.
- ▶ Demisable options of 1,100 or 1,260 sq.ft.
- ▶ Extensive fenestration with abundant natural light
- ▶ Closed offices & conference room
- ▶ Open work area
- ▶ Kitchenette
- ▶ Welcoming reception area

NEIGHBOURHOOD HIGHLIGHTS:

- ▶ Strategically located on Mont-Royal Avenue
- ▶ Surrounded by Montreal's most renowned restaurants, coffee shops, and bars
- ▶ Easily accessible, walking distance to Mont-Royal metro
- ▶ Adjacent a peaceful green space / community spot for work breaks



FLOOR PLANS

PROPERTY DETAILS

FINANCIAL INFORMATION

LOCATION

LEASE TERM

Flexible

GROSS RENT

Starting at
\$25.00/sq.ft.

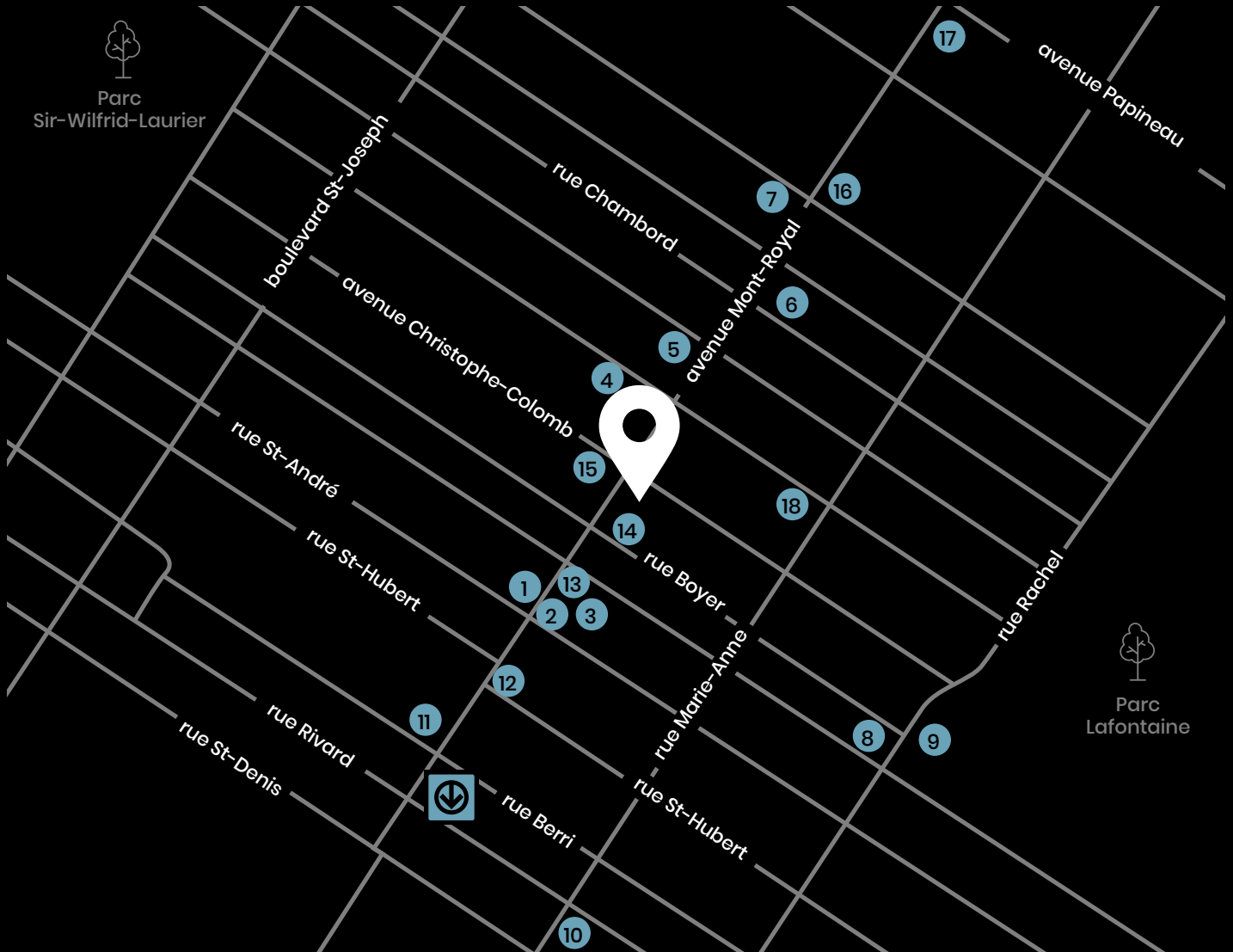
ELECTRICITY

Excluded

AVAILABILITY

Immediate





Food & Beverage

- 1 Tim Hortons
- 2 Notre-Boeuf-de-Grâce
- 3 L'Avenue
- 4 Saint-Viateur Bagel & Café
- 5 India Rosa
- 6 Tommy Café
- 7 SHAM
- 8 Ma Poule Mouillée
- 9 La Banquise

Services

- 10 RepFit Plateau
- 11 Jean Coutu
- 12 Clinique Dentaire
- 13 SAQ
- 14 Intermarché
- 15 BMO
- 16 Metro Plus
- 17 PhysioExtra
- 18 CPE Harmonie

Transit



Métro Mont-Royal
5-minute walk



Métro Laurier
10-minute walk



Bus
14, 27, 31, 97, 711



Bixi
<1 minute



Walk score: 100

TANIA D'AVINO
Vice-President, Leasing

514 723-3778
tdavino@mondev.ca

