



# 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 ft<sup>2</sup> mix layout: open space, 2 closed offices plus kitchenette

Space located on the 2nd floor, right in front of the elevator

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

## CHARACTERISTICS

- 1200 ft<sup>2</sup> 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



REAL-ESTATE OWNERS & MANAGER

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FOR INFORMATION

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