

MONDEV

COMMERCIAL

DISTRICT
BEAUMONT

**WHERE A GREAT
BUSINESS
OPPORTUNITY
AWAITS YOU**

**LOFT-STYLE OFFICE SPACES FOR RENT
IN PARK EXTENSION**

6833 DE L'ÉPÉE AVENUE



6855 DE L'ÉPÉE AVENUE





6833
DE L'ÉPÉE

2 BUILDINGS, A GRAND VARIETY OF OPTIONS!



6855
DE L'ÉPÉE

The newly renovated loft-style offices offer unobstructed light thanks to the large fenestration, and even a view of the Mount Royal, the large Campus, and the surrounding districts.

These flex spaces are fresh, airy, and often times already equipped with a kitchen and conference room, all you need is your personal touch to make this space your own!





BUILDING DETAILS & FINANCIAL INFORMATION

6829 DE L'ÉPÉE AVENUE



Extensive fenestration



Freight Elevator



Parking spaces



Option

*Office furniture available
for purchase!*

| | |
|--------------------|--|
| BASE RENT | Contact us |
| ADDITIONAL RENT | \$5.85 / sq. ft. |
| PARKING (MONTHLY) | \$175 + tx / interior \$125 + tx / exterior |
| CLEANING | Not included |
| HVAC & ELECTRICITY | Metered |
| TERM | 5 years |
| AVAILABILITY | Immediate |

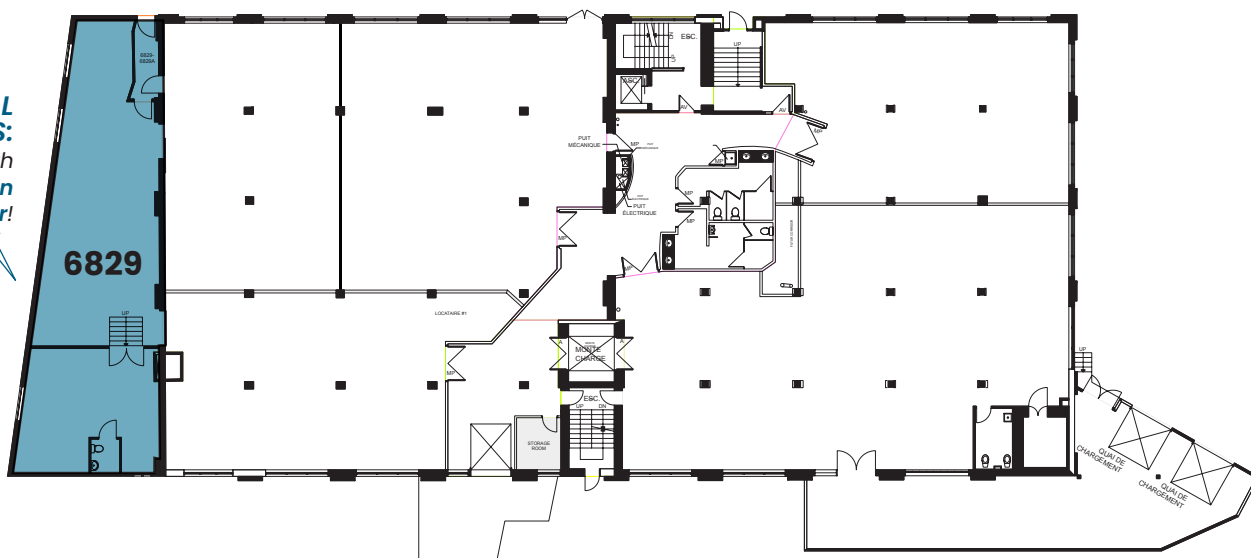
Prices are subject to change without notice.

1ST FLOOR

6829: 1,877 sq. ft.

SPECIAL FEATURES:

*Come with
a full kitchen
& a shower!*





BUILDING DETAILS & FINANCIAL INFORMATION

203-6833 DE L'ÉPÉE AVENUE



Extensive fenestration



Freight Elevator



Parking spaces



Option

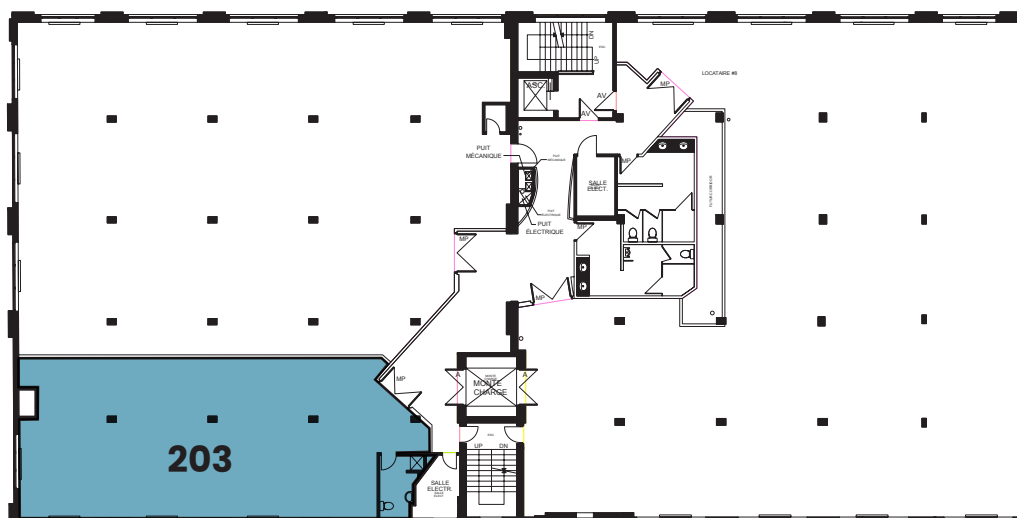
*Office furniture available
for purchase!*

