

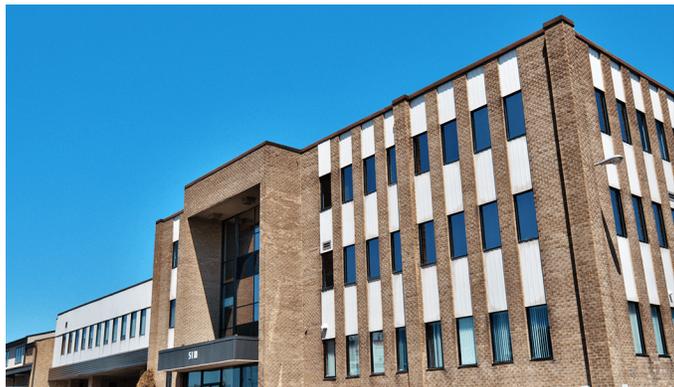


# COUSINEAU BUILDING

5100 et 5110, Cousineau boulevard, St-Hubert, Quebec

## OFFICE SPACE FOR RENT

Approximately 2403 sq ft



Located in the core of Montreal South Shore socioeconomic activity district

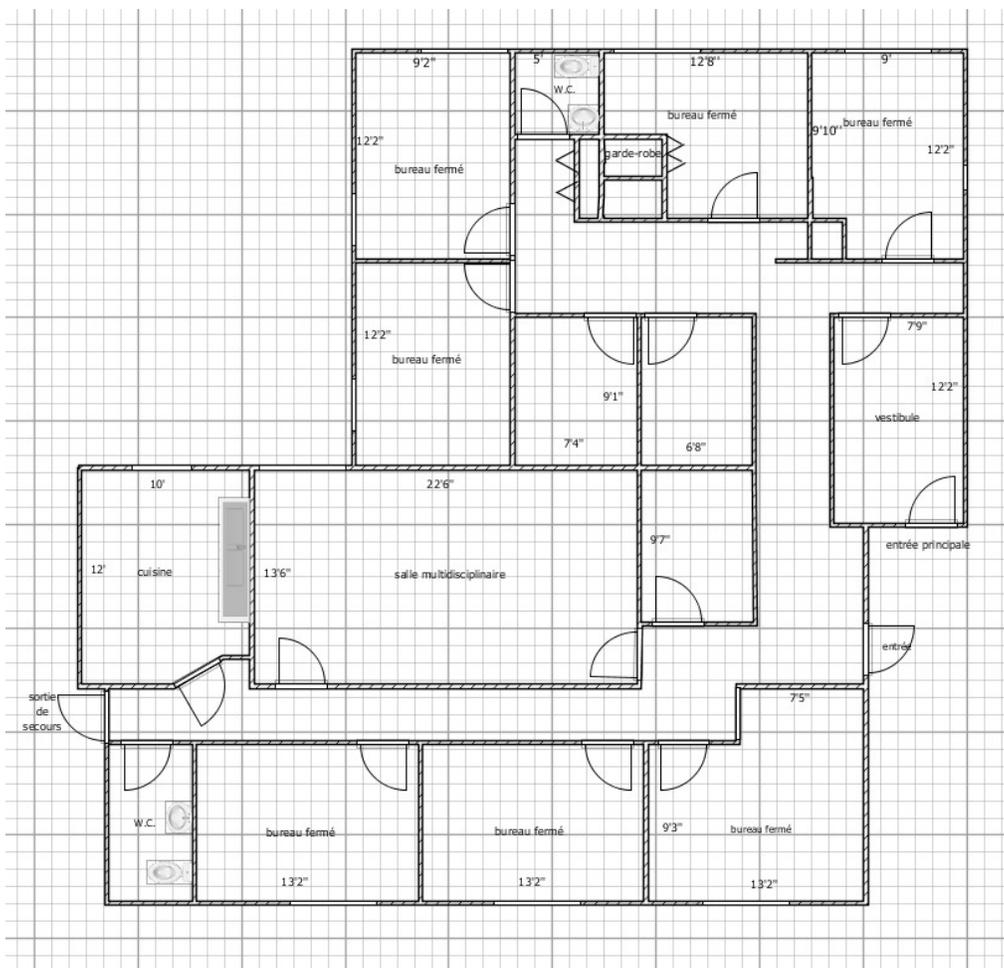
Easy access to regional business centers; direct access to multiple expressways such as Highway-116, H-30 and Taschereau boulevard as well as Longueuil / St-Hubert AMT commuter train station

Straight from the busy commercial Cousineau boulevard, this commercial district assures every desired amenity nearby

Office space of 2403 ft<sup>2</sup> ideal for non-profit organization: Actual layout includes waiting area, reception, many closed offices, 2 bathrooms within the premises, kitchen, conference room

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

### SPACE PLAN





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## MORE INFORMATIONS

### CHARACTERISTICS

- 2403 ft<sup>2</sup> of office space: Waiting area, reception, many closed offices, 2 bathrooms within the premisses, kitchen, conference room
- Space located on the 3rd floor of a 3-story building
- Lots of windows for a beautiful natural light
- Spot on outdoor display pylon available
- Quiet neighborhood made of professionals and non-profit organization

### ADVANTAGES

- Corporate like building (B class)
- Competitive price: gross rate including heating, cooling, electricity, municipal and business taxes, daily cleaning service, operating costs
- Located on Cousineau boul. Only 2 steps away from the A-116
- 3-story building with universal access
- Vast exterior parking lot
- Building managed with care by its owners

### NEIGHBORHOOD

- Healthcare Professionals
- Wide range of services to the population



REAL-ESTATE OWNERS &  
MANAGER

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

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

FOR INFORMATION

**Malika Brix**  
[malika.brix@brix.ca](mailto:malika.brix@brix.ca)

T. 450-671-3111