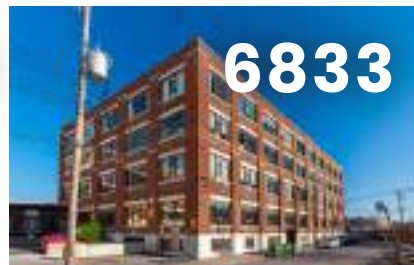
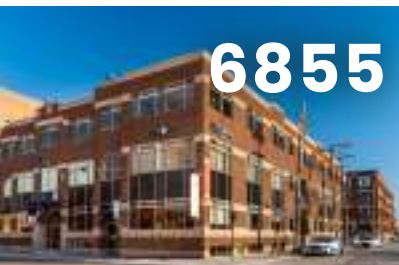


MONDEV



OFFICE AND INDUSTRIAL SPACES FOR RENT



DE L'ÉPÉE AVENUE & HUTCHISON STREET, MONTREAL QC

DISTRICT
BEAUMONT

AVAILABLE SPACES 6833 DE L'ÉPÉE AVENUE

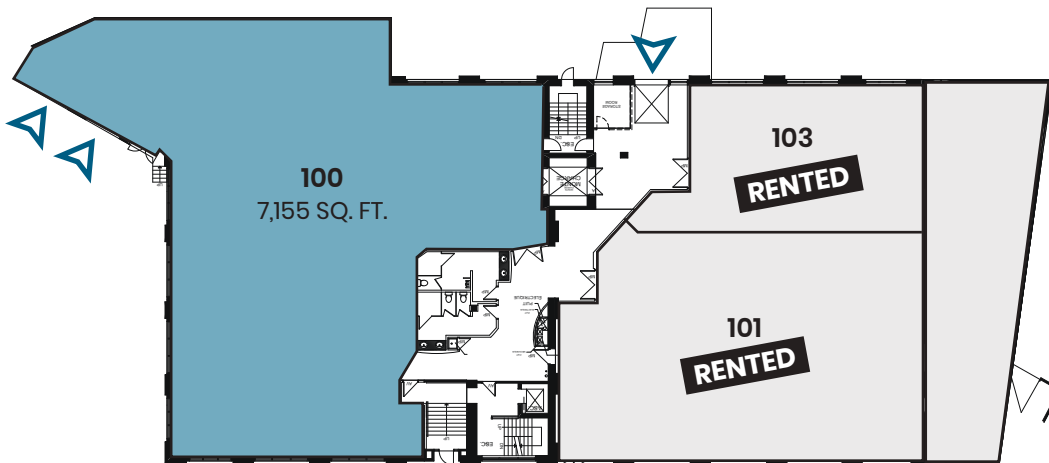
RARITY IN
THE INDUSTRIAL
MARKET!



FINANCIAL INFORMATION

NET RENTAL RATE	Contact us
ADDITIONAL RENT	\$5.46 / sq. ft.
CLEANING	Not included
PARKING (MONTHLY)	\$125 / outdoor space \$175 / indoor space
ELECTRICITY & HVAC	Metered

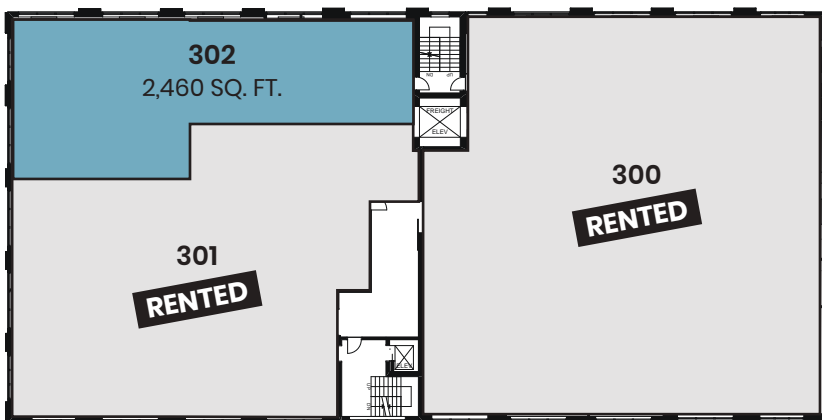
Prices are subject to change without notice.



