



Medical space available in the Technopôle Angus

- Space of 1,414 square feet recently converted for medical use. The space has 3 examination rooms, each including a water point. Excellent visibility at lobby level.
- Central location in the Shops Angus district, at the crossroads of Rosemont, Plateau Mont-Royal, Centre-Sud and Hochelaga-Maisonneuve.
- Recent, high-quality building in the Technopôle Angus. The space is located in the same building as the Angus Medical Clinic (GMF-R), bringing together more than 100 health professionals.



1,414 square feet
on the ground floor



Lease expiry:
January 31, 2031



Well serviced and
conveniently located



Available
immediately

Get more information

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Leasing details

Year of Construction	2021
Building Category	Category B
Number of floors	5 floors
Available Area	1,366 square feet
Floor	Ground floor
Lease expiry	January 31 st , 2031
Availability	Immediate
Base Rent	Contact broker
Asking Rent	Contact broker
Additional rent	\$19.97 / square foot
Operating fees	\$5.97 / square foot
Taxes	\$14 / square foot



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Characteristics



Space with 3 examination rooms, each including a water point



Furniture available for sale



Good fenestration and abundant natural light



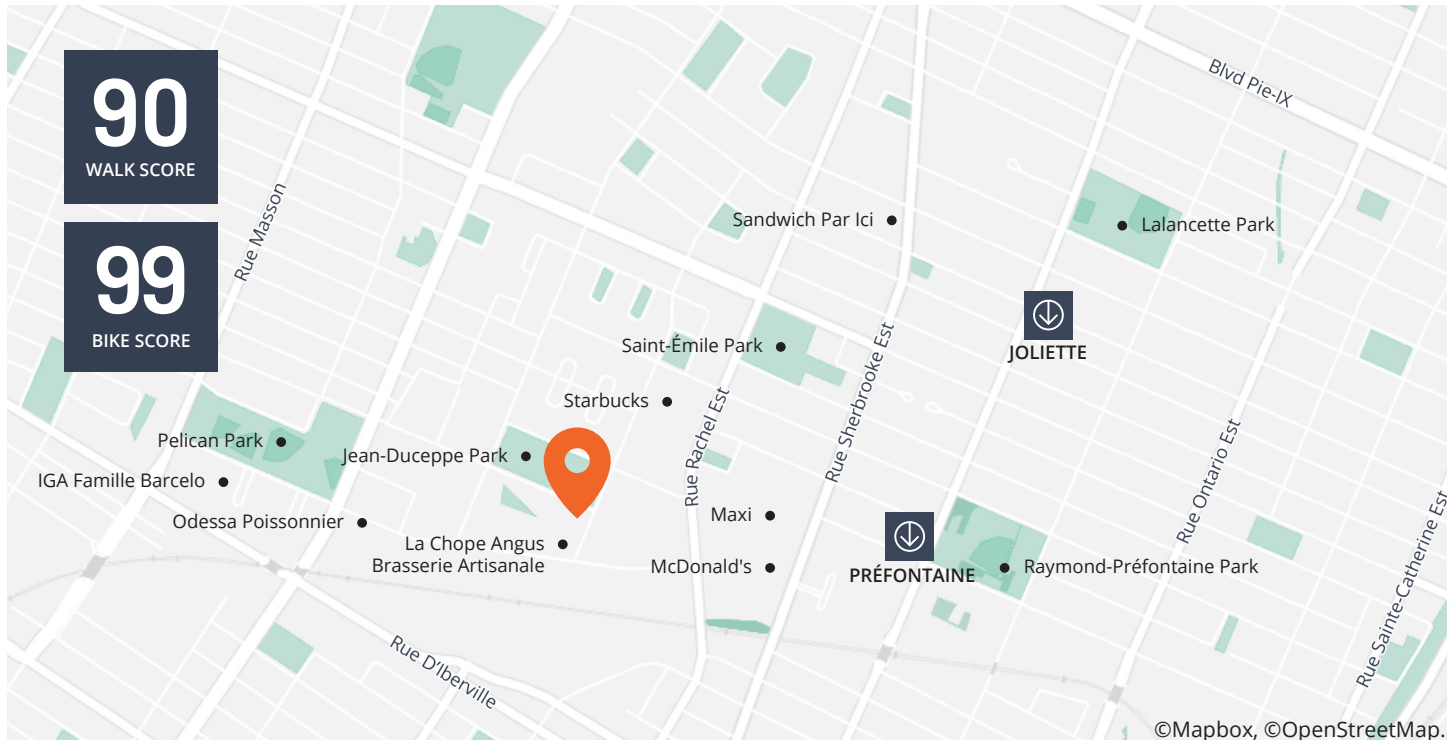
Independent entrance with excellent visibility at lobby level





