



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

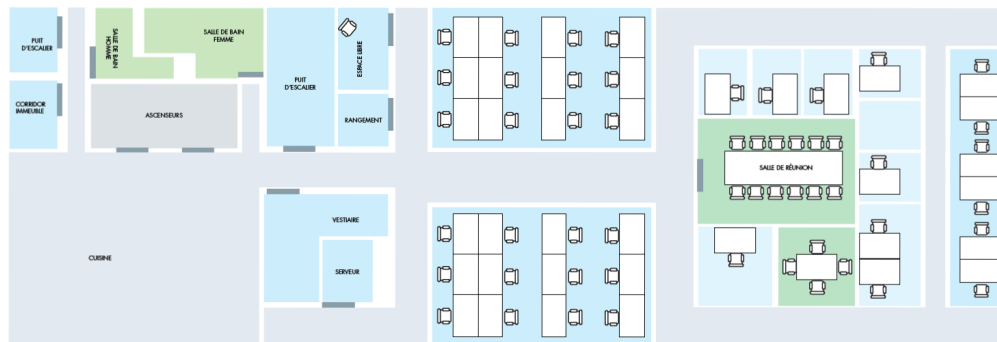
High volume of customers due to strategic location of the building with instant access to Victoria bridge and Highway-132; minutes away from downtown Montreal

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

Space located on the 5th floor, turnkey, mixed layout: open space, closed offices, conference room, cafeteria, rest area for employees

Visits are made in compliance with public health recommendations.
Visits are made Monday through Friday, during business hours.

SPACE PLAN





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MORE INFORMATION

CHARACTERISTICS

- 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
- opening of elevator doors in the premisses

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
- 3 elevators, 3 staircases and universal entrance

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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