- 3 Loading docks
- Fully air-conditioned
- Flex industrial space

1ST FLOOR

UNIT	AREA	AVAILABILITY
100	7,155 sq. ft.	Immediate



3RD FLOOR

UNIT	AREA	AVAILABILITY
302	2,460 sq. ft.	Immediate



Freight
Elevator



Parking
Spaces



Rooftop
Terrace

AVAILABLE OFFICE SPACES 6855 DE L'ÉPÉE AVENUE

CREATE
YOUR
OWN
SPACE!



FINANCIAL INFORMATION

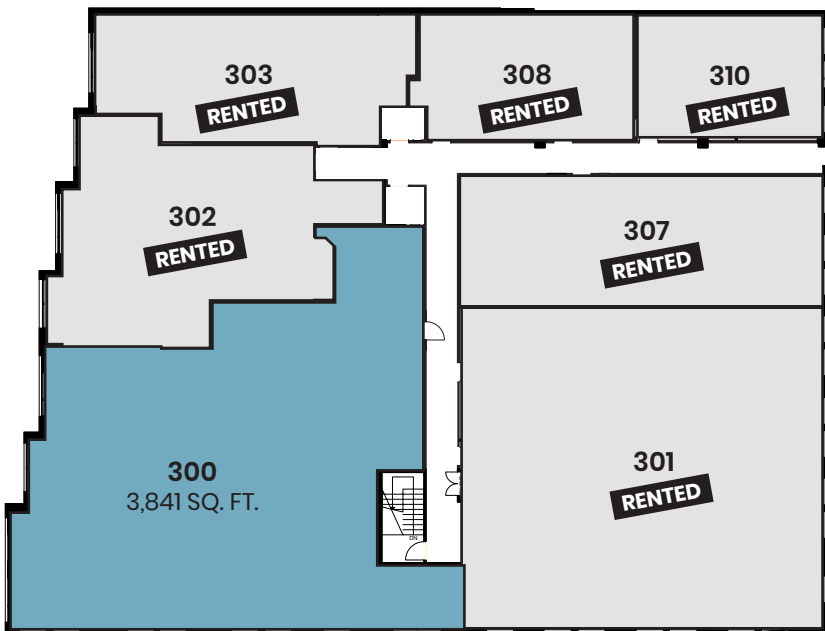
NET RENTAL RATE	Contact us
ALLOWANCE	\$25 / sq. ft.
ADDITIONAL RENT	\$8.57 / sq. ft.
CLEANING	Not included
PARKING (MONTHLY)	\$175 / interior space
HVAC	Included
ELECTRICITY	Not included

Prices are subject to change without notice.



