



## BUILDING SOUCIE

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

### OFFICE SPACE FOR RENT

Approximately 1516 sq ft



Landmark building of St-Lambert's commercial district

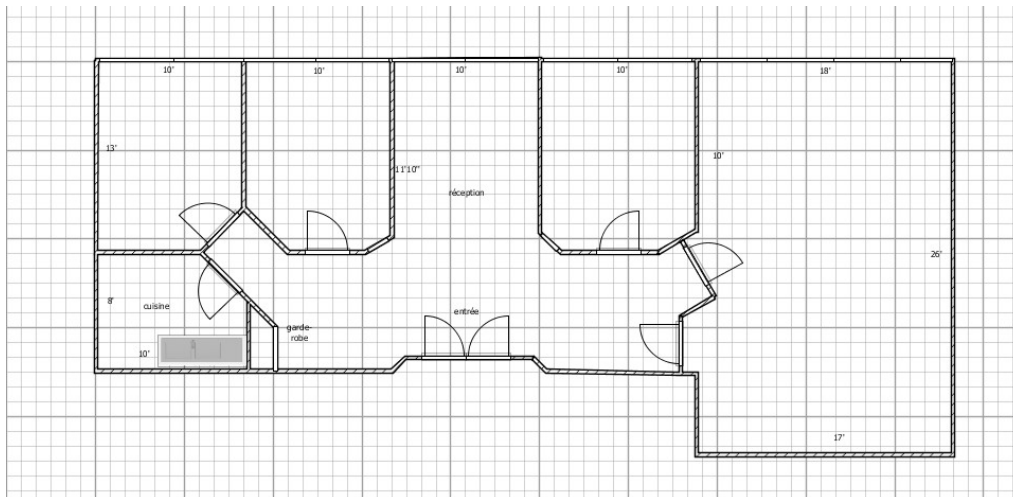
High volume of customers due to strategic location of the building with instant access to Victoria bridge and Highway-132; minutes away from downtown Montreal

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

1516 ft2 of mixed layout: open space and closed offices, kitchenette, reception area

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

- 1516 ft<sup>2</sup> of mixed layout: open space and closed offices, kitchenette, reception area
- lots of windows: beautiful natural light
- located directly in front of the elevator doors
- professional neighborhood (private medical clinic, administration office)

### 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 &  
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