

5650 d'Iberville St.
Montréal

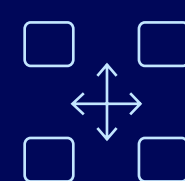
Up to 150,000 SF of Office Space For Lease

Loft-style building, fully air-conditioned, located in the heart of Rosemont-La Petite-Patrie. Located on the ground floor is the City Hall office. The property is well served by public transportation and offers exceptional views of Mount Royal and Downtown Montreal. **Up to 150,000 SF of contiguous space available immediately on 3 floors.**

Colliers



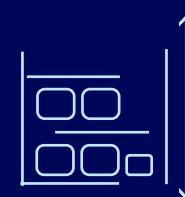
Property Highlights



24' between columns



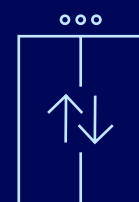
HVAC 24/7



12' ceilings



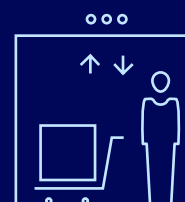
Interior / Exterior Parking



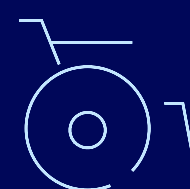
3 elevators per floor



Sprinklers



3 freight elevators per floor



Access ramp



Loading dock



Available Immediately

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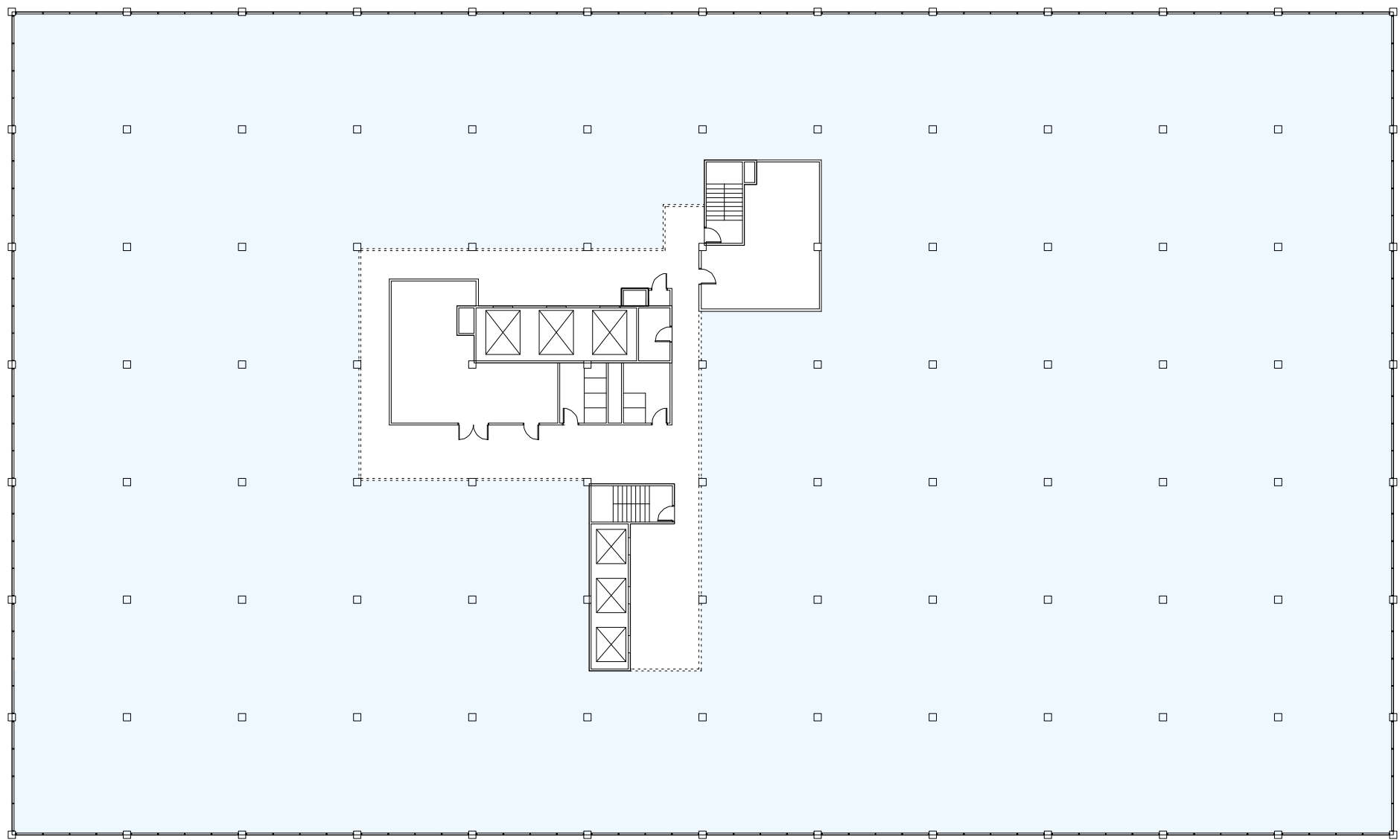
- Up to 150,000 SF of contiguous space on 3 floors
- Very well connected to the bus network, as well as being accessible via numerous bicycle paths
- Bixi and Communauto stations, located in front of the building
- 2 electric car charging stations on Dandurand Street, across from Tim Hortons
- Quick access by the main East-West highway (Metropolitan Highway)
- 20 minutes from Downtown