2ND FLOOR

UNIT	AREA	AVAILABILITY
210-212	1,259 sq. ft.	Immediate



3RD FLOOR

UNIT	AREA	AVAILABILITY
300	3,841 sq. ft.	Immediate



Elevator



Parking
Spaces

AVAILABLE OFFICE SPACE 6750 HUTCHISON STREET

**LAST UNIT
AVAILABLE!**



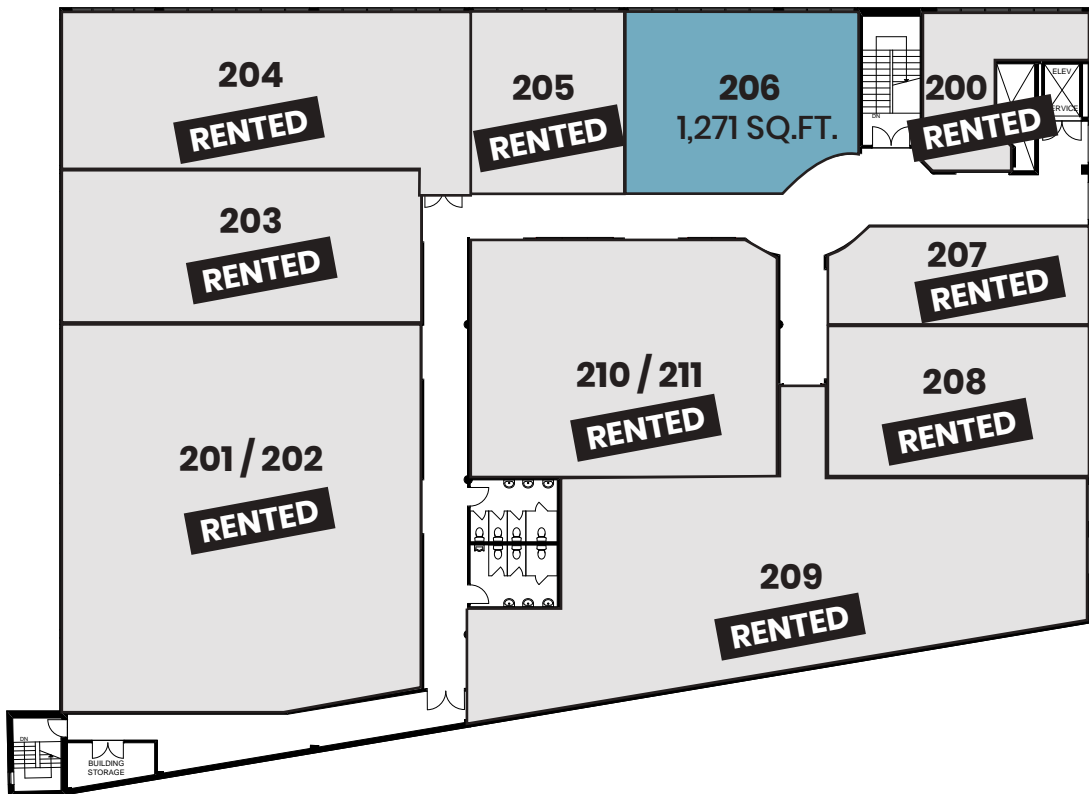
FINANCIAL INFORMATION

NET RENTAL RATE	Contact us
ADDITIONAL RENT	\$8.55 / sq. ft.
CLEANING	Not included
PARKING (MONTHLY)	\$125 / indoor space
ELECTRICITY & HVAC	Metered

Prices are subject to change without notice.

