

Office | For Lease

CBRE

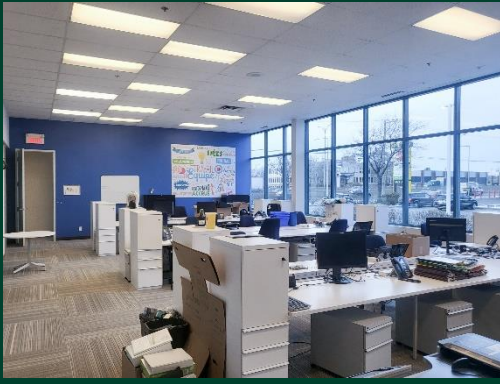
5000 Métropolitain East Boulevard

37 048 SF

Furnished and Divisible

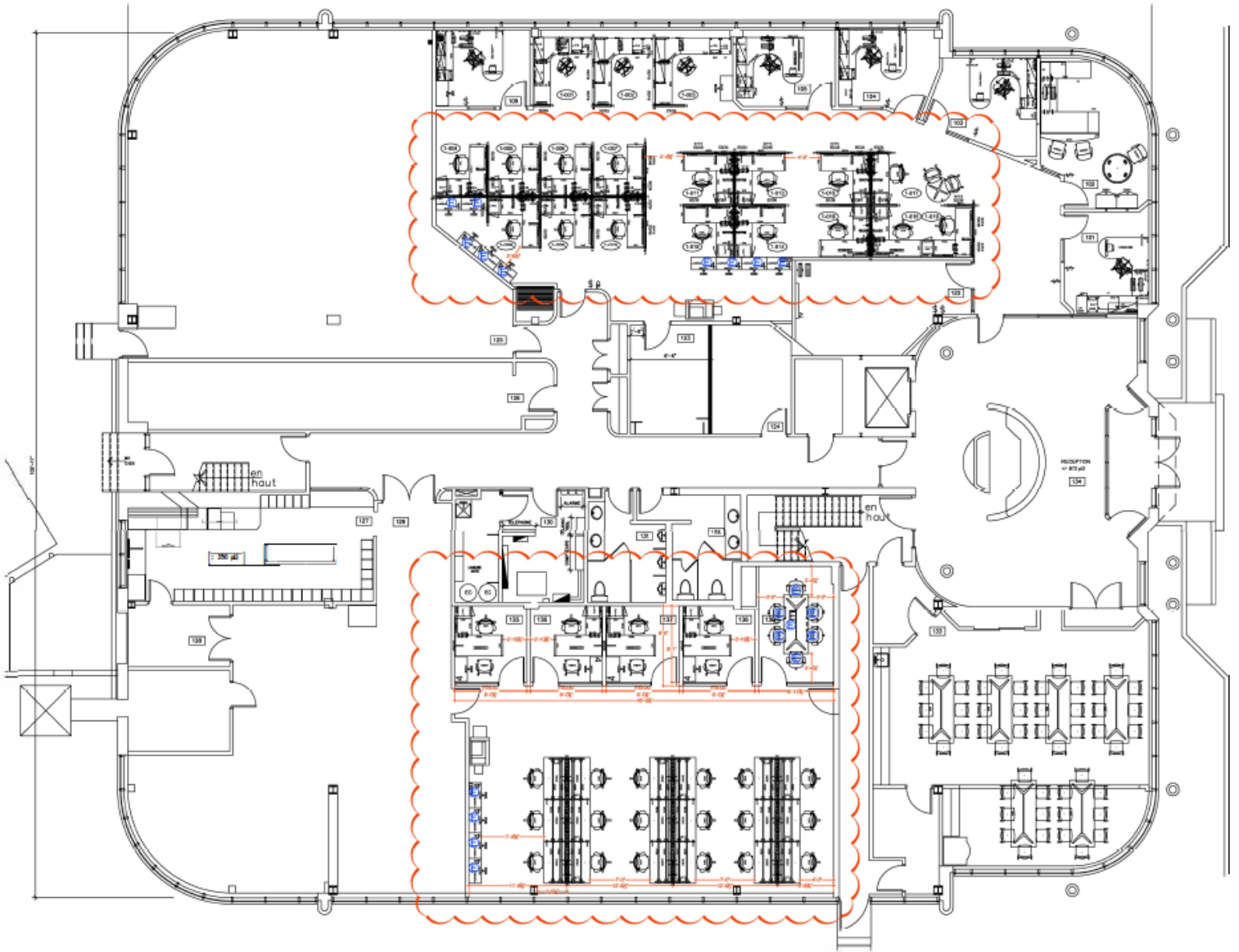


5000 Métropolitain East Boulevard | Saint-Léonard



- One of the few standalone office towers of this size in the immediate area
- Well maintained, lots of natural light and great curb appeal
- 3 types of furniture available

