

3536 Saint-Laurent Boulevard
Montreal (Quebec)

**FOR SALE OR
FOR LEASE**



CBRE

CBRE URBAN PROPERTIES | MONTREAL

Property Details

This versatile commercial condo, with a total area of 24,750 square feet, features a thoughtfully designed layout with 6 classrooms, 2 full rooms, and a spacious hall on the ground floor, complemented by 4 classrooms and 4 office spaces on the second floor.

Ideal for a variety of uses, including design studios, creative agencies, educational institutions, and more, this space is equipped with state-of-the-art facilities that seamlessly blend historic charm with modern convenience. Located on Saint-Laurent Boulevard, the condo is easily accessible and nestled within a vibrant community of artists, designers, and innovators.



Located on Saint-Laurent Boulevard between Prince-Arthur Street West and Milton Street



Equipped with professional photographic studios, perfect for creative projects



Conveniently located near the Saint-Laurent and Sherbrooke metro stations



Includes a versatile theater hall that can be used for presentations, performances, and events



Includes a comfortable lounge area perfect for relaxation and informal meetings



Numerous office spaces available, suitable for various business needs



Financial Information

Business Terms

Sale Price Upon request

Lease Terms

Terms 5 - 10 Years

Ground Floor Area 15,962 sq. ft.

2nd Floor Area 8,788 sq. ft.

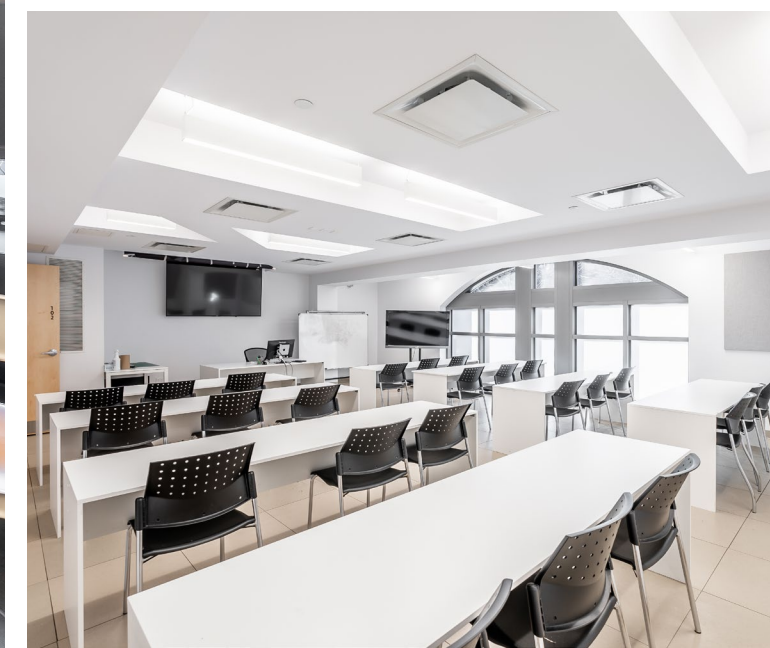
Total Area 24,750 sq. ft.

Net Rent \$30.00

Additional Rent \$14.18

Hydro Metered

Availability Upon 90-days notice



Floor Plans

Ground Floor

Hall	4,095 sq. ft.
Class rooms	6,401 sq. ft.
Room 1	1,968 sq. ft.
Room 2	3,123 sq. ft.
Lodge 1	107 sq. ft.
Lodge 2	268 sq. ft.
Total Area	15,962 sq. ft.



2nd Floor

Class rooms	5,879 sq. ft.
Office spaces	1,801 sq. ft.
Regies	1,108 sq. ft.
Total Area	8,788 sq. ft.



Contact Us

Christopher Rundle
 Vice President
 Real Estate Broker
 +1 514 375 0818
 christopher.rundle@cbre.com

Bryan Greenberg
 Associate Vice President
 Commercial Real Estate Broker
 +1 514 375 2507
 bryan.greenberg@cbre.com

Amanda Angela Herbu
 Associate
 Commercial Real Estate Broker
 +1 514 375 0456
 amanda.herbu@cbre.com

CBRE Limited, Real Estate Agency | 1250 René-
 Lévesque Blvd West, Suite 2800 | Montréal, Qué-
 bec H3B 4W8 | +1 514 849 6000 | www.cbre.ca

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Location

