



## BUILDING SOUCIE

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

### OFFICE SPACE FOR RENT

Approximately 3 847 sq ft



Landmark building of St-Lambert's commercial district

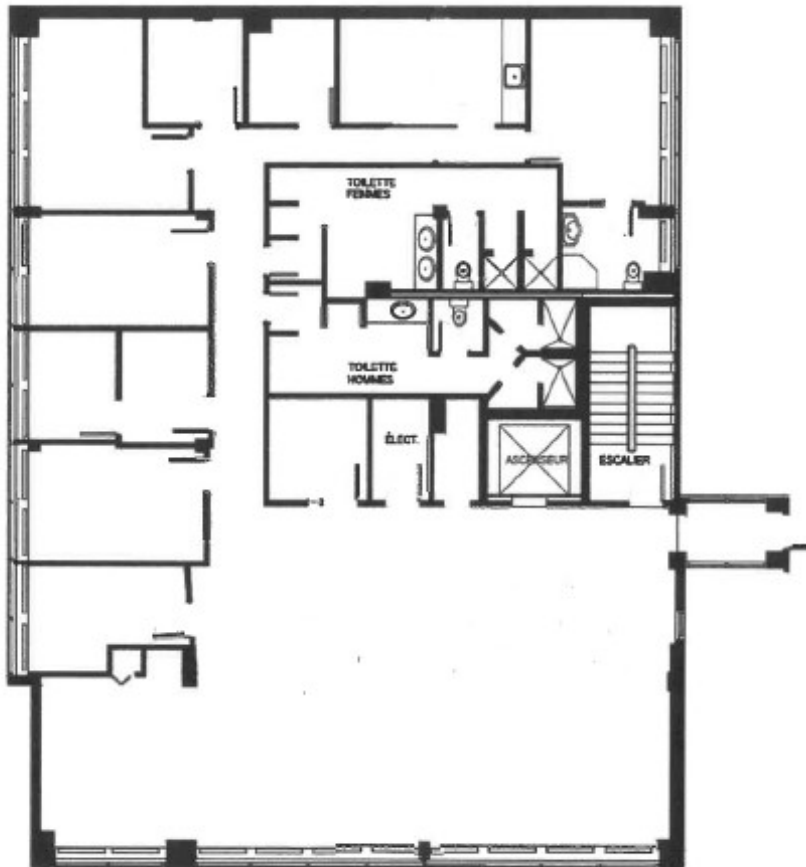
High volume of customers due to strategic location of the building with instant access to Victoria bridge and Highway-132; minutes away from downtown Montreal

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

3 847ft2 with a mix layout of open space and closed offices

Visits are made in compliance with public health recommendations.

### SPACE PLAN





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## MORE INFORMATION

### CHARACTERISTICS

- Space located on the 3rd floor, corner of the building
- Space is the entire 4th floor with elevator opening directly into the premises
- Lots of windows, beautiful natural light
- 3 847ft<sup>2</sup> with a mix layout of open space and closed offices
- private bathrooms, showers and changing rooms
- kitchenette and conference room

### 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



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