



# BUILDING SOUCIE

2 et 6, boulevard Desaulniers, St-Lambert, Québec

## OFFICE SPACE FOR RENT

Approximately 2000 sq ft



Landmark building of St-Lambert's commercial district

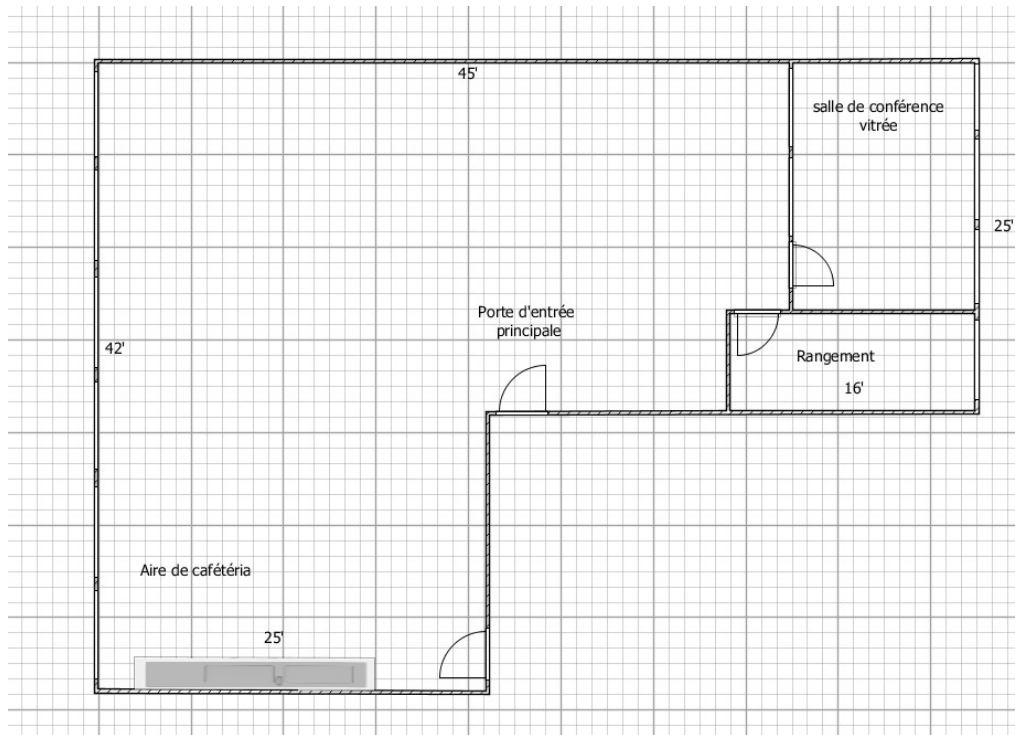
High volume of customers due to strategic location of the building with instant access to Victoria bridge and Highway-132; minutes away from downtown Montreal

Direct access to abundant amenities such as great restaurants, cafés, boutiques, banking services, etc.

2000 ft2 turnkey, ideal for SME

Visits are made in compliance with public health recommendations.

### SPACE PLAN





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## MORE INFORMATIONS

### CHARACTERISTICS

- Space located on the 2nd floor, corner of the building
- Lots of windows, beautiful natural light
- Turkey (open work space, kitchenette, rest area, all glass conference room)
- Building managed by its owner

### ADVANTAGES

- Corporate-looking building (B class)
- Gross rate including heating, cooling, electricity, municipal and business taxes, cleaning service, operating costs
- Located downtown the Village of Saint-Lambert, proximity to all 3 bridges
- Building has 3 elevators and a universal entrance
- 6-Storey building with a private terrasse on the roof

### NEIGHBORHOOD

- Health care professionals
- Specialized dental centers
- Law firms, financial specialists
- Businesses at street level



REAL-ESTATE OWNERS &  
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