2ND FLOOR

UNIT	AREA	AVAILABILITY
206	1,271 sq. ft.	Immediate

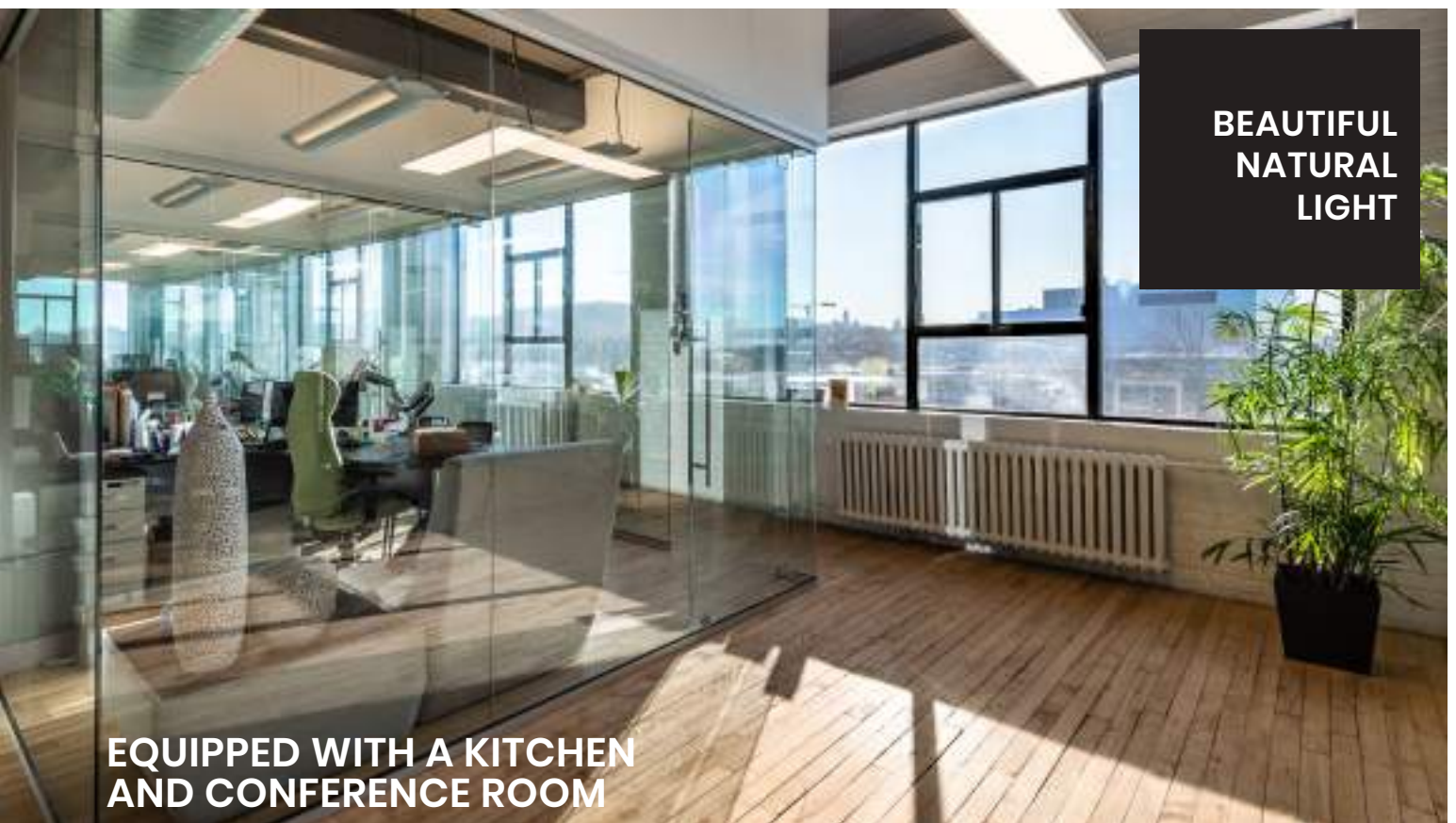


| INTERIOR PHOTOS

NEWLY RENOVATED LOFT-STYLE OFFICES



FRESH AND AIRY FLEX SPACES



**BEAUTIFUL
NATURAL
LIGHT**

**EQUIPPED WITH A KITCHEN
AND CONFERENCE ROOM**

INTERIOR PHOTOS

NEWLY RENOVATED LOFT-STYLE OFFICES



LARGE FENESTRATION

**VAST OPEN
SPACE**

**MANY BUILDINGS, PLENTY OF OPTIONS.
SEIZE THIS OPPORTUNITY!**

A LITTLE TASTE OF THIS LIVELY NEIGHBORHOOD

UNIQUE AND EXCITING RESTAURANT, LUNCH SPOT, OR CAFÉ ALL WITHIN WALKING DISTANCE!



4,000 sq. ft. of green space, ideal for a break!



Near metro stations
Acadie, Parc, Outremont



Facing Campus MIL



In the heart of AI Hub



Many restaurants
around the corner



For more information or to schedule a visit, please contact:

VERONIK BASTIEN

Commercial Leasing Director | Commercial Real Estate Broker

514-723-3778 | 514-655-8376 | vbastien@mondev.ca

MONDEV