

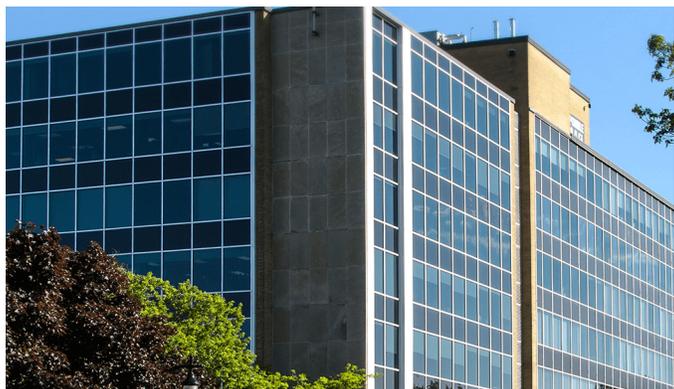


## BUILDING SOUCIE

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

### OFFICE SPACE FOR RENT

Approximately 1200 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.

1200 ft2 mixt layout: open space, 2 closed offices plus kitchenette. Space located on the 2nd floor, right in front of the elevator doors

Gross rate including heating, cooling, electricity, municipal and business taxes, cleaning service, operating costs

## CHARACTERISTICS

- 1200 ft2 of mixed layout: open space, 2 closed offices plus kitchenette
- Space located on the 2nd floor, right in front of the elevator doors
- Lots of windows for a beautiful natural light
- Professional neighborhood
- 6-Storey building with a private terrasse on the roof

## ADVANTAGES

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

## NEIGHBORHOOD

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



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