

6640 AVENUE DE L'ESPLANADE

SUITE 300 | MILE-EX | MONTREAL | QUEBEC



FOR LEASE | IMMEDIATE OCCUPANCY

OFFICE SPACE | 5,000 SQ.FT.



***BROKERS PROTECTED**

DYLAN WOLF

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AN INDEPENDENTLY OWNED AND OPERATED FRANCHISEE

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OFFICE SPACE FOR LEASE

Modern | Convenient | Turnkey

5,000 SQ. FT. of modern, fully-renovated workspace located in the heart of Montreal's tech and creative hub. Enjoy easy access via public transport and ample amenities, including two glass conference rooms, private bathrooms, and a kitchen. With abundant natural light and open views, this turnkey office is perfect for your business needs. Don't miss out on this opportunity, just steps away from the new Microsoft location.



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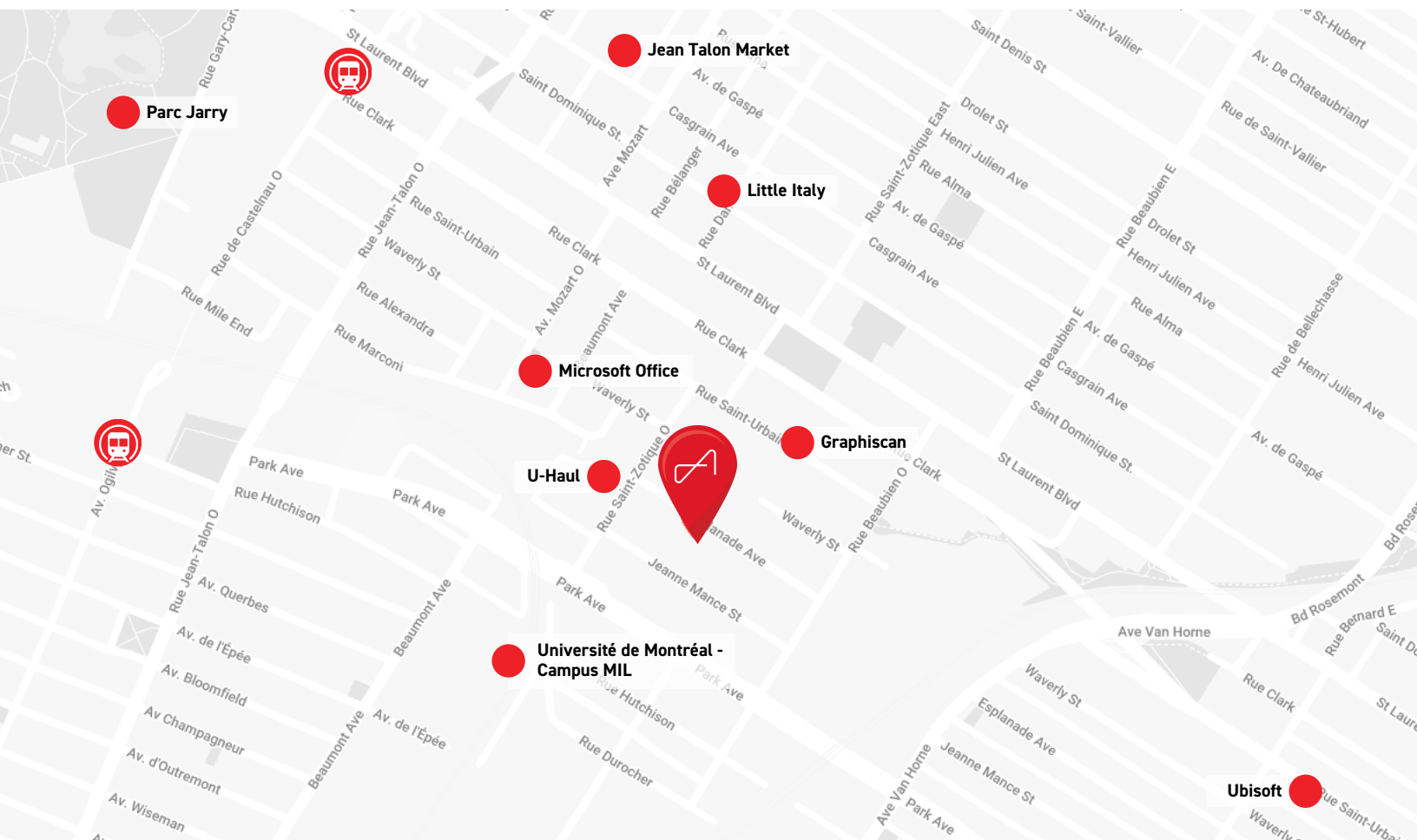
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Location Overview

In the Mile-Ex, nestled alongside Little Italy, this bustling locale provides access to a myriad of conveniences, including restaurants, coffee shops, pharmacies and the renowned "Marche Jean-Talon" farmer's market. The property is situated right off Avenue du Parc and is only a 10-minute drive from downtown. Commuting is made effortless with the proximity to de Castelnau Metro station, Parc Metro, and the train station, ensuring seamless connectivity for residents and businesses alike.



