

**FOR SUBLEASE**



**ADDITIONAL SPACE & REVISED PRICE!**



**UP TO 60,921 SF AVAILABLE  
PLUG & PLAY  
OFFICE SPACE**

**5250**

**DECARIE**





# 5250 DECARIE

Built out (plug & play) office space with furniture in a recently renovated building. Up to 60,921 square feet available over 5 floors, with a possibility of leasing individual floors for more flexible or small space requirements. Efficient floor plate ideal for technology firm, professional services firm, project space, or contact center. Excellent visibility on Decarie, with easy access to public transportation (5 minute walk to Snowdon metro station).



## HIGHLIGHTS



**PLUG & PLAY  
WITH FURNITURE**



**CLOSE TO  
PUBLIC TRANSIT**



**ABUNDANT  
NATURAL LIGHT**



**WALKING DISTANCE TO  
MANY AMENITIES**



**EASY ACCESS  
TO HIGHWAYS**







## SPACE OVERVIEW

### Available Suites:

- Suite 100 - 12,421 SF
- Suite 200 - 13,122 SF
- Suite 300 - 13,115 SF
- Suite 400 - 8,989 SF
- Suite 600 - 13,274 SF
- Suite 600 demised in 2 suites:
  - 5,997 SF (built out space)
  - 7,277 SF (base building space)

**Total - 60,921 SF**

Sublease Term:

October 31<sup>st</sup>, 2028

Availability:

Immediate

Net Rent:

Contact Broker

Additional Rent (2023):

\$10.93 PSF  
Electricity & Daily cleaning excluded

Parking:

