



# BUILDING SOUCIE

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

## OFFICE SPACE FOR RENT

Approximately 672 sq ft



Landmark building of St-Lambert's commercial district

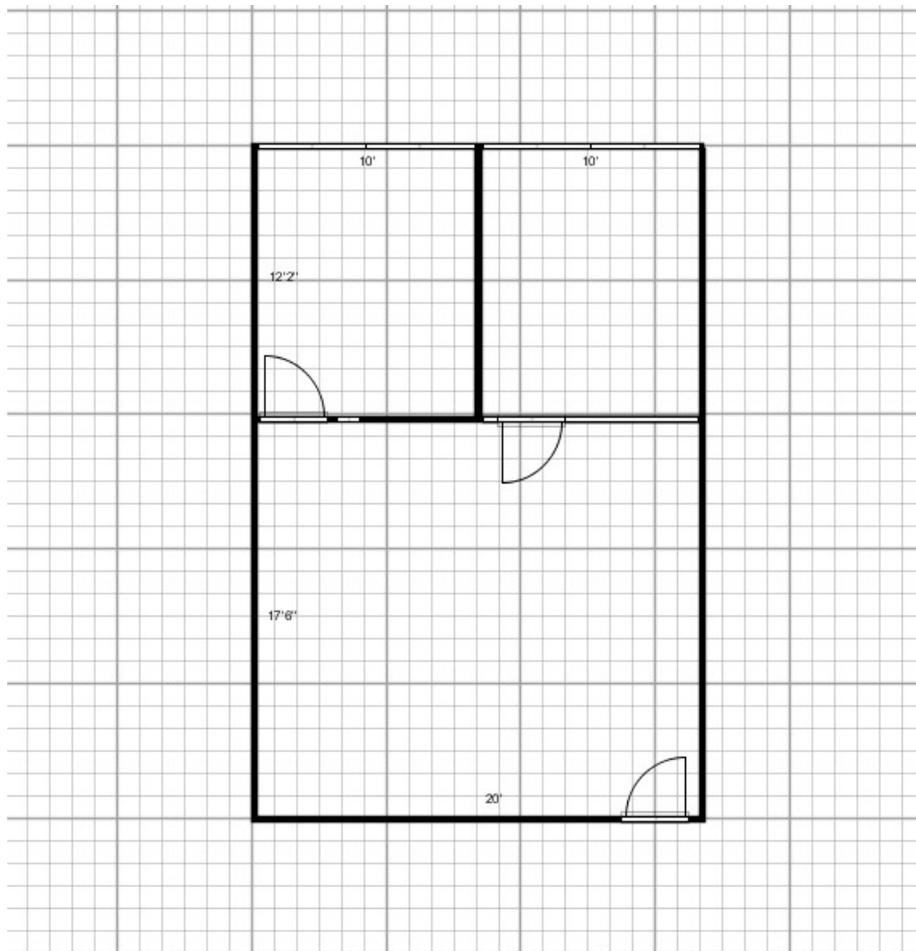
High volume of customers due to strategic location of the building with instant access to Victoria bridge and Highway-132; minutes away from downtown Montreal

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

672 ft2 of mixed layout. Turnkey: open space with 2 closed offices

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

### SPACE PLAN





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## MORE INFORMATIONS

### CHARACTERISTICS

- 672 ft2 of mixed layout: open space and closed offices
- Space located on the 3rd floor
- Professional neighborhood on the same floor : law firm, notary, psychologist
- 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 of circulation and a 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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