



7101 du Parc Av

7101 du Parc Av, Montréal, QC H3N 1X9



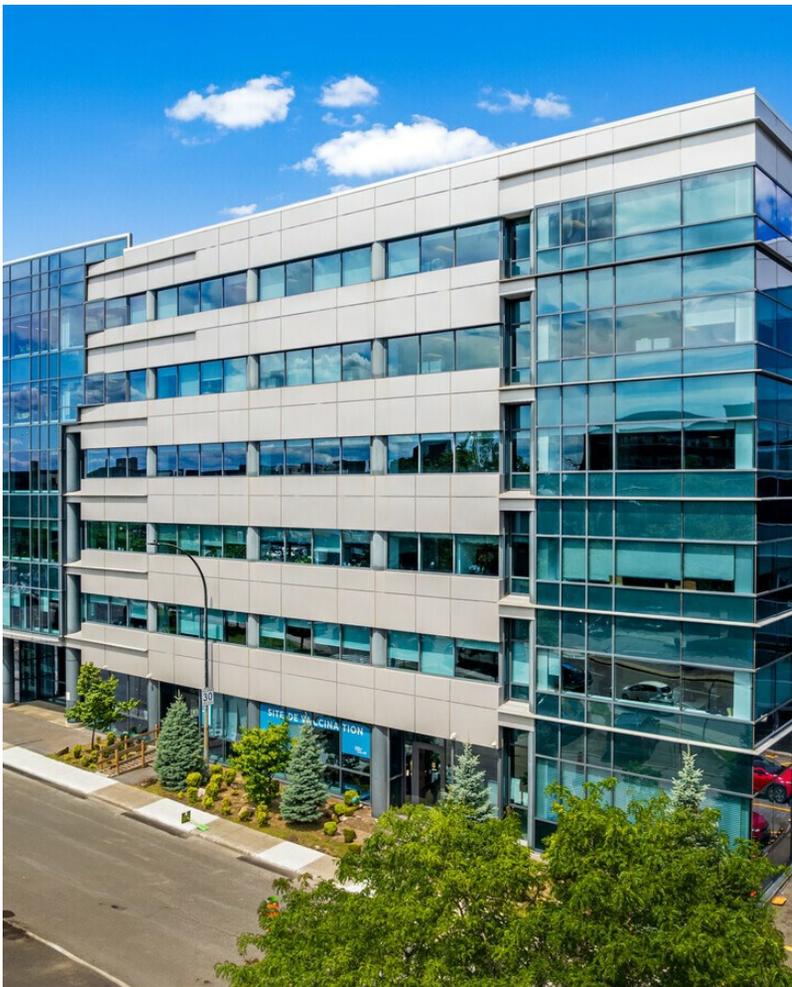
rosdev

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7101 du Parc Av

Upon Request

7101 Av du Parc in Montréal, Québec, is a fully renovated six-story office building offering a modern environment ideal for engineers, tech firms, law practices, insurance companies, educational institutions, and other professional users. Located where the vibrant Mile End and Mile-Ex neighbourhoods...

- 7101 Av du Parc is a fully renovated office building with modern workspaces at the crossroads of Montréal's Mile End and Mile-Ex neighbourhoods.
- Property amenities include showers, an employee lounge, parking, and a new fourth-floor café for a comfortable, collaborative work environment.
- Second floor offers 3,000 to 14,000 square feet of turnkey, open-plan space with large windows, natural light, conference rooms, and stunning views.
- Fourth floor provides 60,000 square feet of flexible, subdividable office space with carpeted floors, conference rooms, and expansive natural light.
- Ideal for tech, legal, and professional users, just 15 minutes from Downtown Montréal near metro, bus, and train access, close to Highways 40 and 15.