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Space Features

Address	6640 Av. de l'Esplanade, suite 300
Property Type	Office
Number of Floors	4
Year Built	1968, renovated in 2019
Lot Number	1867473
Unit SQ.FT.	5,023 SQ.FT.
Building SQ.FT.	15,550 SQ.FT.
Occupancy	Immediate
Price	\$25/Year/SQ.FT. + GST/QST x 5 Year(s)

Additional Information

- Open space that can be converted to suit your needs
- Concrete construction
- 12-foot ceiling height
- Fully renovated building
- Key pass access
- Central HVAC system
- Common terrace on the roof

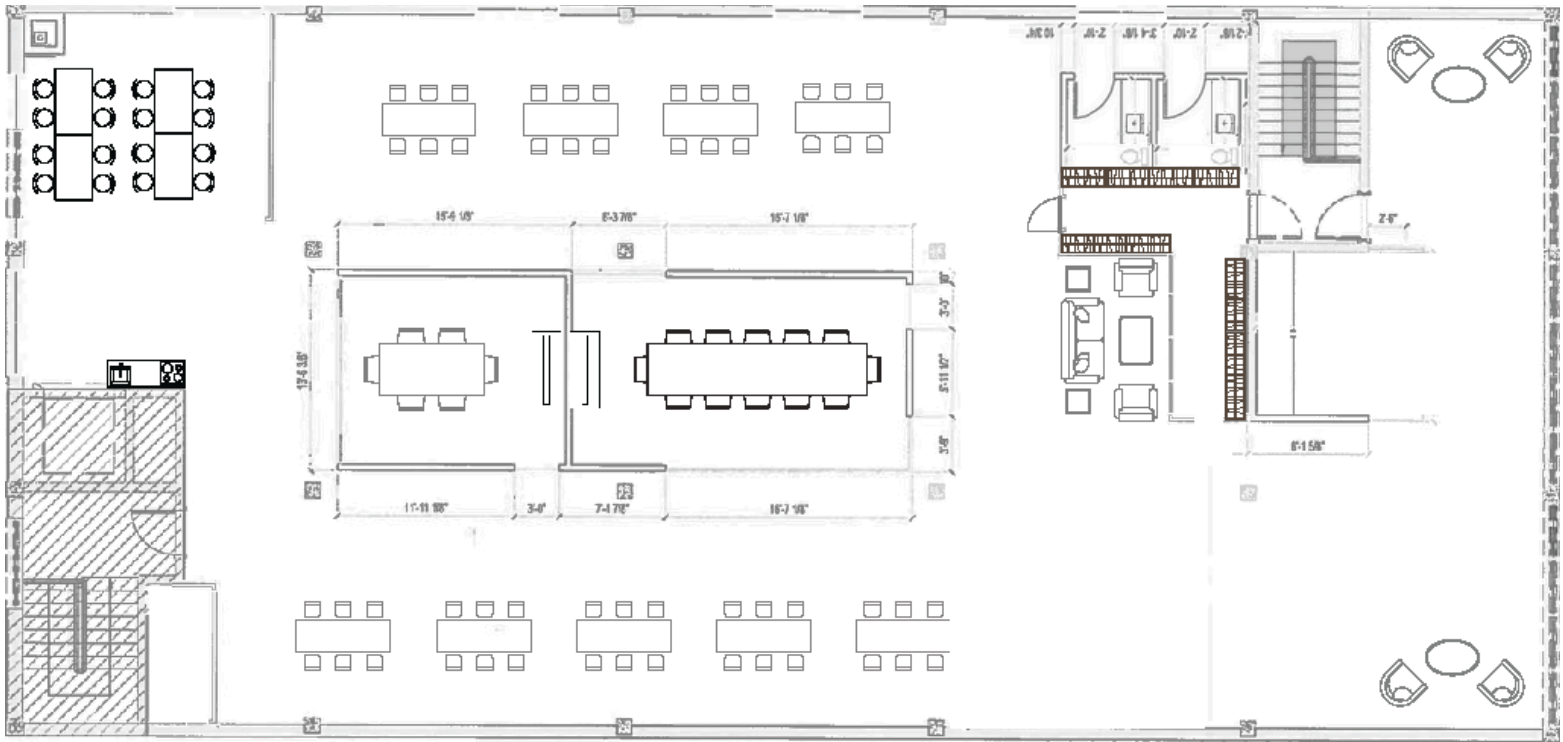


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Floor Plan



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