



BUILDING SOUCIE

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

OFFICE SPACE FOR RENT

Approximately 5802 sq ft



Landmark building of St-Lambert's commercial district

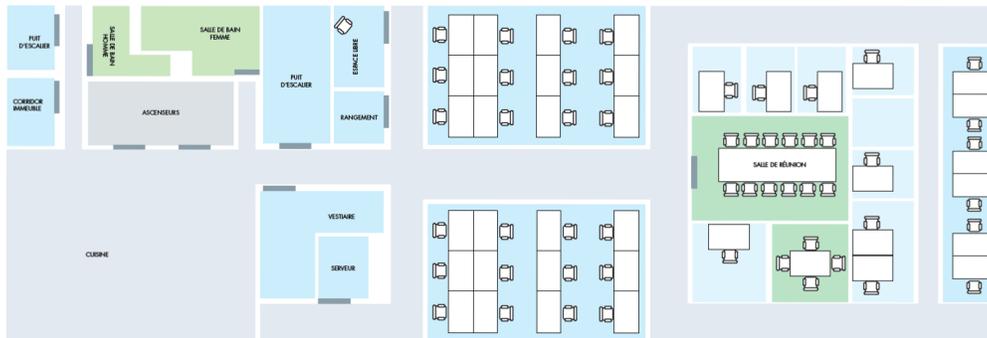
High volume of customers due to strategic location of the building with instant access to Victoria bridge and Highway-132; minutes away from downtown Montreal

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

5 802 ft2 of AAA turnkey, modern, industrial-style layout with epoxy flooring and open ceiling. Mixed layout: open space, closed offices, conference room, cafeteria, rest area and more!

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

SPACE PLAN





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MORE INFORMATION

CHARACTERISTICS

- 5 802 ft² of AAA turnkey, modern, industrial-style layout with epoxy flooring and open ceiling
- 5th floor mixed layout: open space, closed offices, conference room, cafeteria, rest area for employees
- Abundant windows: beautiful natural light
- Opening of elevator doors in the premises
- Building totally managed by its owners

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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