



# 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

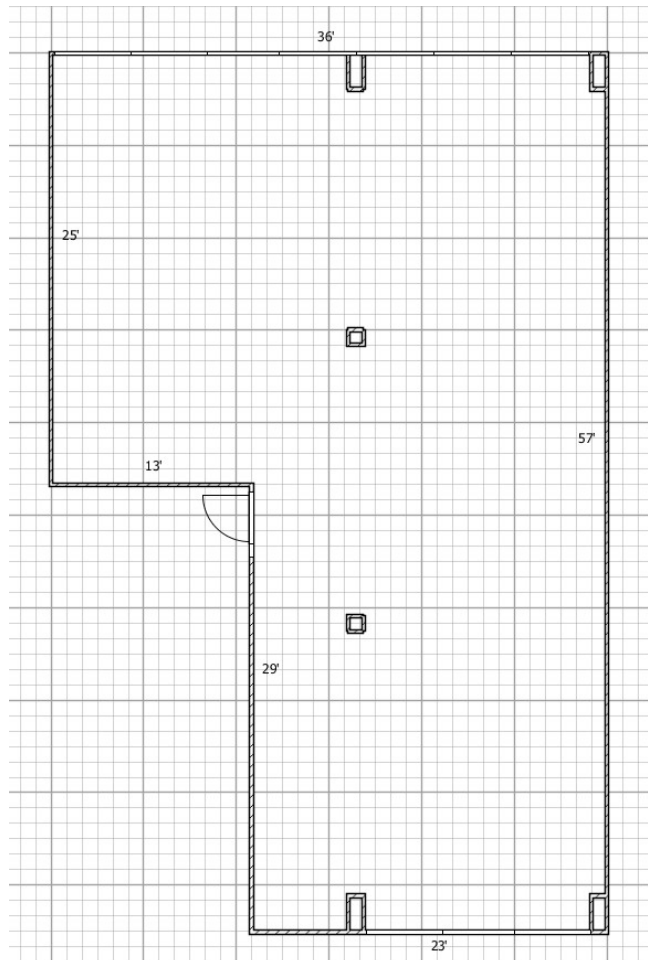
High volume of customers due to strategic location of the building with instant access to Victoria bridge and Highway-132; minutes away from downtown Montreal

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

1800 ft2 of turnkey open space

Visits are made in compliance with public health recommendations.

### SPACE PLAN





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## MORE INFORMATIONS

### CHARACTERISTICS

- Space located on the 3rd floor, corner of the building
- Lots of windows, beautiful natural light
- 1800 ft<sup>2</sup> of Turkey open work space
- 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
- 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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