



Office space in the Nouveau-Rosemont area

- A great opportunity to sublease up to 11,000 square feet of converted medical office space on the 2nd floor of the building.
- The building is located at the intersection of Beaubien Street East and Carignan Avenue, in an area known for its diversity. The immediate neighborhood is a mix of residential buildings and a few commercial establishments.
- The building includes a pharmacy on the first floor as well as an elevator, and offers non-reserved outdoor parking free of charge. It is possible to advertise on the building itself or on the pylon in front of the building.



Up to 11,000 square feet
of space on the 2nd floor



Lease expires on
January 31st, 2030



Perfectly serviced and
well located building



Available
immediately

Get more information

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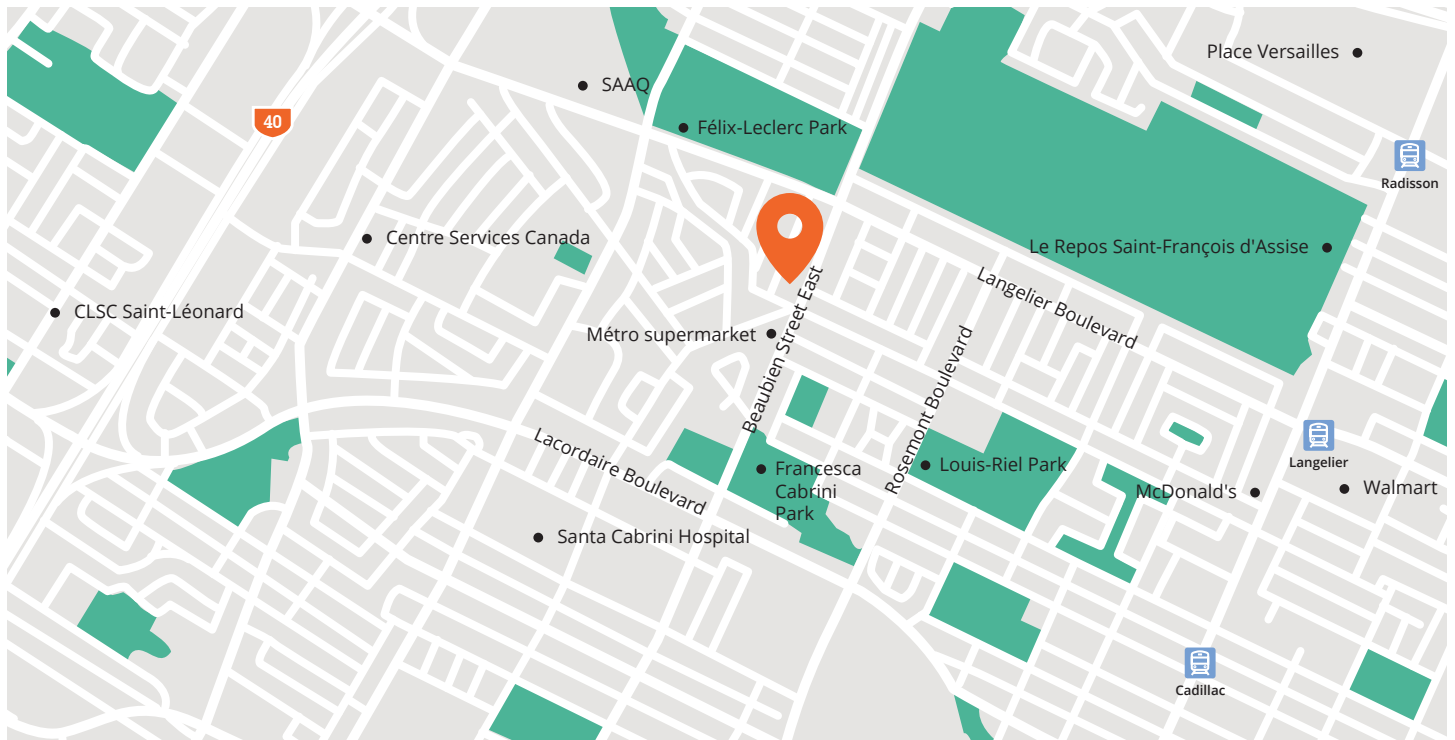
Sublease details

Building class	B
Floor/office	2 nd floor
Available area	Up to 11,000 sf
Lease expiry	January 31 st , 2030
Gross rent	Contact broker
Electricity	Metered
Cleaning	Not included
Parking	Outdoor free
Elevator	Yes



