



# BUILDING SOUCIE

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

## OFFICE SPACE FOR RENT

Approximately 1800 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

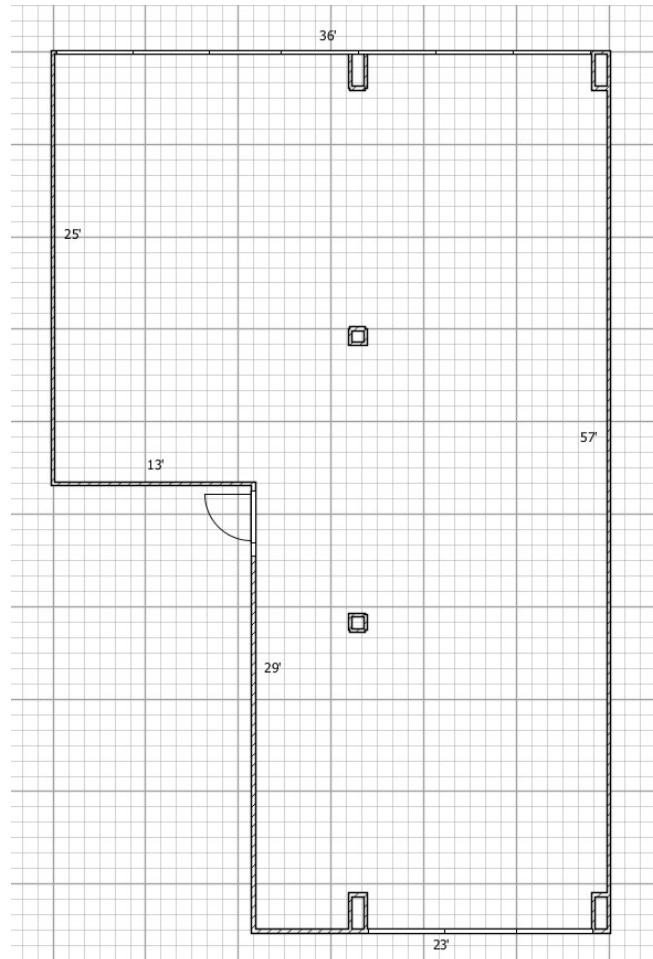
Direct access to abundant amenities such as great restaurants, cafés, boutiques, banking services, etc.

1800 ft2 of turnkey open space. Corner unit.

Lots of windows; beautiful natural light

Visits are made on appointment Monday to Friday during business hours. 3 to 5 years leases.

## SPACE PLAN





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### MORE INFORMATIONS

### CHARACTERISTICS

- 1800 ft2 of Turkey open layout
- Space located on the 3rd floor, corner unit
- Lots of windows, beautiful natural light
- Professional neighborhood: physiotherapy, law firm, notary, psychologist
- 6-Storey building with a private terrasse on the roof

### ADVANTAGES

- Corporate-looking building (B class)
- Competitive 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
- 3 elevators, 3 staircases of circulation, universal entrance
- Building totally managed by its owners

### NEIGHBORHOOD

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



REAL-ESTATE OWNERS &  
MANAGER

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