Rental Rate:	Upon Request
Min. Divisible:	3,000 SF
Property Type:	Office
Building Class:	A
Rentable Building Area:	354,988 SF
Year Built:	2013
Walk Score ®:	99 (Walker's Paradise)
Transit Score ®:	74 (Excellent Transit)
Rental Rate Mo:	Upon Request

2nd Floor

1

Space Available	3,000 - 14,000 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Negotiable
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	1 - 10 Years

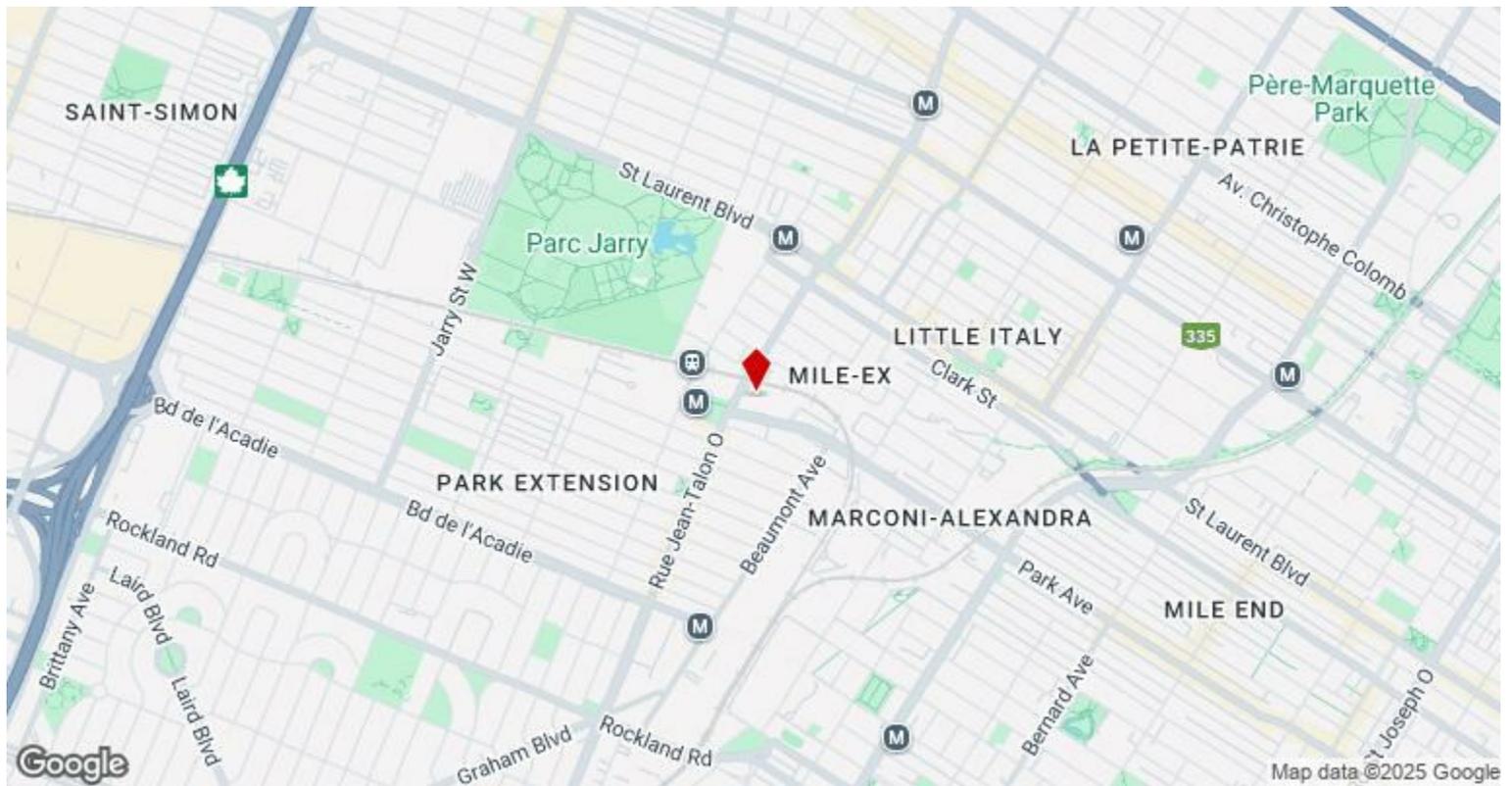
4th Floor

2

Space Available	60,000 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Negotiable
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	1 - 10 Years

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Fujitsu Canada, Inc.	3,000	



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7101 Av du Parc in Montréal, Québec, is a fully renovated six-story office building offering a modern environment ideal for engineers, tech firms, law practices, insurance companies, educational institutions, and other professional users. Located where the vibrant Mile End and Mile-Ex neighbourhoods converge, the property offers immediate access to metro, bus, and train service and excellent connectivity to Highways 40 and 15, Park Avenue, and Downtown Montréal in just 15 minutes.