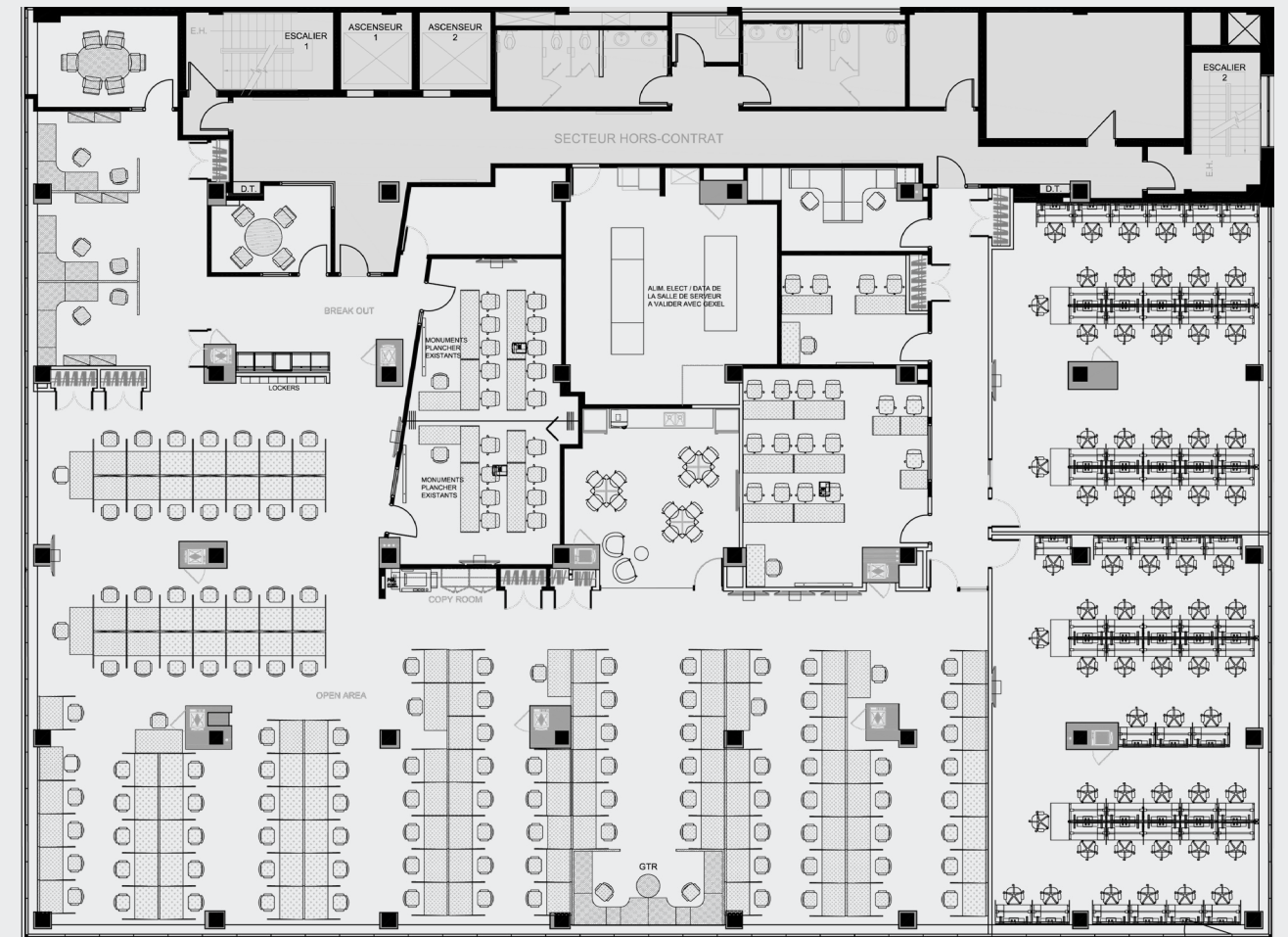
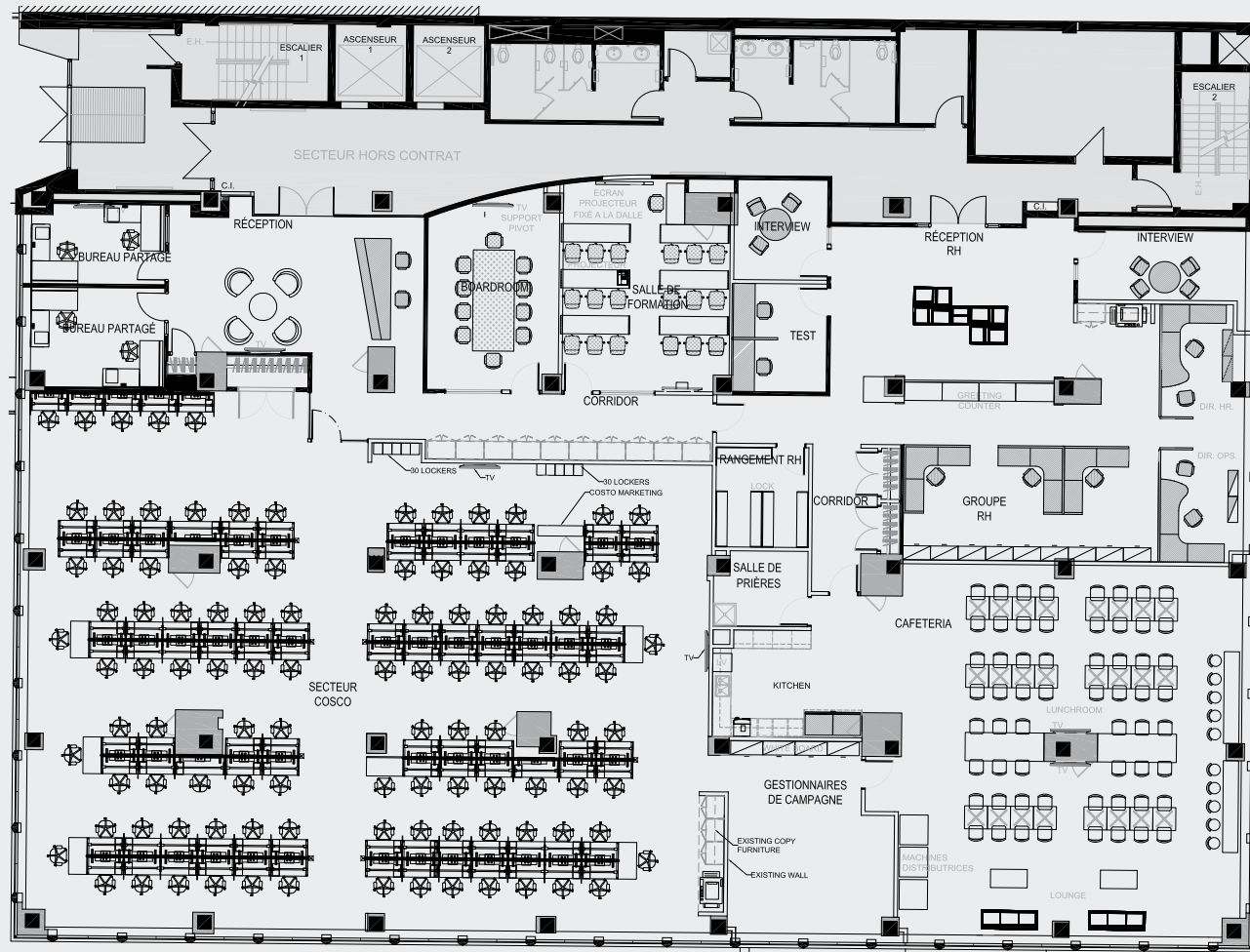
Contact Broker