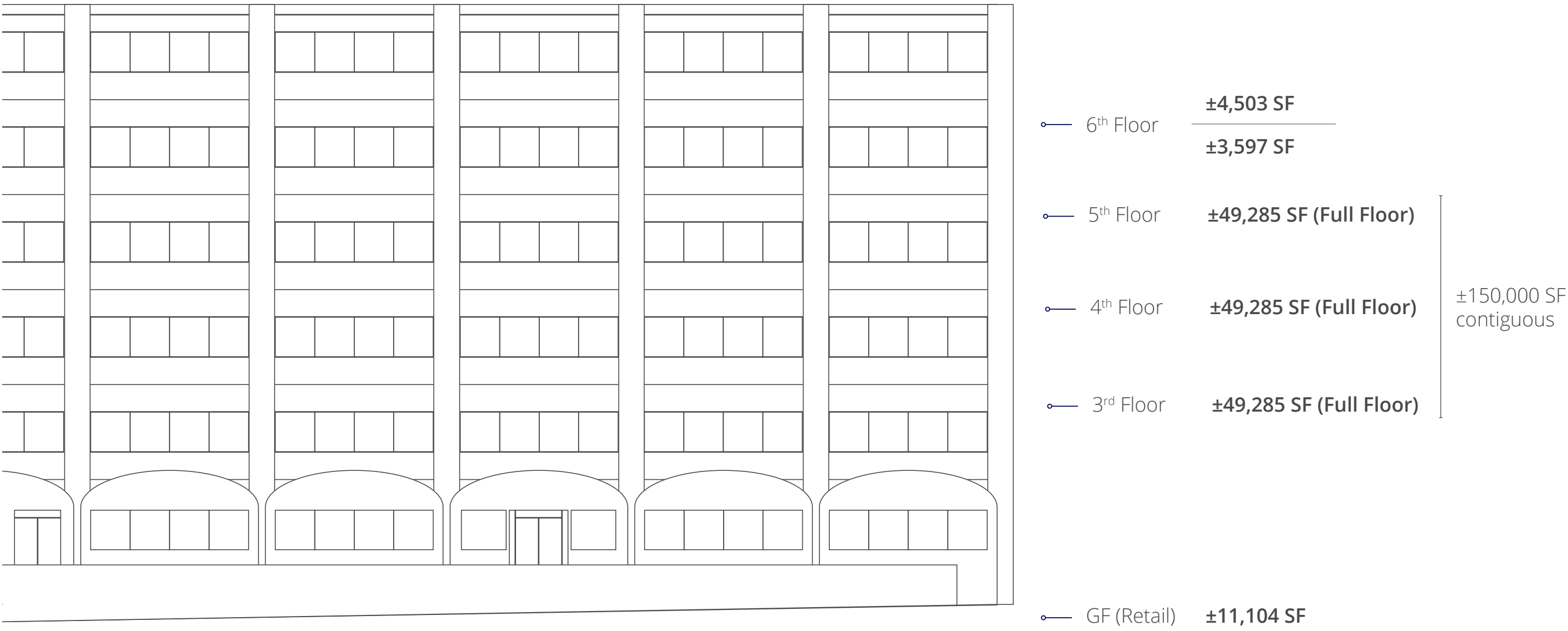


Property Overview

Typical Floor Plan



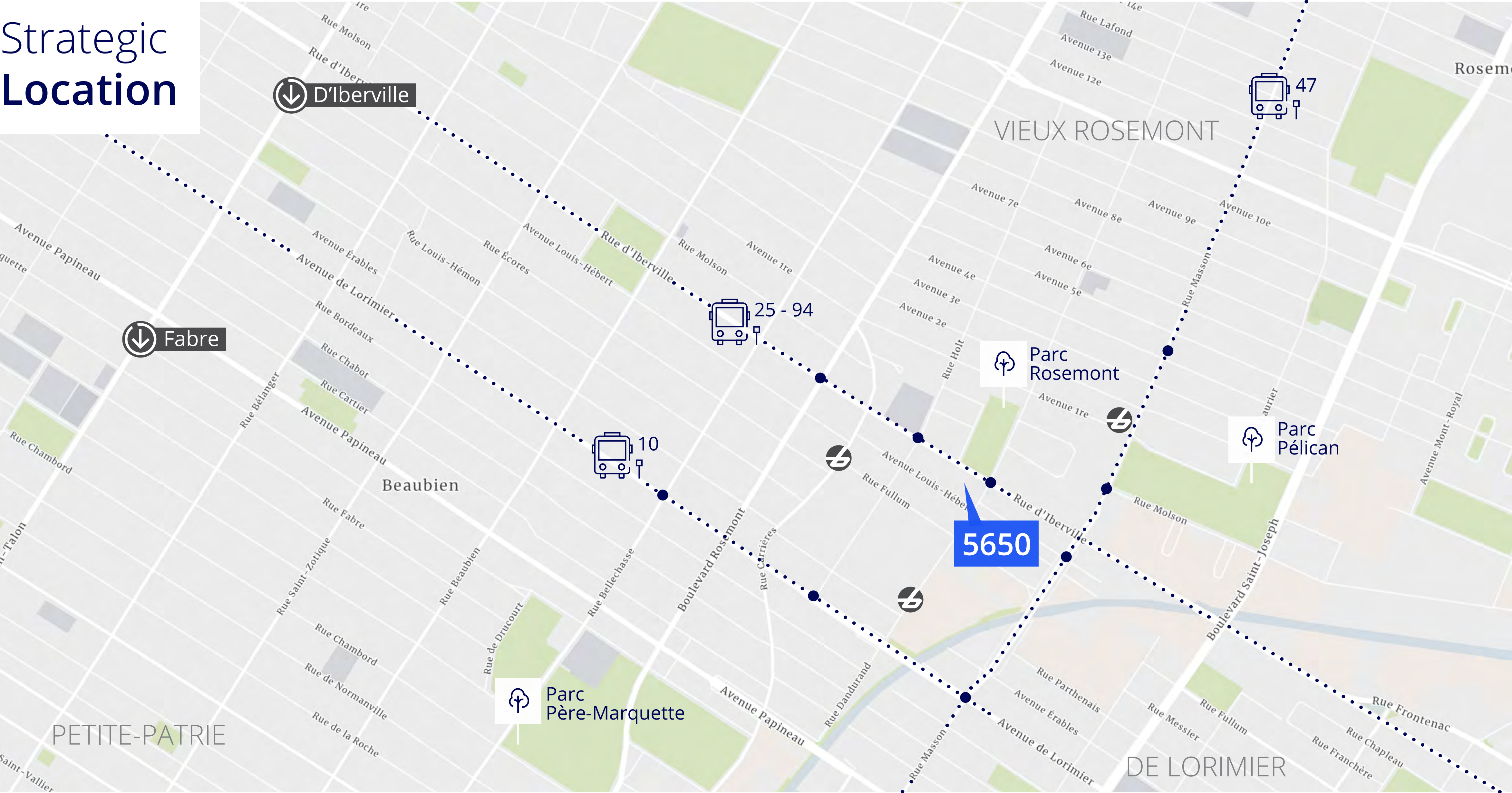
Available Spaces



Financial Parameters

Asking Net Rent	Negotiable
In suite cleaning	Included
Electricity	Included
Total Additional Rent	\$8.00 / SF

Strategic Location



Contact Us For More Information

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