

MONDEV

OFFICE SPACES

for lease

6750 de l'Esplanade Av.



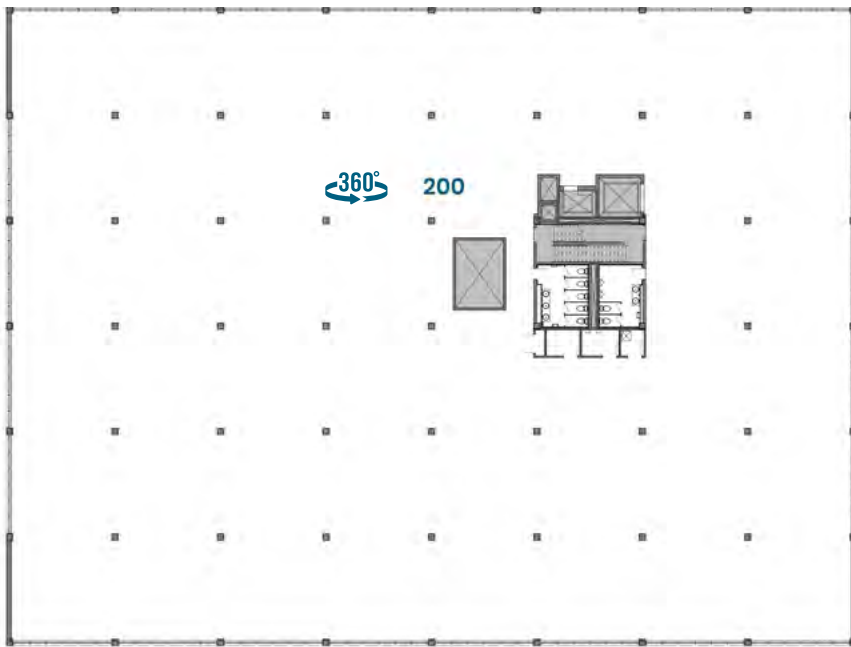
FLOOR 1

Flex space ideal for office or industrial use. Features direct access to a dedicated loading dock.

de l'Esplanade Avenue



de l'Esplanade Avenue



FLOOR 2

Large open floorplate designed for flexible layouts and efficient circulation.

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FLOOR 3

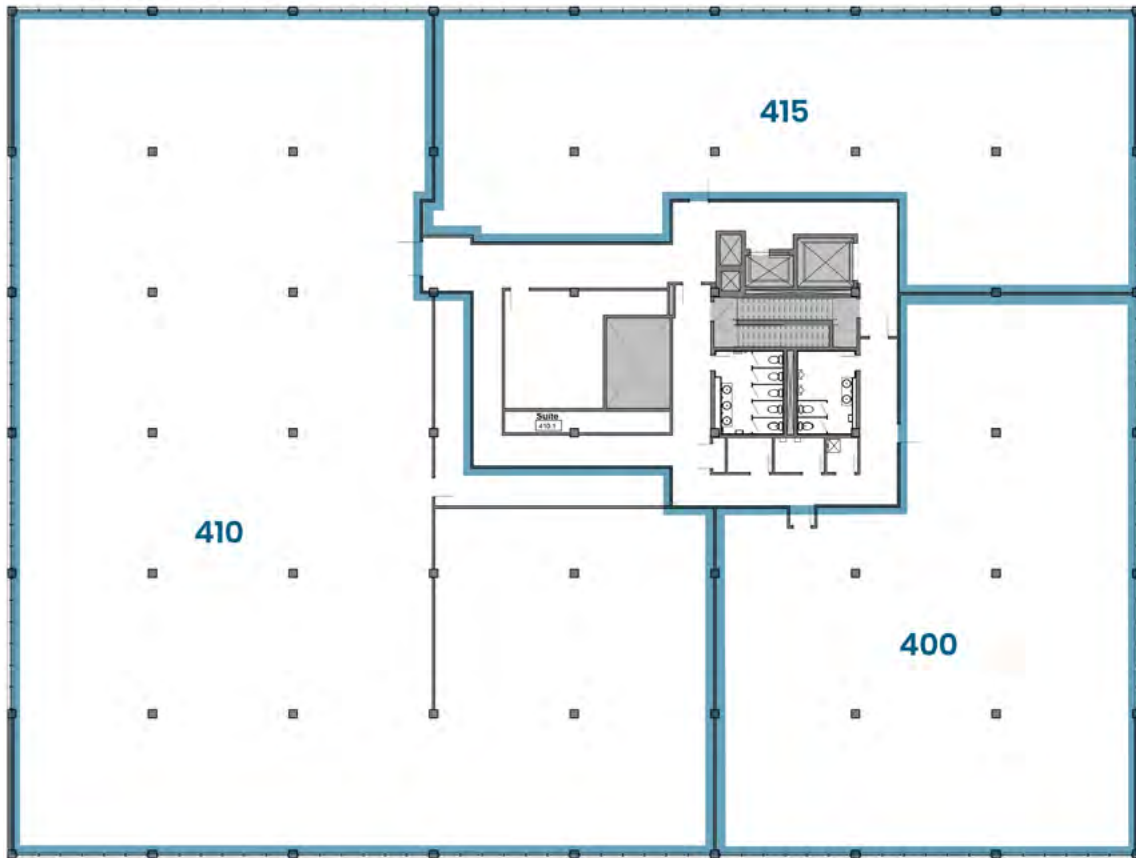
Move-in ready spaces equipped with kitchenette and closed offices.

Sizes ranging from 1,200 sq.ft. to 11,000 sq.ft.

de l'Esplanade Avenue



de l'Esplanade Avenue



FLOOR 4

Modern built-out spaces equipped with kitchenette and glass-enclosed offices.

