

FOR LEASE

6833

De L'Épée Avenue  
Montréal | QC

Loft-Style  
Office space in  
Trendy Mile-Ex

[collierscanada.com/p-2004538](http://collierscanada.com/p-2004538)

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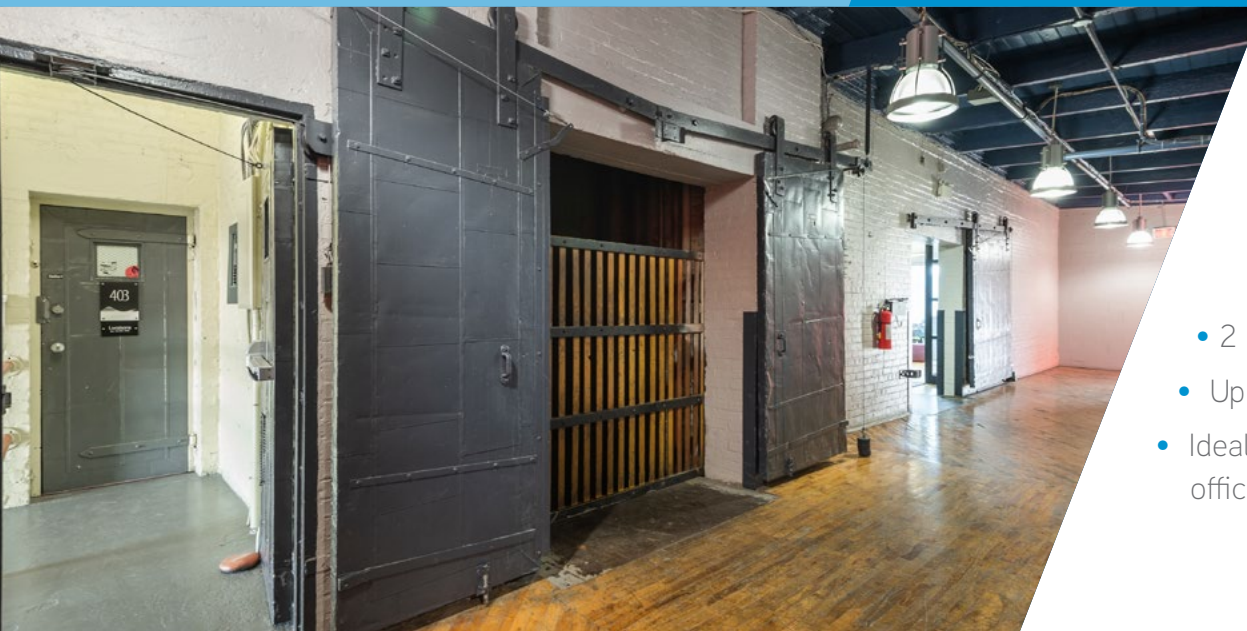
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Located steps away from the busy Beaumont street this building offers great visibility and accessibility.

Facing the new Campus MIL of Université de Montréal which promises to be both green and urban, this building will benefit from this centre of creative and innovative collaboration for students, researchers, workers, artists and citizens.

This red brick building featuring loft-style office space will offer a rooftop terrace for tenants with magnificent views of Mont-Royal and the Université de Montréal campus.



### Strategic location in the heart of the Island

- At the intersection of some of Montreal's most dynamic neighbourhoods: Mile-End, Outremont, Parc Extension and Rosemont Many trendy cafés and restaurant in the area
- 2 minute walk to Acadie metro station
- Up to 28,000 SF available as of Fall 2020
- Ideal location for tech companies who want to have their offices in an AI hub area



80  
WALK SCORE



81  
BIKE SCORE



82  
TRANSIT SCORE

# NEIGHBORHOOD ROUNDUP

## BARS / CAFÉS

- 1 Bar Alexandraplatz
- 2 Brasserie Harricana
- 3 Café Cicchetti
- 4 Café Dispatch

## EATING

- 5 Le Manitoba
- 6 Le Mile-Ex
- 7 Le Diplomate
- 8 Dinette Triple Crown

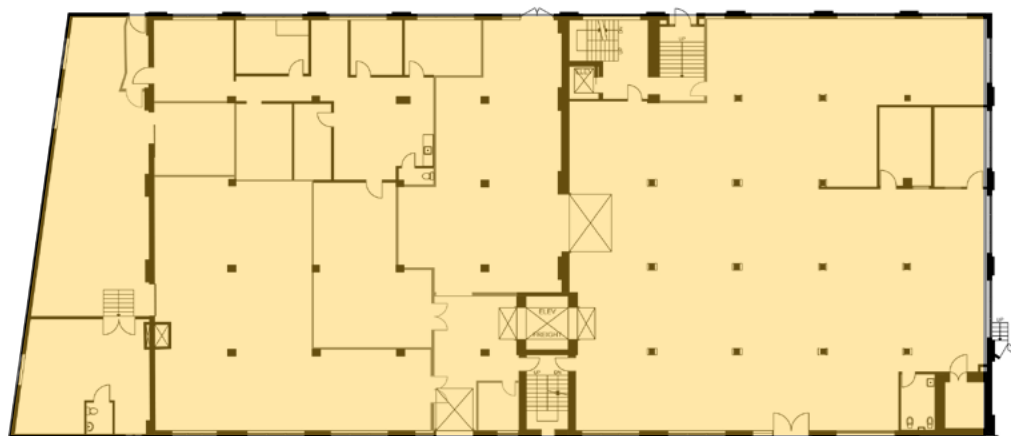
- 9 Tricot Principal
- 10 Bottega
- 11 Impasto
- 12 Pastaga

- 13 Damas
- 14 Beau Mont

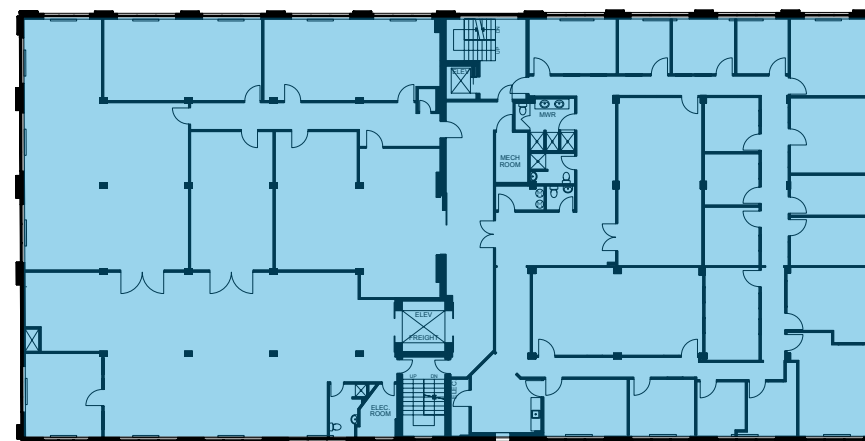




# Floor Plans



Ground Floor



2<sup>nd</sup> floor

## AVAILABLE SPACE

Possibility of 28,000 SF contiguous  
(Fall 2020)

## FINANCIAL PARAMETERS

Asking GROSS rent	\$28.00/SF
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Cleaning services	Excluded
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Electricity	Included
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