# FLOOR PLANS



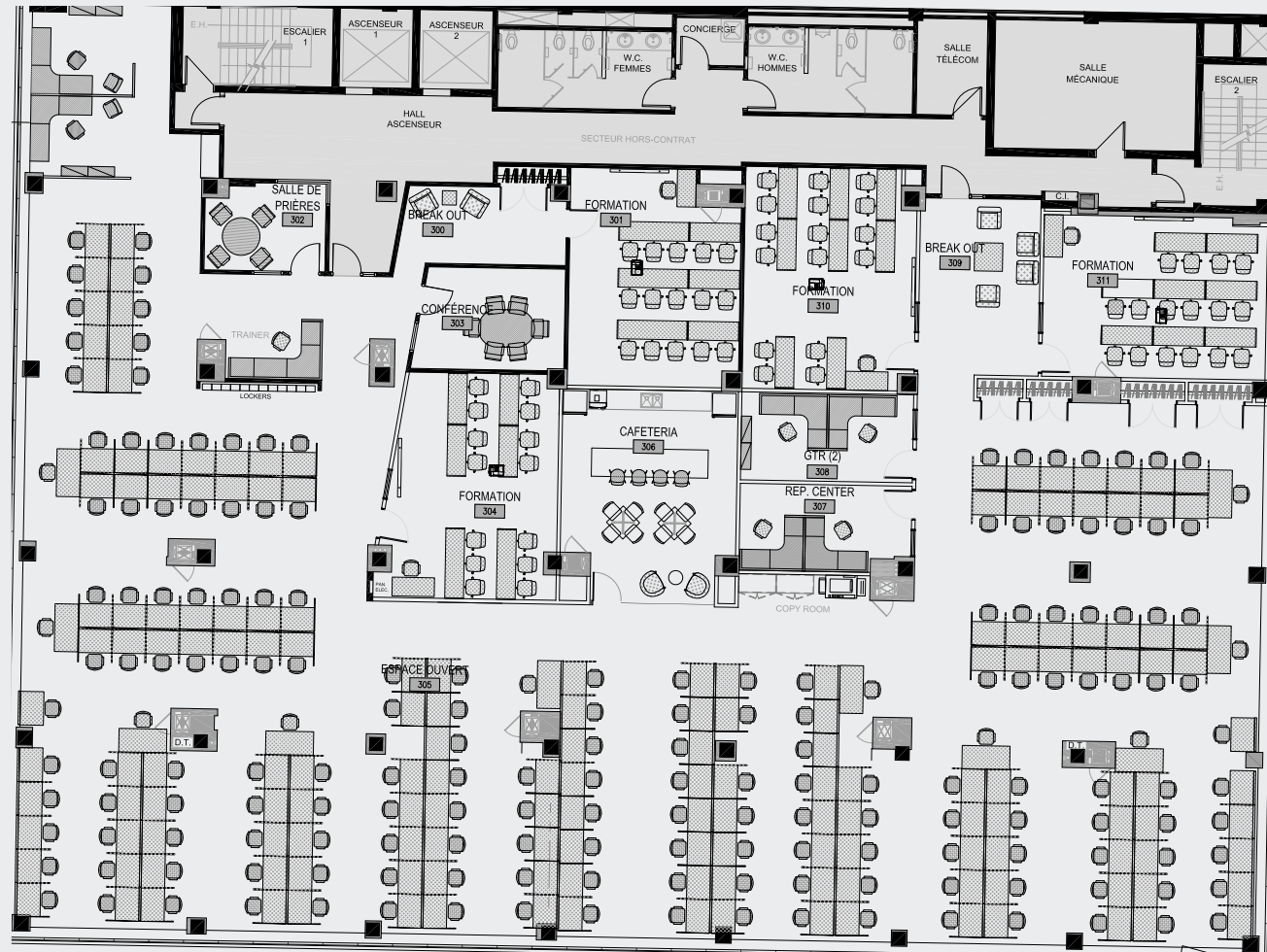
## SUITE 100

- 106 Workstations
- 5 Closed Offices
- 2 Large Boardrooms / Training
- 1 Kitchen + Cafeteria
- 2 Reception Areas
- 2 Storage Room/Small Meeting Rooms

