

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

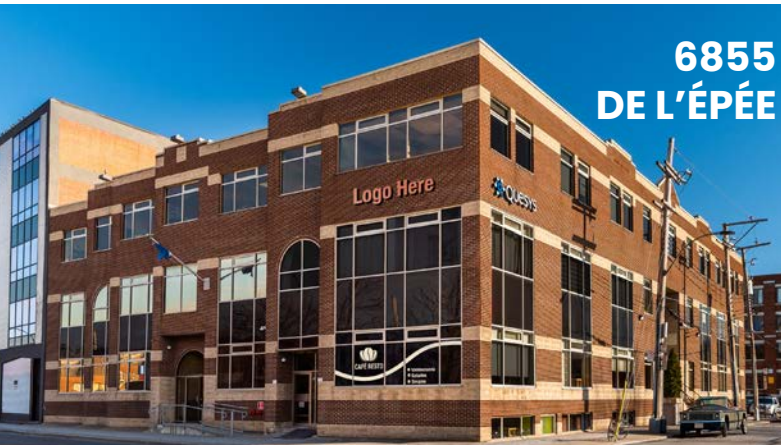




2 BUILDINGS, A GRAND VARIETY OF OPTIONS!

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

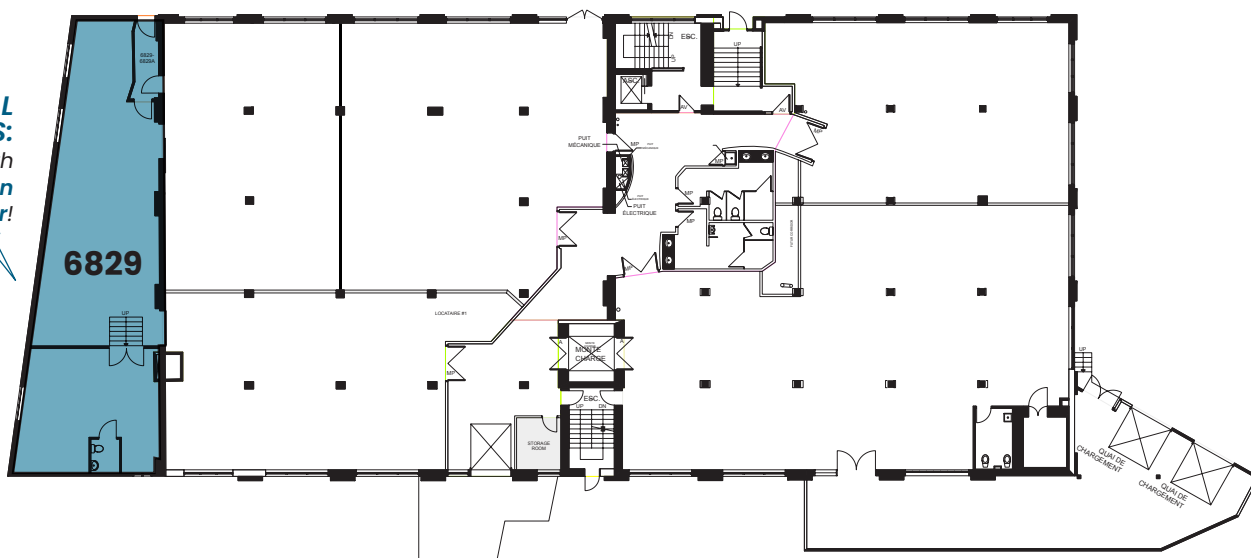
Prices are subject to change without notice.

