

Office | For Lease

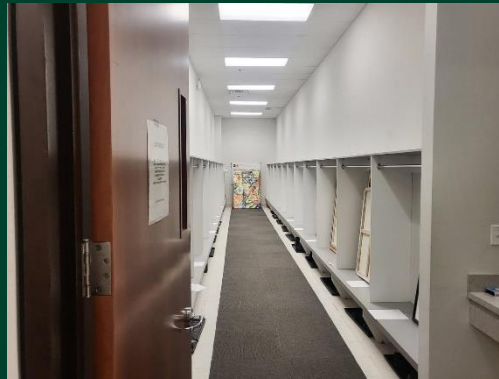
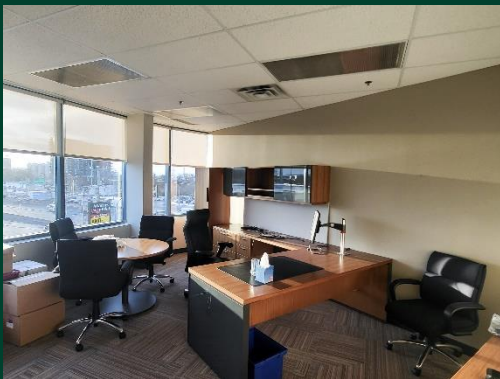
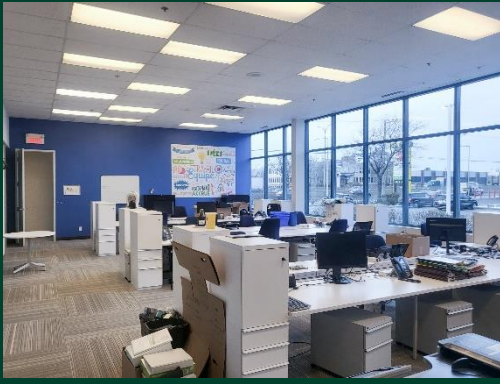
CBRE