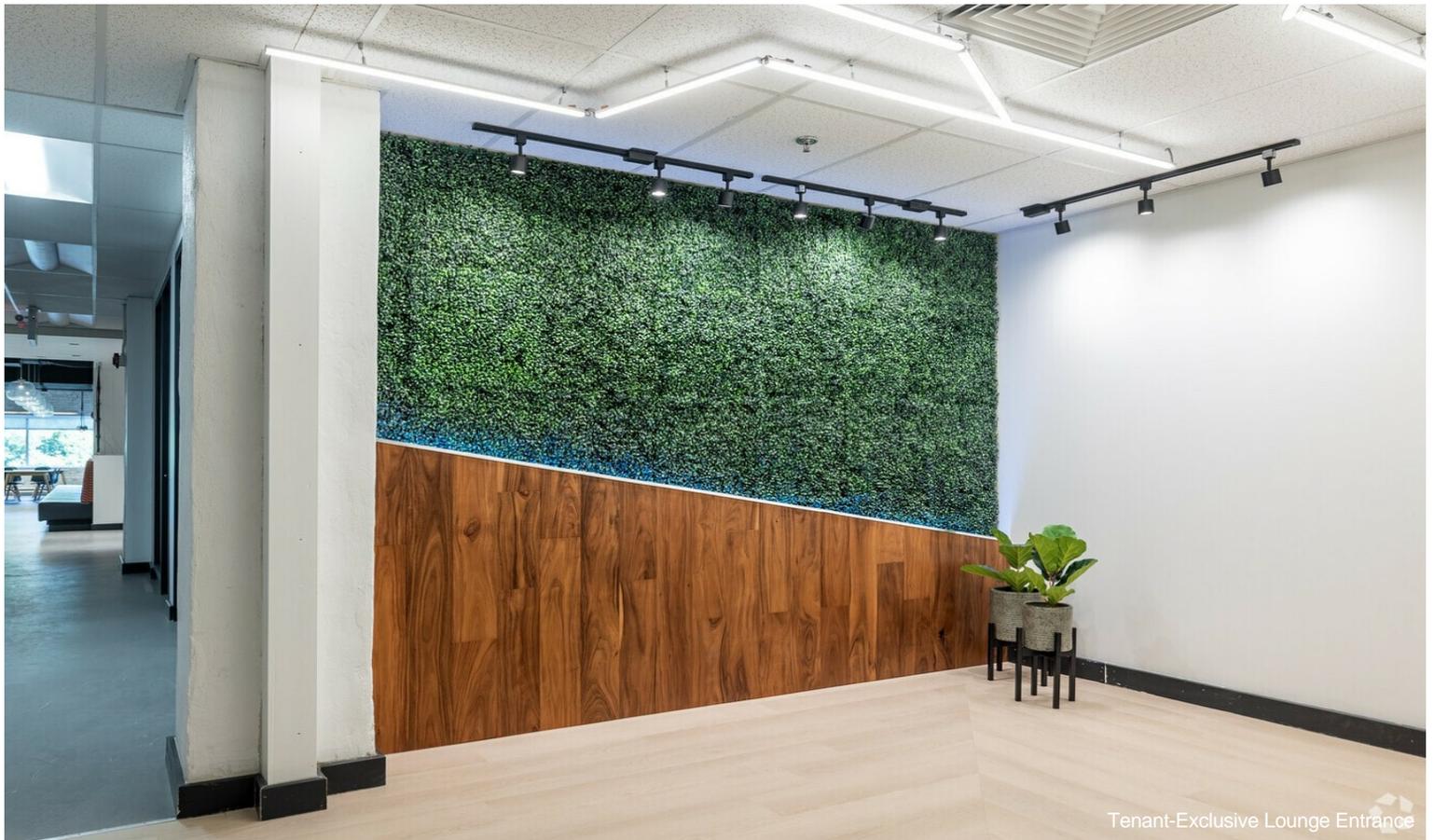
On the second floor, move-in-ready open-plan spaces ranging from 3,000 to 14,000 square feet are available. These spaces feature large windows, abundant daylight, stunning views, and conference rooms. The fourth floor offers 60,000 square feet of flexible office space that can be subdivided. It features an open floor plan, carpeted floors, conference rooms, and an expansive window line that floods the space with natural light. Both floors are delivered in turnkey condition, with tenant improvements considered.