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

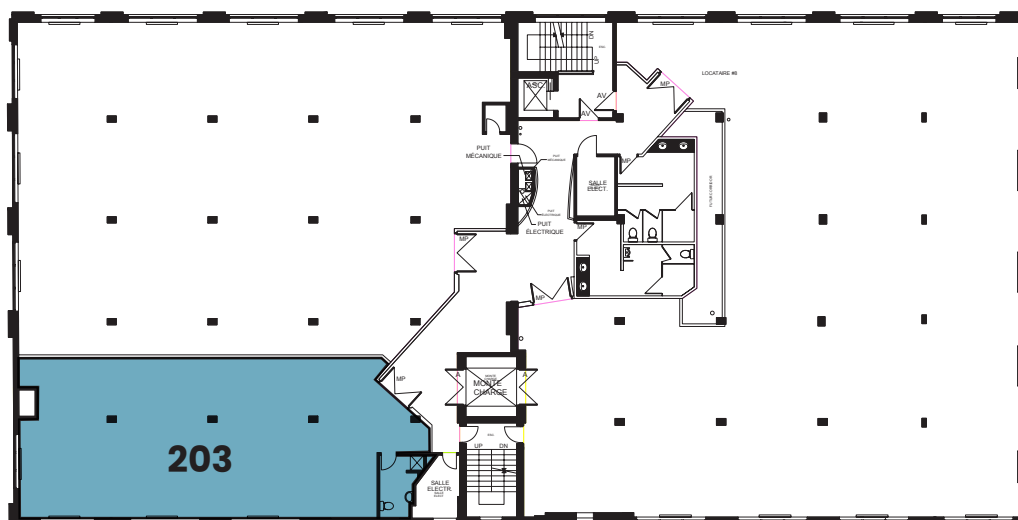
*Office furniture available
for purchase!*

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



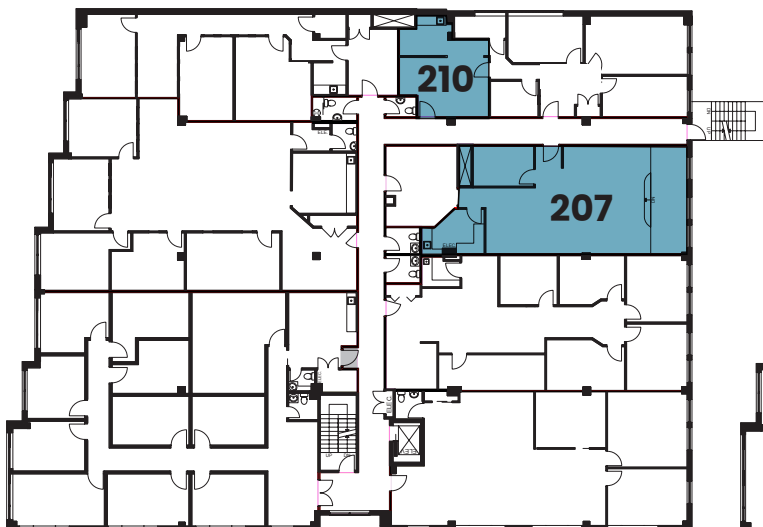
Parking spaces

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.

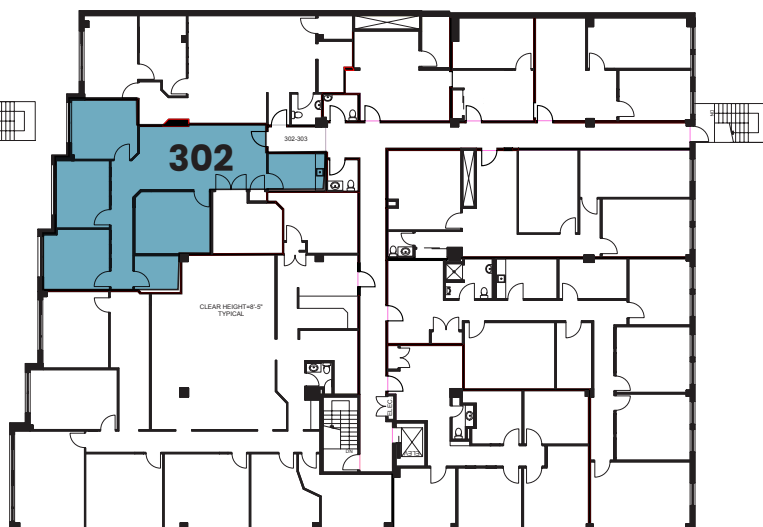
2ND FLOOR

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



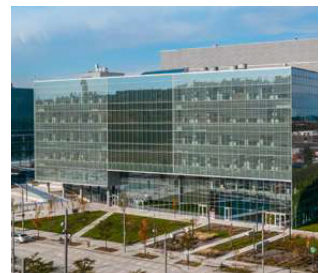
Near metro
stations Acadie,
Parc, Outremont



In the heart
of AI Hub



Many restaurants
around the corner



Facing
Campus MIL

Veronik Bastien
Commercial Leasing Director
Commercial Real Estate Broker
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