## SUITE 200

- 189 Workstations
- 4 Closed Offices / Small Meeting Rooms
- 1 Server Room
- 3 Training Rooms
- 1 Kitchenette

# FLOOR PLANS



## SUITE 300

- 184** Workstations

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- 4** Closed Offices / Small Meeting Rooms

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- 2** Lounge Areas

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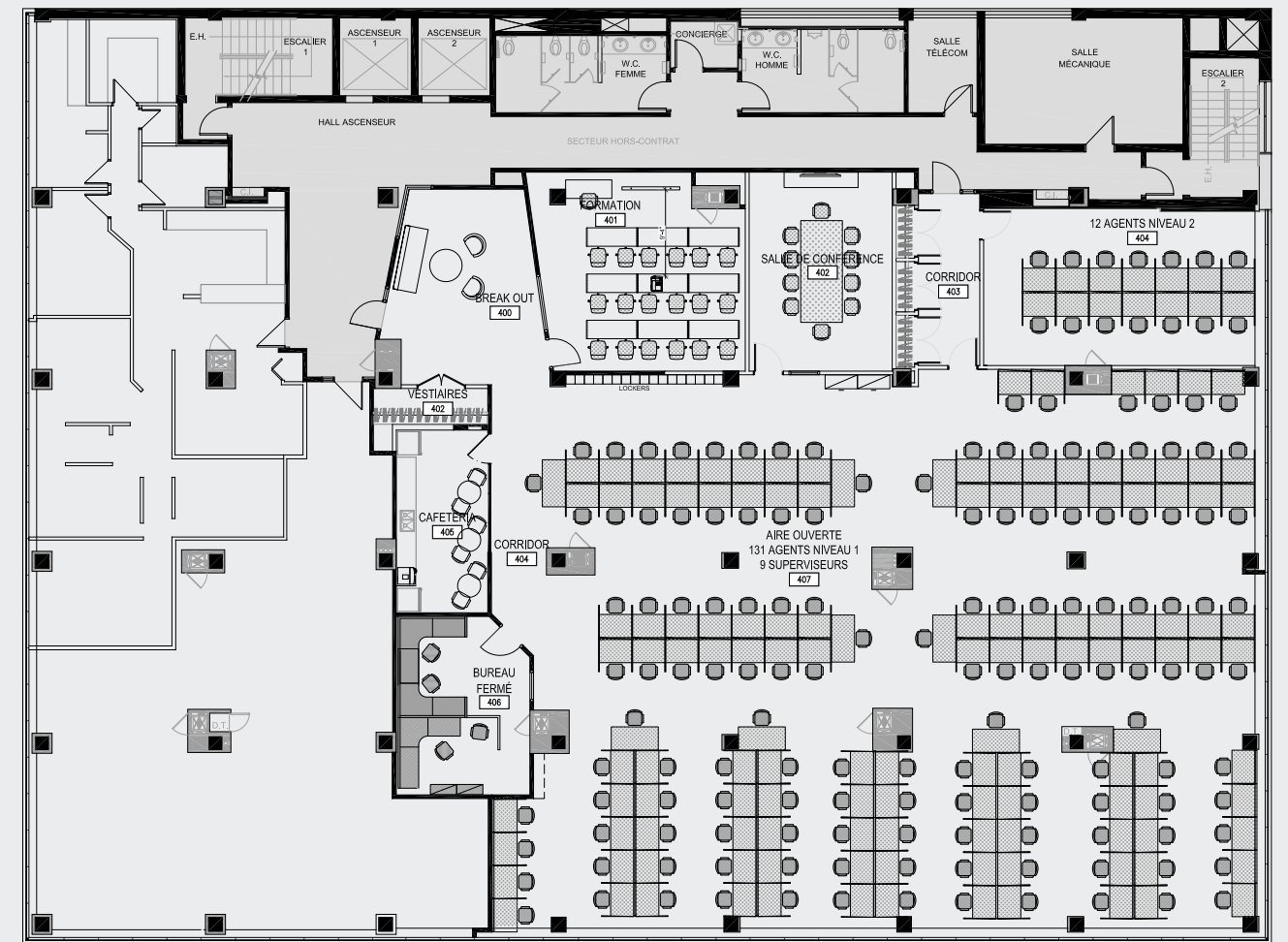
- 4** Large Boardrooms / Training