Property amenities include showers, an employee lounge, parking, and a new café on the fourth floor, creating a comfortable and collaborative work environment. The building is surrounded by dining options, fitness centers, and other conveniences, making 7101 Av du Parc a prime location for companies seeking a high-quality, well-connected workspace in one of Montréal's most dynamic business hubs.

Property Photos



Newly Renovated Interiors with Contemporary Office Design Features



Tenant-Exclusive Lounge Entrance

Property Photos

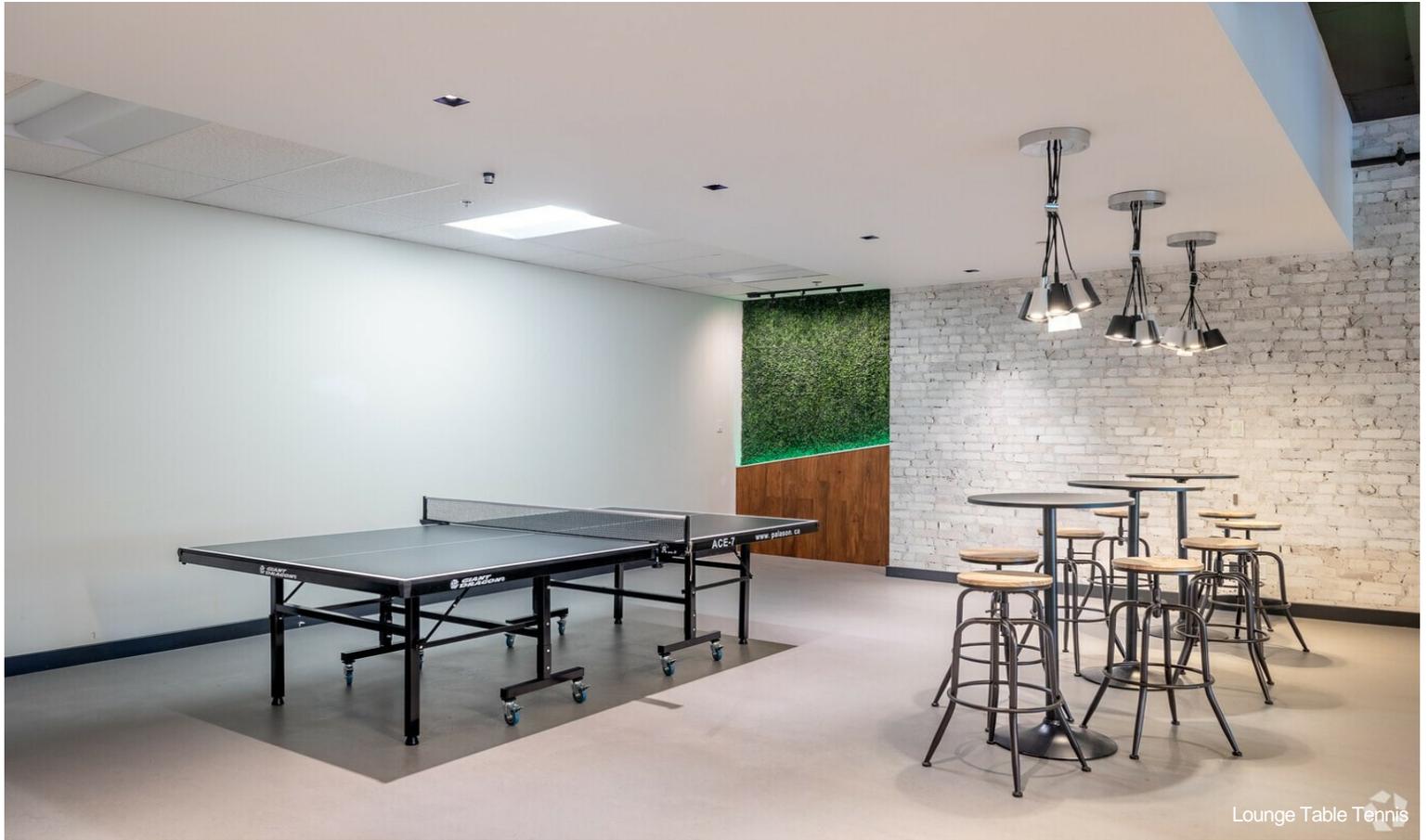


Comfortable Employee Lounge



Employee Lounge Kitchen

Property Photos

