



## BUILDING SOUCIE

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

### OFFICE SPACE FOR RENT

Approximately 386 sq ft



Landmark building of St-Lambert's commercial district

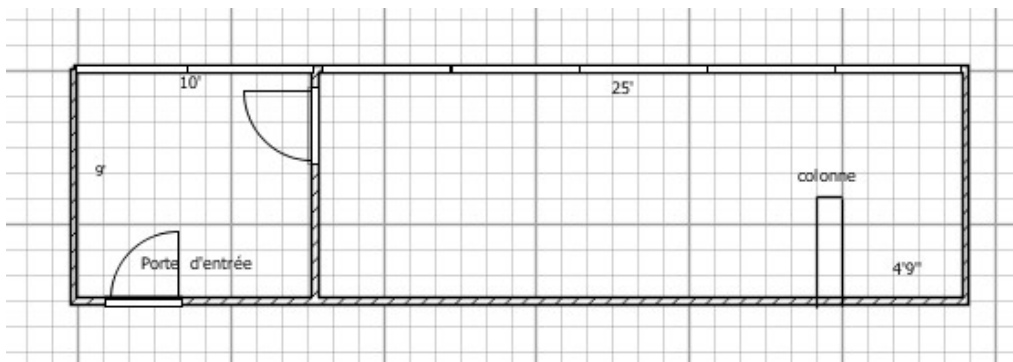
High volume of customers due to strategic location of the building with instant access to Victoria bridge and Highway-132; minutes away from downtown Montreal

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

386 ft2 ideal for professionals. Waiting/reception area within the premisses

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

- 386 ft2 ideal for professionals
- waiting/reception area within the premises
- lots of windows for a beautiful natural light
- professional neighborhood

### 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

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

T. 450-671-3111  
[www.brixix.ca](http://www.brixix.ca)

### FOR INFORMATION

**Malika Brixix**  
[malika.brixix@brixix.ca](mailto:malika.brixix@brixix.ca)

T. 450-671-3111