| | |
|--------------------|--|
| BASE RENT | Contact us |
| ADDITIONAL RENT | \$5.85 / sq. ft. |
| PARKING (MONTHLY) | \$175 + tx / interior \$125 + tx / exterior |
| CLEANING | Not included |
| HVAC & ELECTRICITY | Metered |
| TERM | 5 years |
| AVAILABILITY | Immediate |

Prices are subject to change without notice.

2ND FLOOR

Unit 203: 1,880 sq. ft.





BUILDING DETAILS & FINANCIAL INFORMATION

207 - 210 - 302 6855 DE L'ÉPÉE AVENUE



Extensive fenestration



Freight Elevator



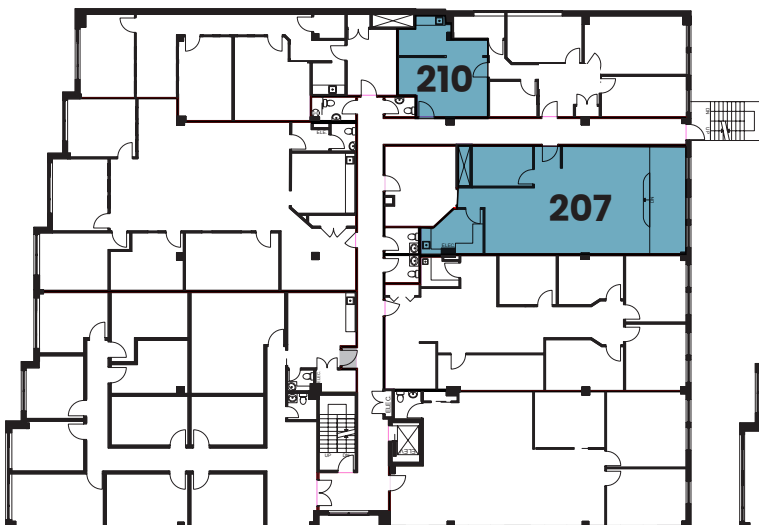
Parking spaces

| | |
|-------------------|--|
| BASE RENT | Contact us |
| ADDITIONAL RENT | \$10.59 / sq. ft. |
| PARKING (MONTHLY) | \$175 + tx / interior \$125 + tx / exterior |
| CLEANING | Not included |
| HVAC | Included |
| ELECTRICITY | Not included |
| TERM | 5 years |
| AVAILABILITY | 201 & 207 : Immediate 302 : Fall 2026 |

Prices are subject to change without notice.

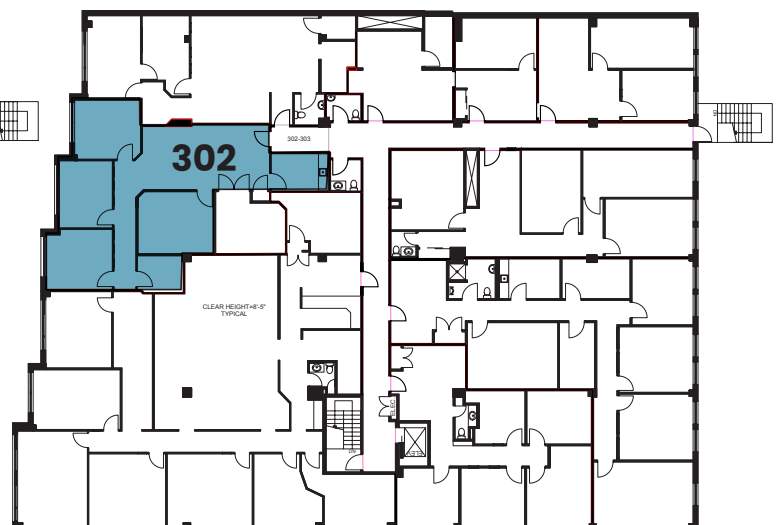
2ND FLOOR

Unit 207: 1,200 sq. ft.
Unit 210: 500 sq. ft.



3RD FLOOR

Unit 302: 1,650 sq. ft.





6833 & 6855 DE L'ÉPÉE AVENUE, MONTREAL



A EXCELLENT OPPORTUNITY IN A LIVELY AREA



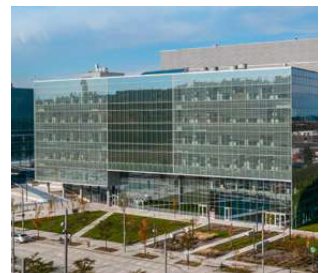
Near metro
stations Acadie,
Parc, Outremont



In the heart
of AI Hub



Many restaurants
around the corner



Facing
Campus MIL