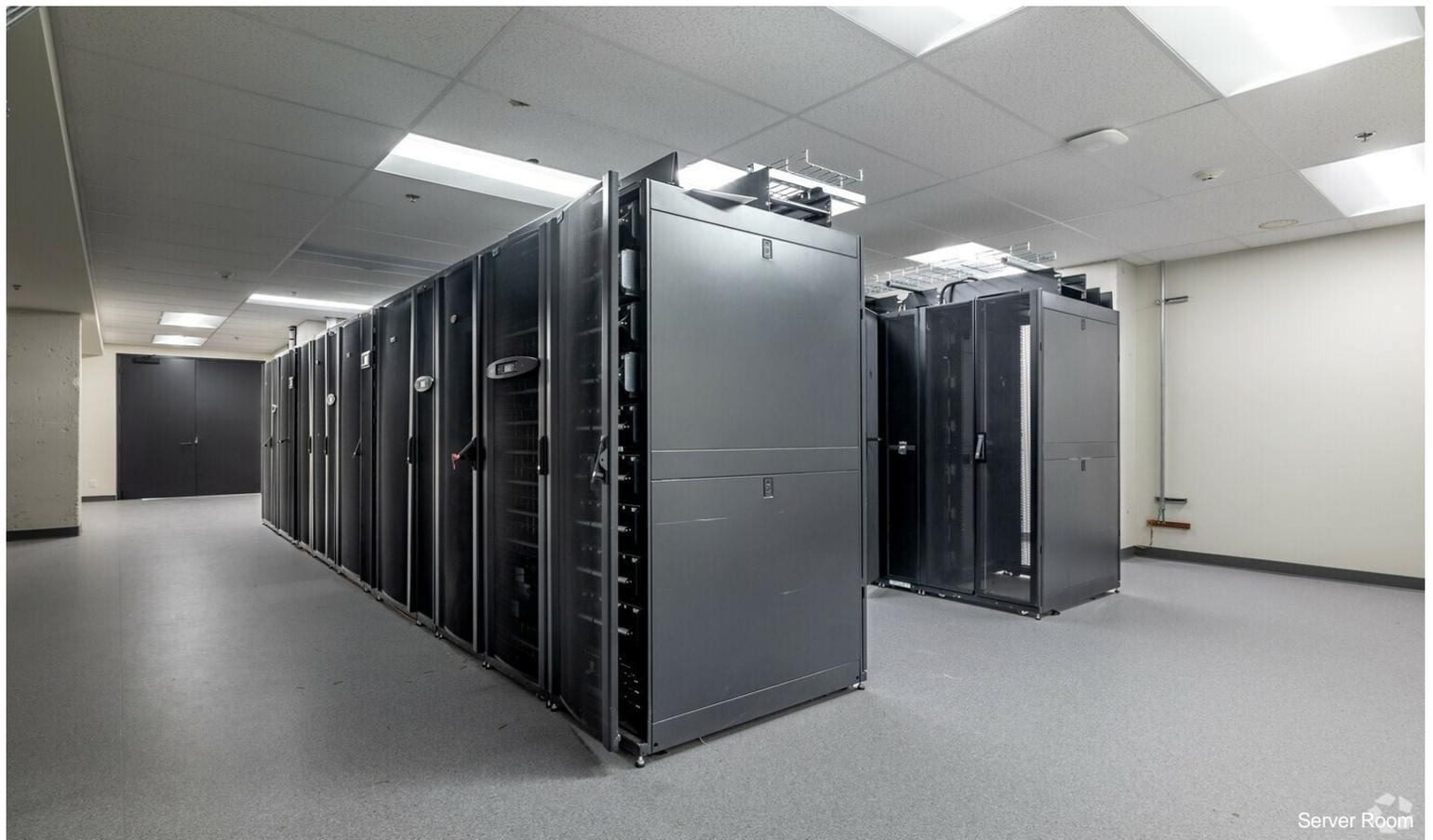


Lounge Table Tennis

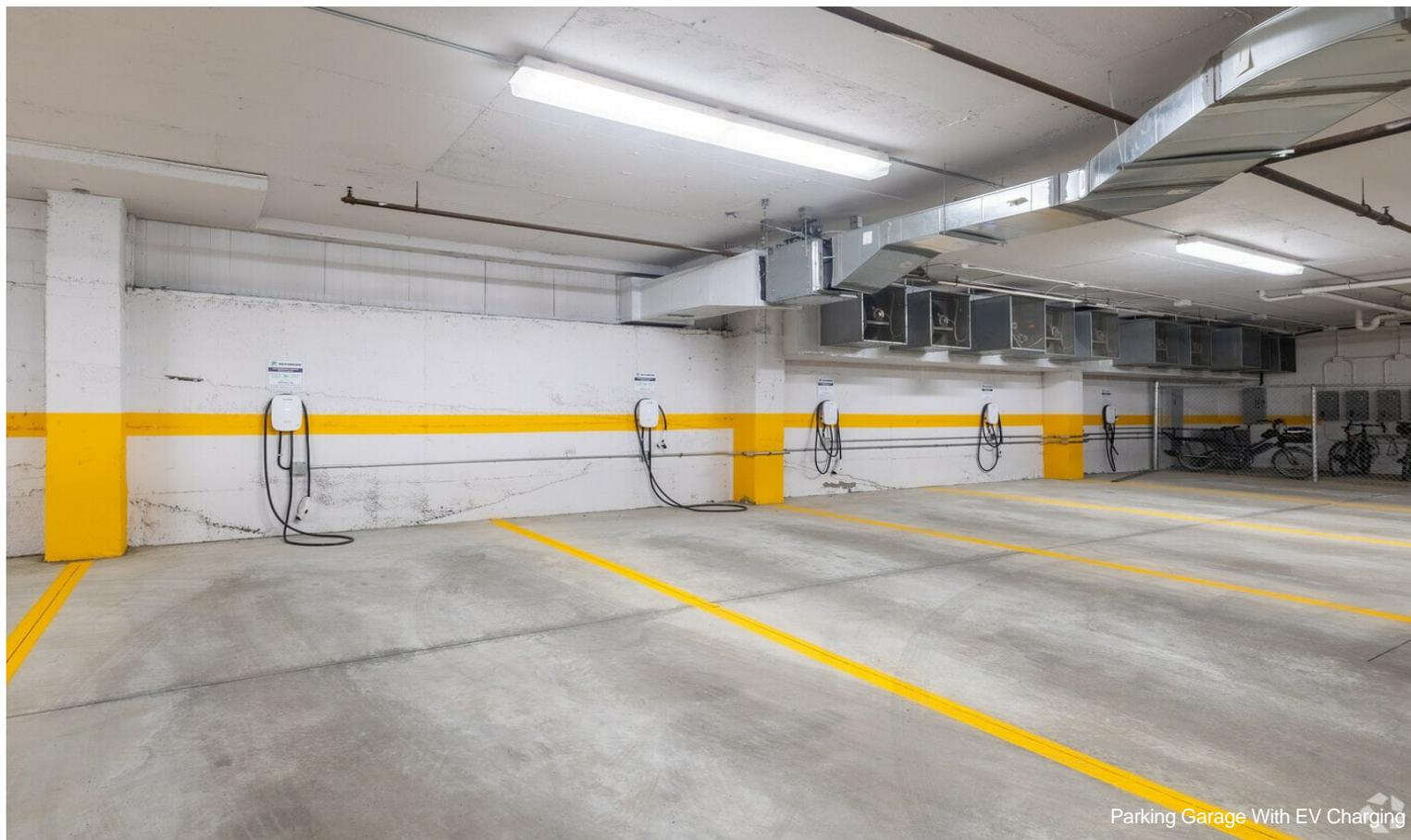


On-site Building Restaurant

Property Photos



Property Photos



Parking Garage With EV Charging



Close to a Fitness Center

Property Photos



Surrounded by Dining, Fitness Centers, and Local Conveniences