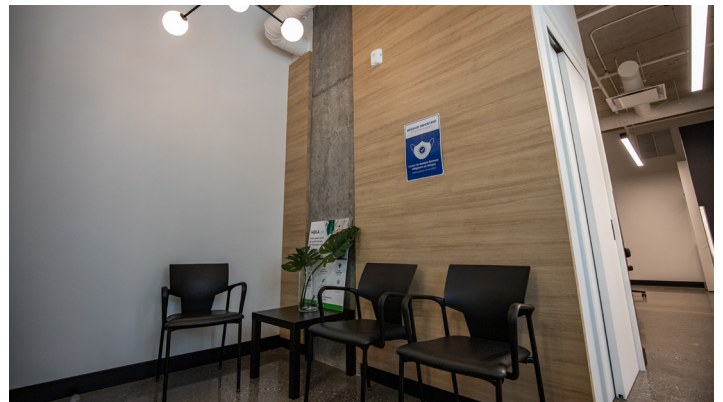
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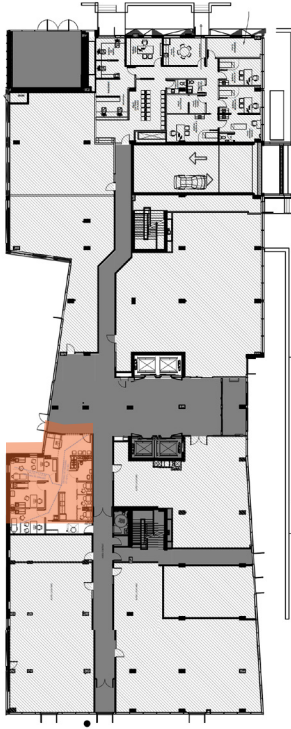
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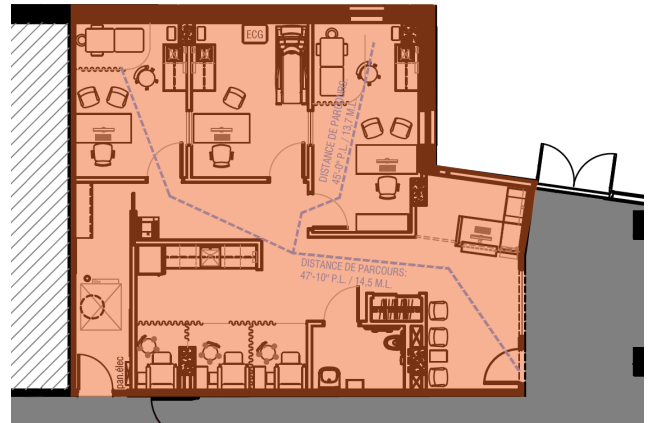
Location

-  5-minute drive to Préfontaine and Joliette metro stations
-  Bus lines 25 and 97 within a few minutes walking distance
-  Close proximity to highways 19, 25 and 440
-  Close to Centre Commercial Maisonneuve and a 15-minute drive to Plaza Saint-Hubert as well as Complexe Desjardins
-  Near Jean-Duceppe, Saint-Émile and Raymond-Préfontaine parks





FULL FLOOR MAP



SPACE MAP

Want to visit the property? Contact us for more information.

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