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Location



5-minute drive to Langelier and Cadillac metro stations



Bus lines 18 (Beaubien Street East), 197 and 370 (Rosemont Boulevard), 33 (Langelier Boulevard), and 32 and 353 (Lacordaire Boulevard) nearby



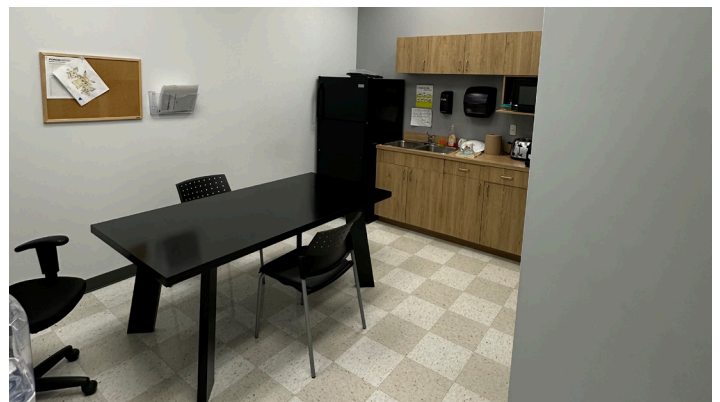
Close proximity to highways 19, 25 and 40

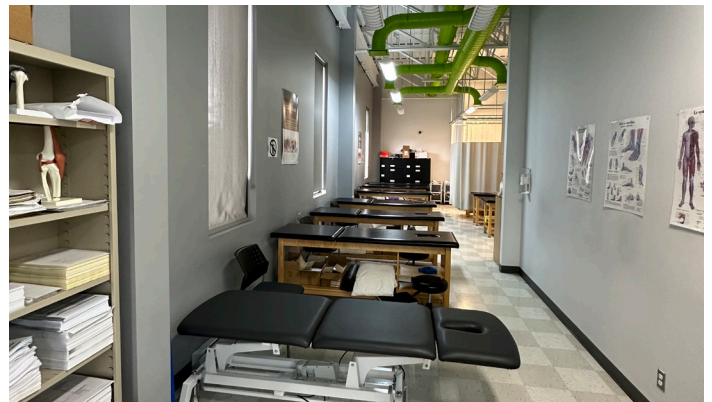
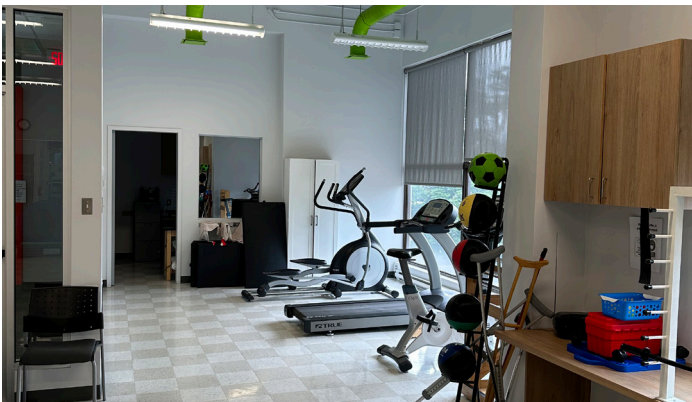
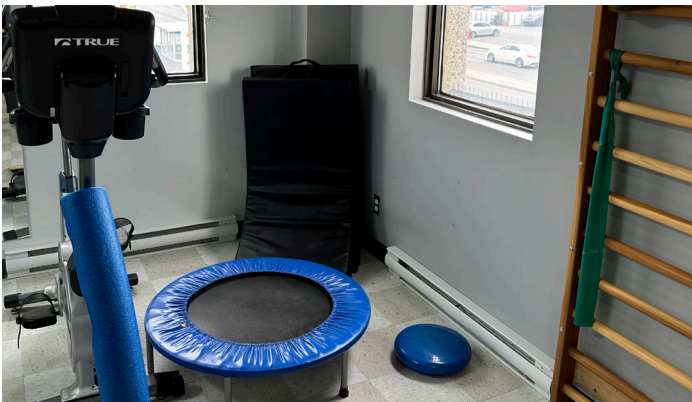


7-minute drive to Place Versailles as well as many other restaurants and services



Close to several parks, notably Félix-Leclerc Park, Francesca-Cabrini Park and Louis-Riel Park





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SPACE PLAN



**Want to plan a tour?
Contact us for more information.**

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