5000 Métropolitain East Boulevard

37 048 SF

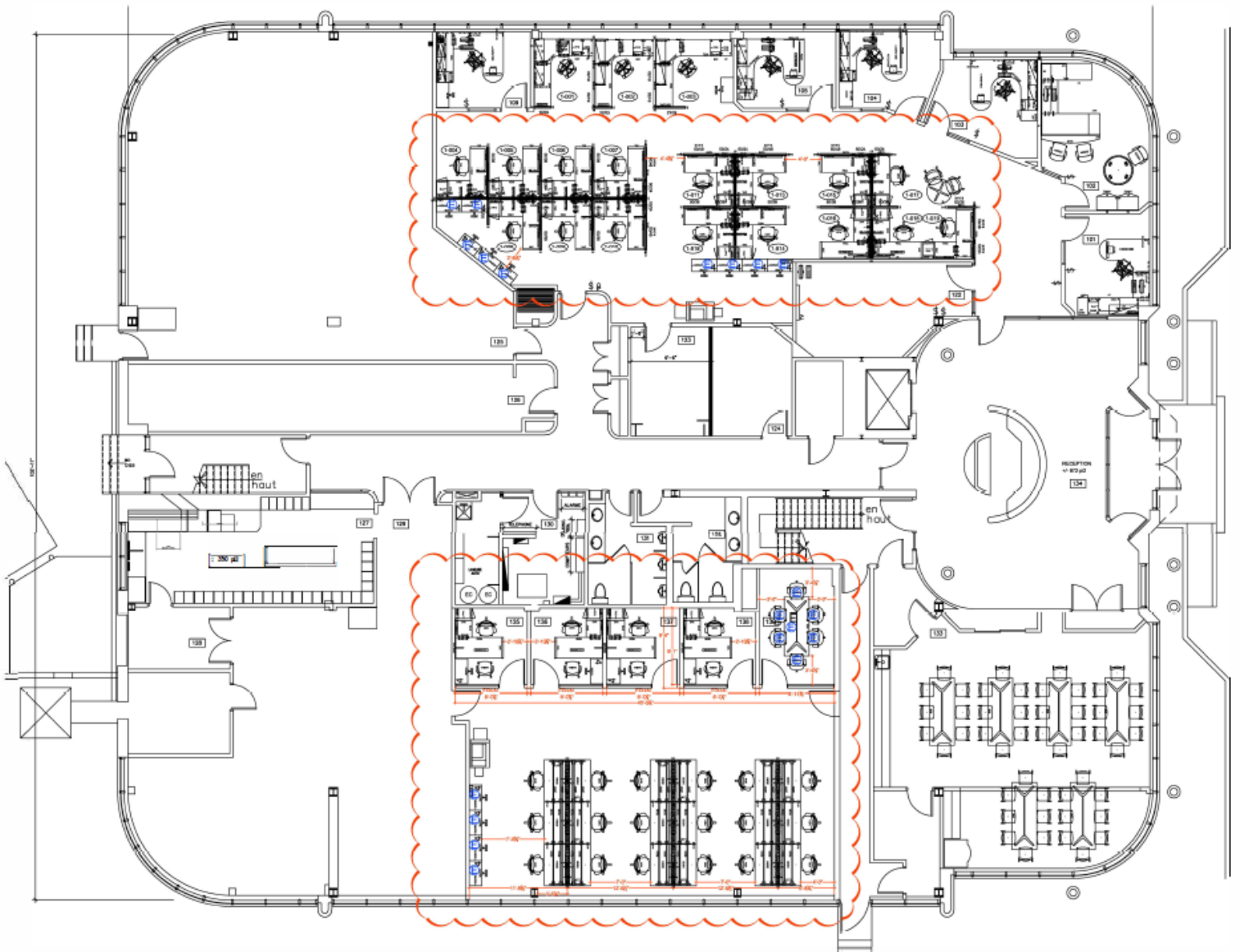
Furnished and Divisible





- 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

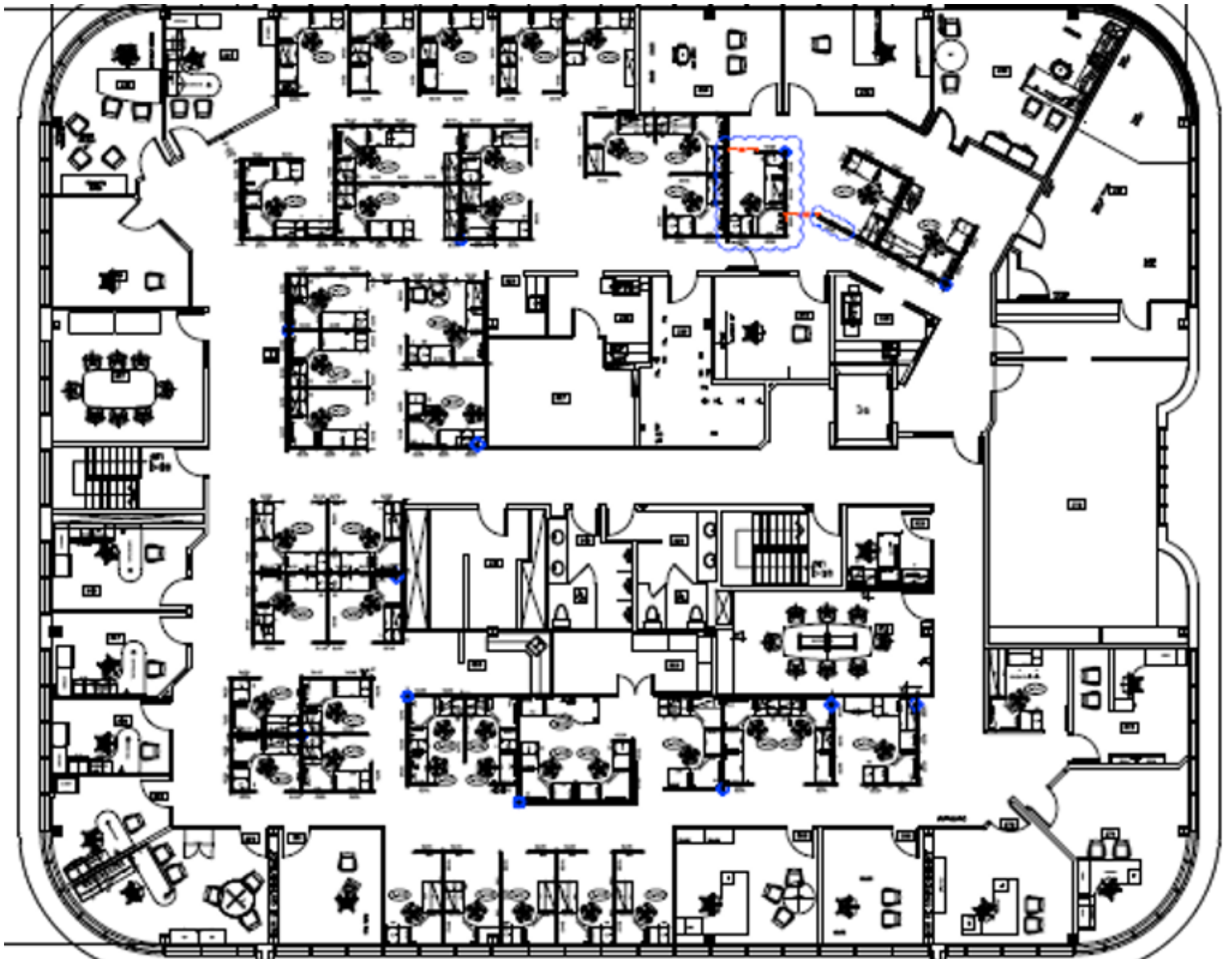
Ground Floor



