



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

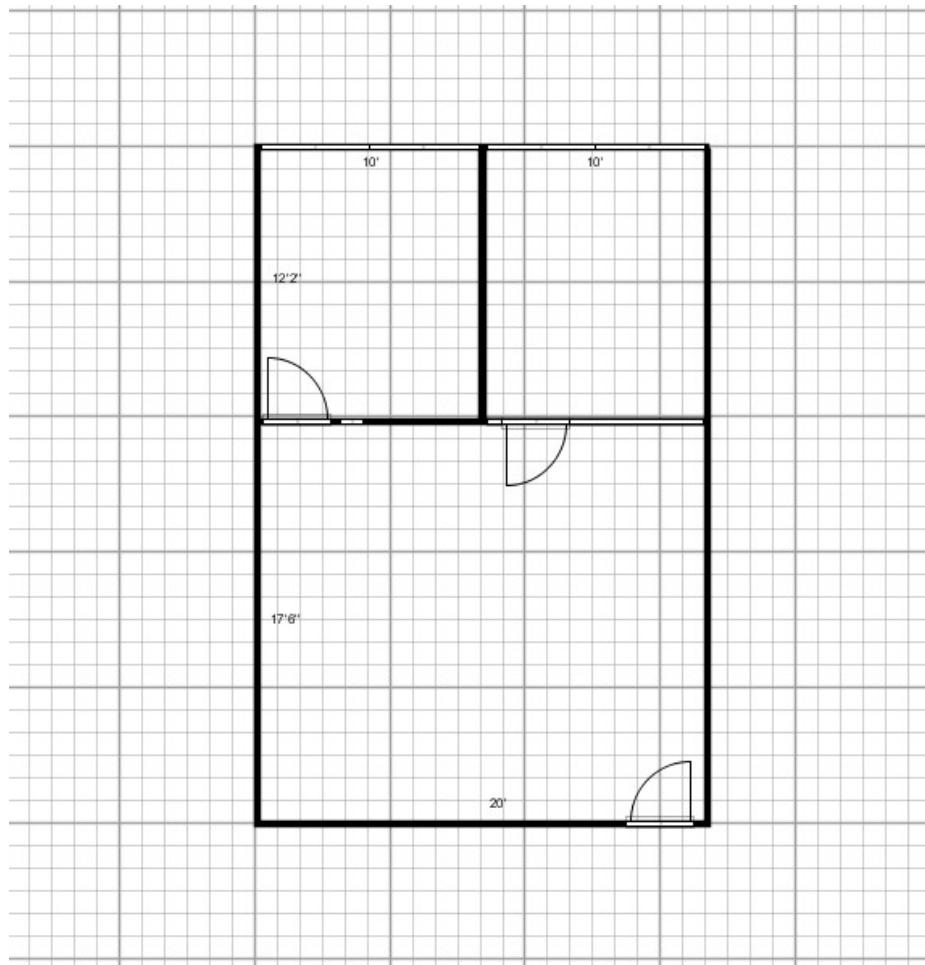
Direct access to abundant amenities such as great restaurants, cafés, boutiques, banking services, etc.

672 ft² of mixed layout

Turnkey: open space with 2 closed offices

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

SPACE PLAN





BUILDING SOUCIE

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

OFFICE SPACE FOR RENT

Approximately 672 sq ft

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



REAL-ESTATE OWNERS &
MANAGER

2, Desaulniers Boulevard, Suite 102
Saint-Lambert, Quebec J4P 1L2

T. 450-671-3111
www.brix.ca

FOR INFORMATION

Malika Brix
malika.brix@brix.ca

T. 450-671-3111