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- 1** Closed Kitchenette

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- 1** Reception Area



## SUITE 400

- 152** Workstations

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- 1** Large Closed Office

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- 1** Large Boardroom

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- 1** Training Room

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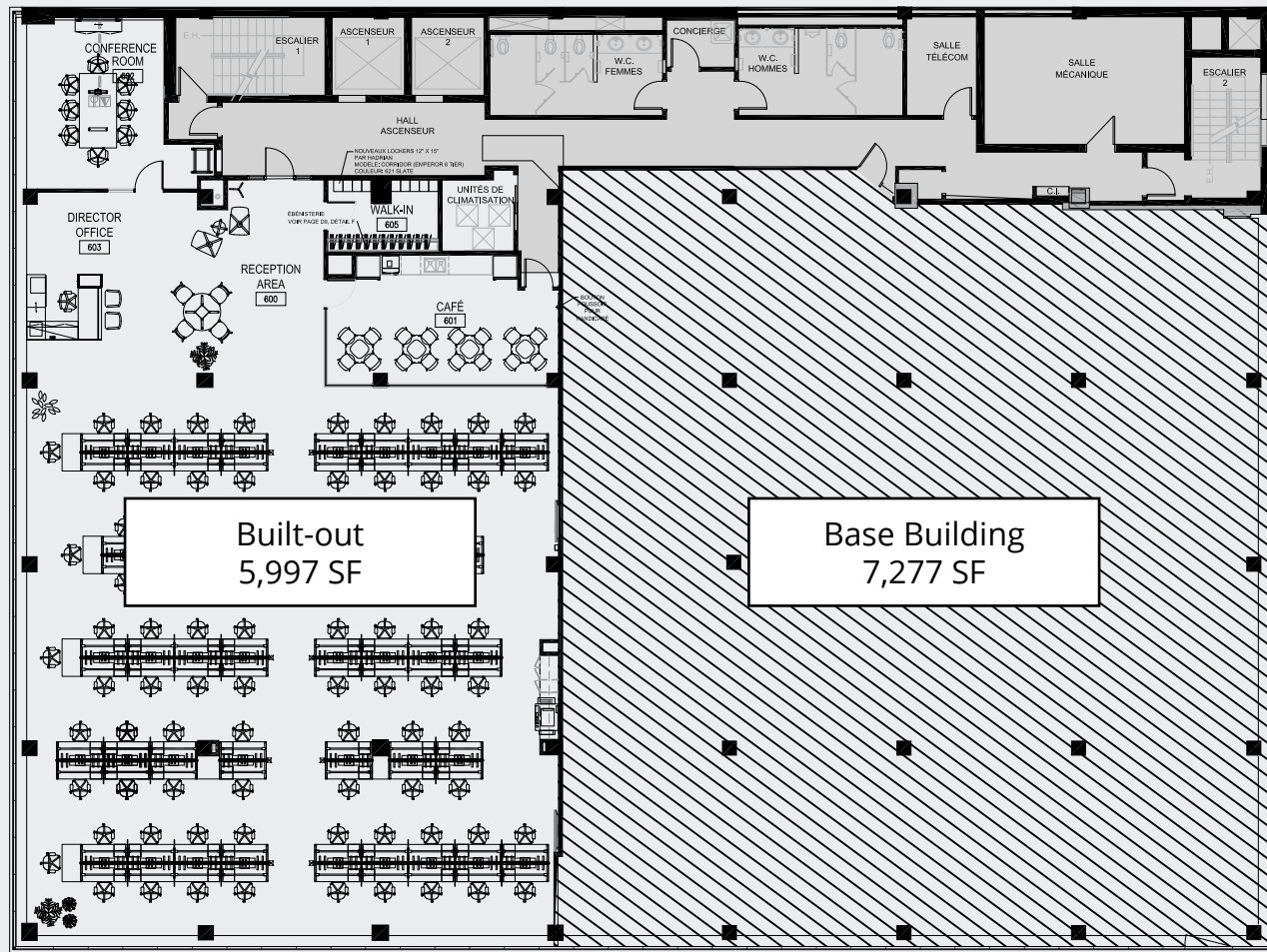
- 1** Lounge Area