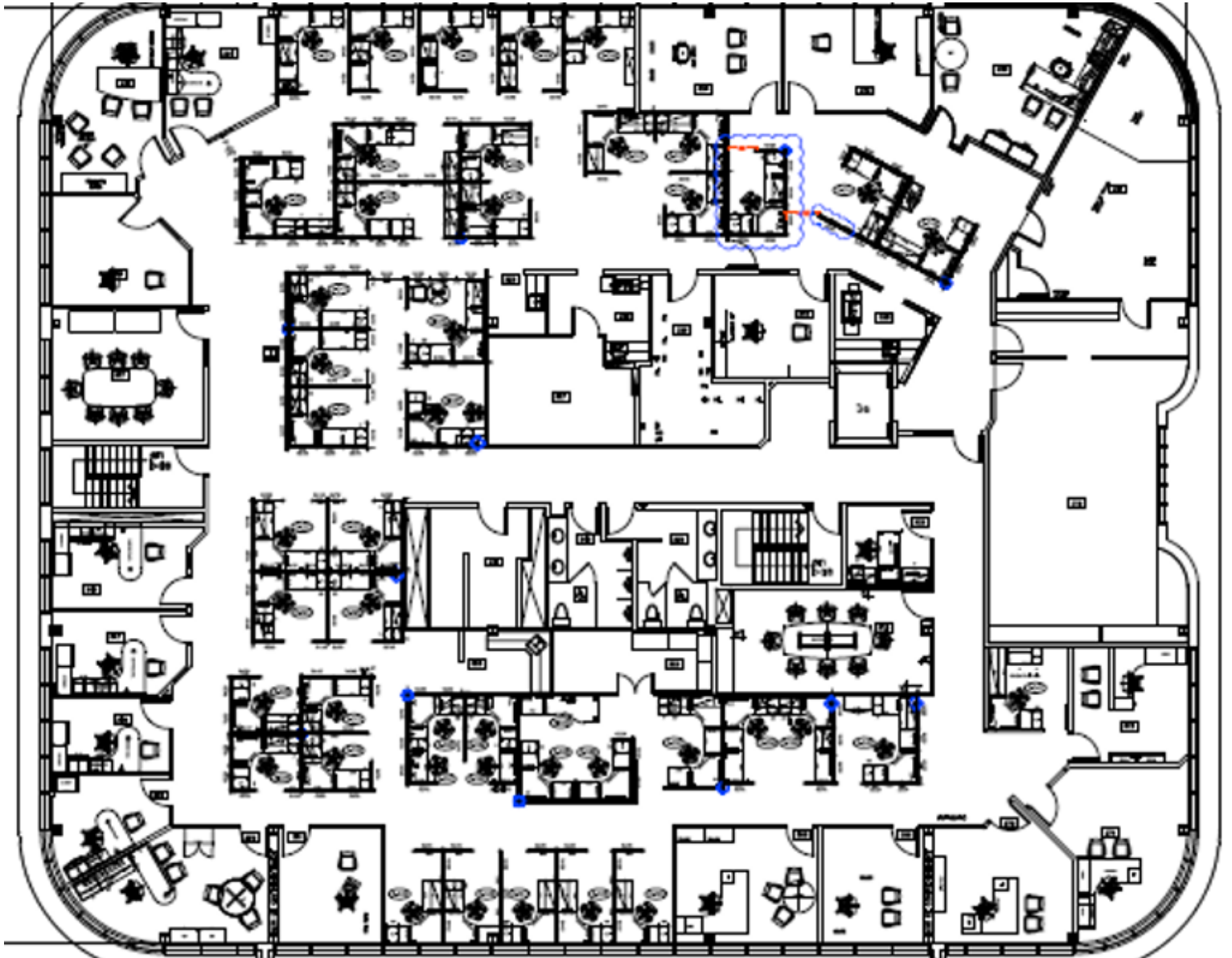
Ground Floor



2nd Floor

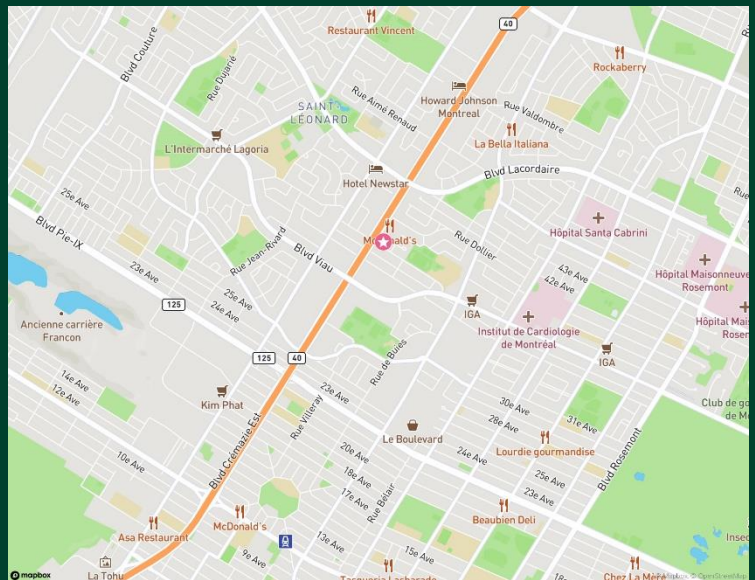
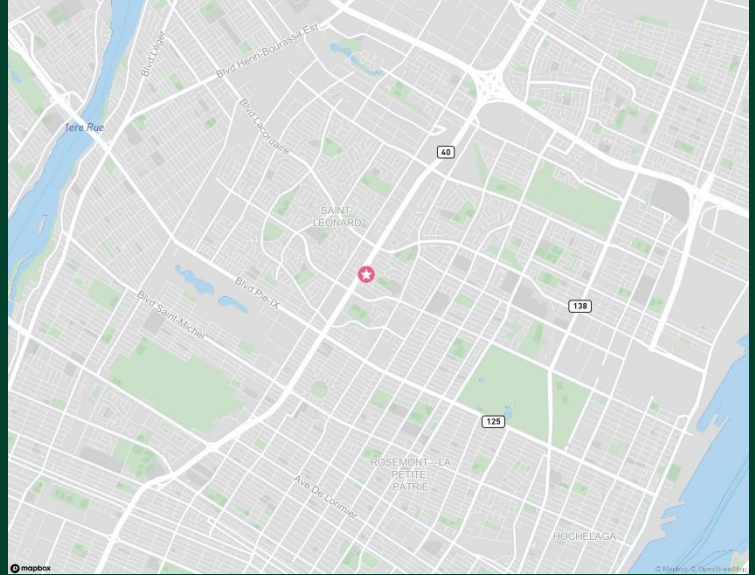


3rd Floor



Location

- Highway 40 exposure with signage possibility and ample exterior parking
- Bus lines: 136, 141, 188, 460
- 20-minute bus ride to Saint-Michel metro station
- Will be accessible through the future Blue metro line extension
- Restaurants, grocery stores, pharmacies and fitness center in the vicinity
- Google map [link](#)



| Leasing Conditions | |
|------------------------------------|--|
| Additional Rent (2022) | Taxes: \$7.44 OPEX: \$9.91 Electricity: \$2.43 Total: \$19.77 |
| Net Rent | Negotiable |
| TI Allowance/ Free Rent | Contact the Broker |
| Min. Divisible Area | Contact the Broker |
| Furniture | Available |
| Parking | 134 spaces Ratio: 1/276 sq. ft. |

Contact Us

Christian Charbonneau
Senior Vice President
Certified Real Estate Broker
514.849.1446
christian.charbonneau@cbre.com

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