

Loft Offices for Lease



7245-7255 ALEXANDRA AVE, MONTREAL

Area

7255 Alexandra Ave:

Suite 200:

± 7,000 SF

7245 Alexandra Ave

Suite 307:

± 2,650 SF

- Hardwood floors
- High Ceilings
- Oversized windows
- Winner of a commercial building heritage award





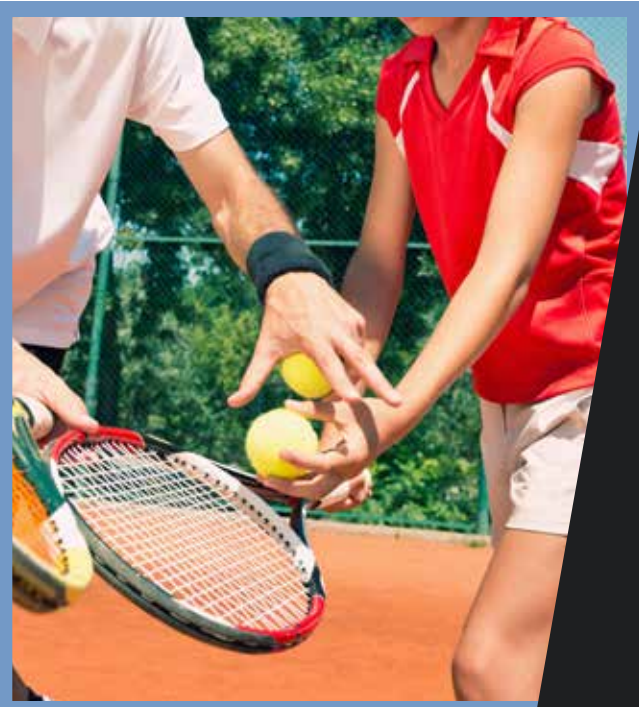
Living in Villeray

Up until the end of the 19th century, the borough of Villeray-Saint-Michel-Parc-Extension was a vast expanse of farmland. Today, the numerous green spaces and tree lined streets of Villeray have created a visually unique neighbourhood within Montreal. Its commercial streets pulse with the diversity of its population and at its centre is, most notably, Little Italy, the heart of Montreal's Italian community.

In this important sector, we find a charming mix of multi-family homes that radiate warmth and new condo development that add touches of modernity. Villeray also benefits from numerous landmarks of culture, leisure and recreation, shaping it into a dream neighborhood for families. For example, there are over 150 green spaces, 60 parks and community gardens, 75 leisure or community organizations, 3 libraries, 1 community arts centre and 39 educational institutions.

There are also numerous events and activities held in the area such as the Rogers Cup of Tennis, held annually at the Uniprix Stadium in Jarry Park and the International Beach Volleyball Omnium of Montreal. Residents can so enjoy installations and shows at TOHU, the National Circus School, or the Environmental Complex Saint-Michel.

The construction of the Metropolitan Expressway was completed in 1959 in this area, cutting the neighborhood in two. At the time, many industries settled near this major transportation artery, creating jobs and promoting transport infrastructure. Nowadays, with many transit options available, companies have been able to expand throughout the borough.





CLOSE TO THE MAJORITY OF THE POPULATION HOLDS A POST-SECONDARY DEGREE

BUSINESS, MANAGEMENT AND PUBLIC ADMINISTRATION ARE LISTED AS DOMAINS STUDIED



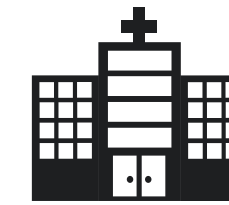
FAMILIES IN THE AREA HAVE AN AVERAGE INCOME OF \$55,000

ONE HOUSEHOLD IN FOURTEEN HAS AN INCOME GREATER THAN \$100,000



142,000 PEOPLE ARE LIVING IN THE 16.5 KM² AREA OF THE BOROUGH

THERE ARE 41,000 JOBS IN THE BOROUGH



THE HEALTH SECTOR IS THE #1 EMPLOYER



61% OF THE POPULATION IS IN THE WORKFORCE



2ND MOST DENSELY POPULATED AREA IN MONTREAL

THE AVERAGE AGE OF THE POPULATION IS 36 YEARS OLD



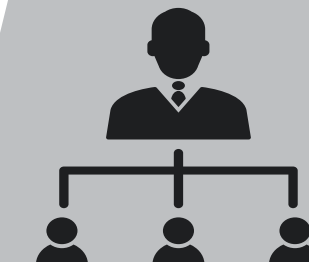
THERE ARE 35,500 FAMILIES IN THE AREA WITH AN AVERAGE FAMILY SIZE OF 2.2 PEOPLE

44% OF RESIDENTS WERE BORN IN CANADA



CLOSE TO 1 IN 2 PEOPLE USE PUBLIC TRANSPORTATION

44% OF THE POPULATION USE A CAR TO GET TO WORK



76% OF BUSINESSES IN THE AREA HAVE LESS THAN 10 EMPLOYEES

15% OF THE ESTABLISHMENTS IN THE AREA ARE RETAILERS



Large Employers in the Area

Cirque du Soleil Jean-Talon Hospital **Université de Montréal**

Van Houtte Peerless Clothing **Gameloft** Intro Security

Société de transport de Montréal Royal Bank of Canada

TD Bank **Hydro-Québec** Doris, manufacturer of nylon stockings



WALK SCORE

97%



BIKE SCORE

74%



Contact us

ARNOLD FOX

Senior Vice President
Real Estate Broker

+1 514 764-2823
Arnold.Fox@colliers.com

Colliers International

MONTRÉAL

1800 McGill College Ave,
Suite 400
Montréal, Québec
H3A 3J6
+1 514 866-1900

QUÉBEC

2828 Laurier Boulevard,
Suite 700
Québec, Québec
G1V 0B9
+1 418 263-4800

www.collierscanada.com

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