2nd Floor

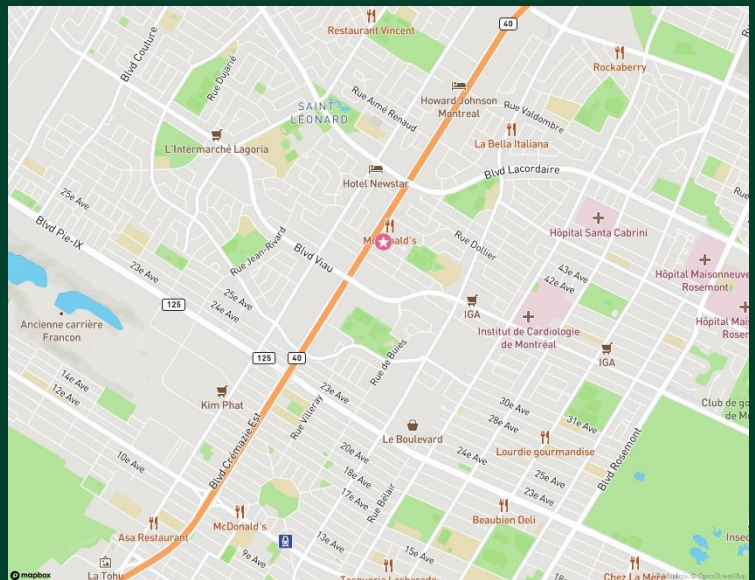
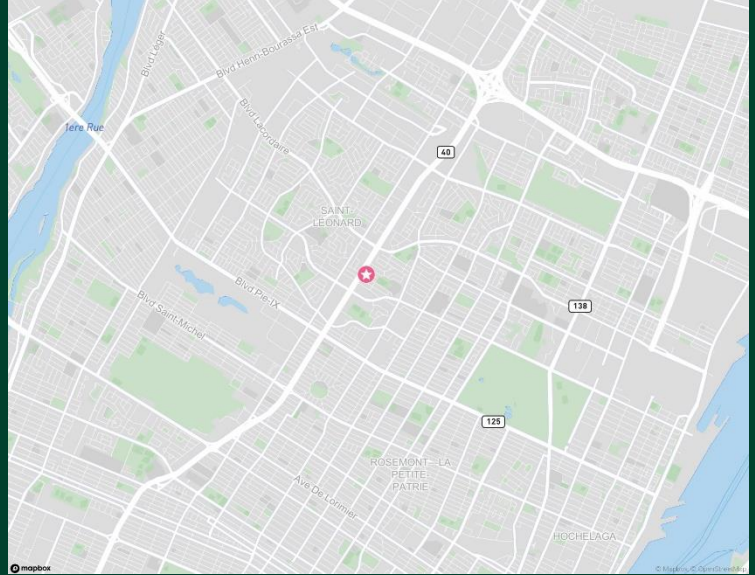


3rd Floor



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

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