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- 1** Cafeteria

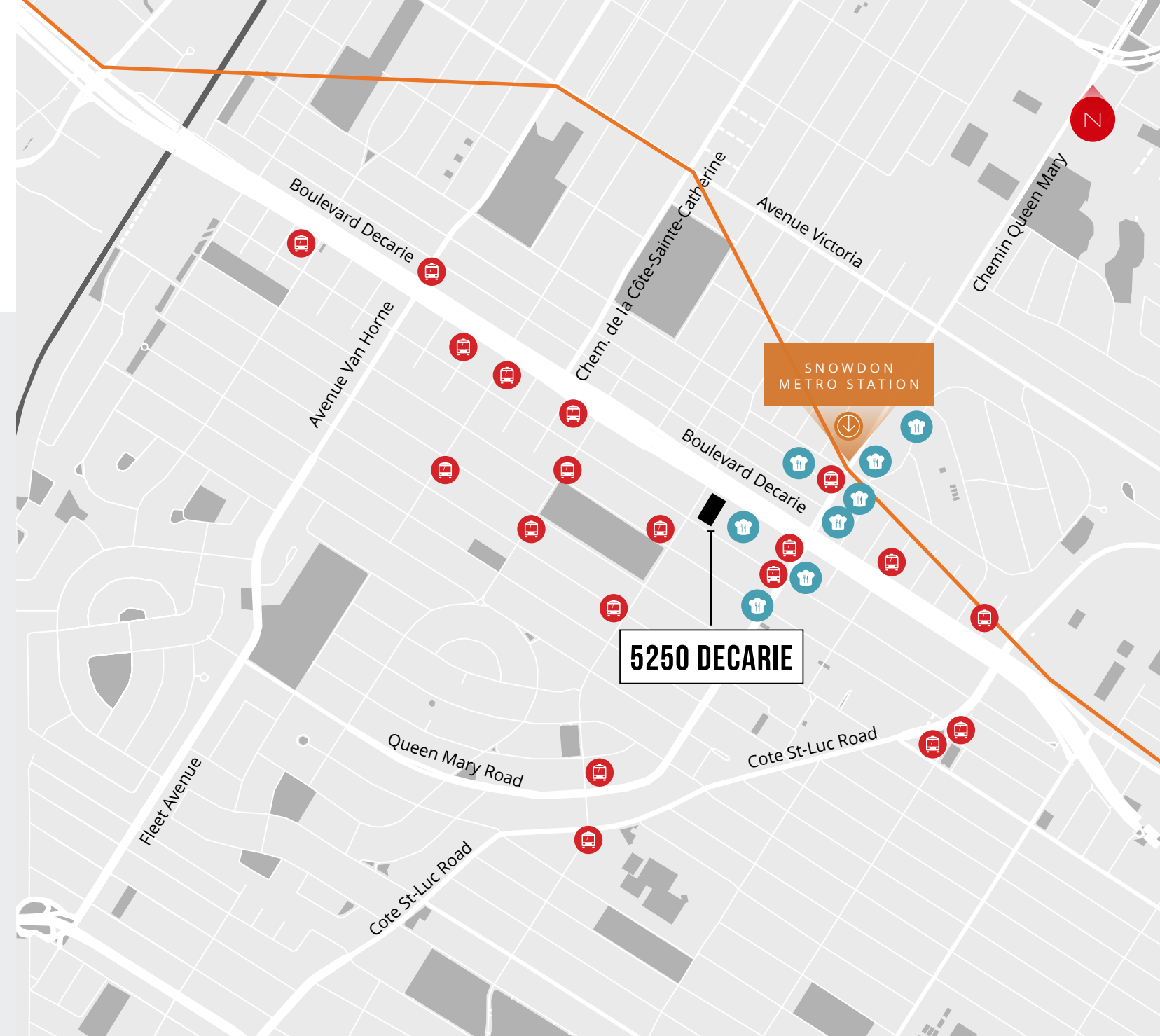


# FLOOR PLANS



**SUITE 600**

- 83 Workstations
- 1 Reception Area
- 1 Cafeteria
- 1 Large Boardroom



## AREA ACCESSIBILITY

### METRO:

📍 7 minute walk: Snowdon Metro Station

### BUS:

🚌 17, 371, 63, 129, 166, 51

**FOR MORE INFORMATION, PLEASE CONTACT:**

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