Possibility to rent entire floor.

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FLOOR PLANS

PROPERTY DETAILS

FINANCIAL INFORMATION

LOCATION





PROPERTY FEATURES:

- ▶ Up to 50,000 sq.ft. contiguous
- ▶ Loft-office suites
- ▶ 11-foot ceilings
- ▶ Large flexible floorplates
- ▶ 2 loading docks
- ▶ Freight elevator
- ▶ Ample natural light
- ▶ Upgraded HVAC systems
- ▶ Newly-renovated entrance
- ▶ Proximity to Parc station and multiple bus routes

BUILDING AMENITIES:

- ▶ Rooftop terrace
- ▶ On-site café, lounge and patio
- ▶ Interior and exterior parking
- ▶ Indoor secured bike storage
- ▶ On-site showers



LEASE TERM

Flexible

NET RENT

Starting at
\$18.00/sq.ft.

ADDITIONAL

RENT EST.
\$10.00/sq.ft.

ELECTRICITY

Excluded

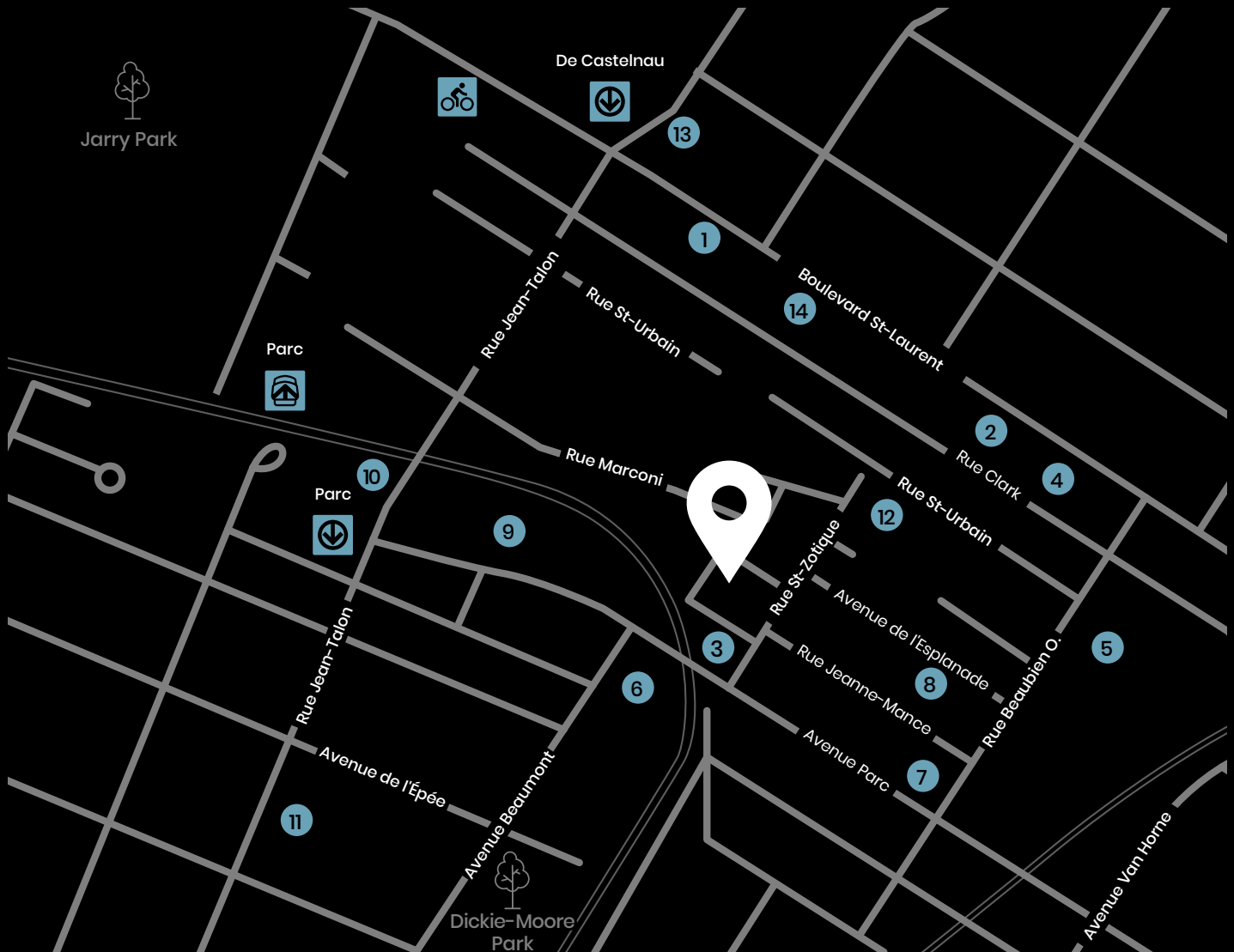
PARKING

Int: \$200.00 + tx/mo
Ext: \$175.00 + tx/mo
Ratio: 1/1,200

BUILDING SIGNAGE

Available as of 25,000 sq.ft.





Restaurants

- 1 Gaia Restaurant
- 2 Café Les Faiseurs
- 3 Bar Cicchetti
- 4 Vices & Versa Bistro
- 5 Le Diplomate
- 6 Denise
- 7 Taverne Atlantic

Services

- 8 CrossFit Guerriers
- 9 Anytime Fitness
- 10 Maxi
- 11 Marché 786
- 12 Academy Preschool Petite Patrie
- 13 Scotia Bank
- 14 TD Bank

Transit

-  **Metro Parc**
10 minutes
-  **Bus**
55, 80, 365, 480
-  **Gare Parc**
11 minutes
-  **Bixi**
9 minutes



Walk score: 98

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