

**MONDEV**



**6855 DE L'ÉPÉE AVENUE, MONTREAL QC**

DISTRICT  
**BEAUMONT**

# AVAILABLE OFFICE SPACES 6855 DE L'ÉPÉE AVENUE

CREATE  
YOUR  
OWN  
SPACE!



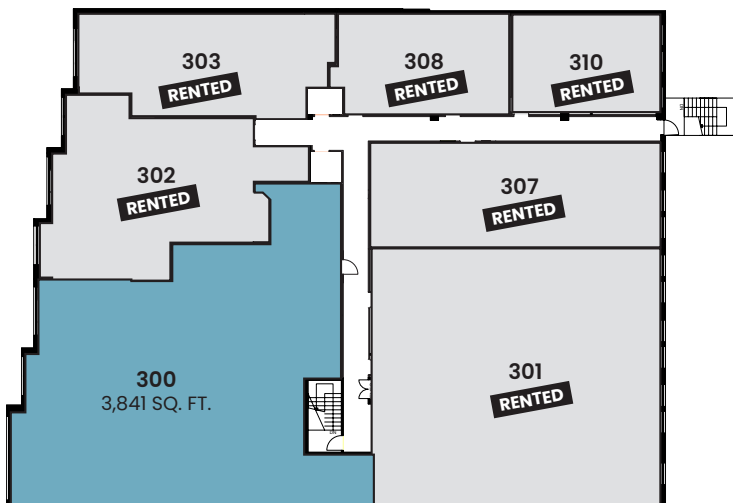
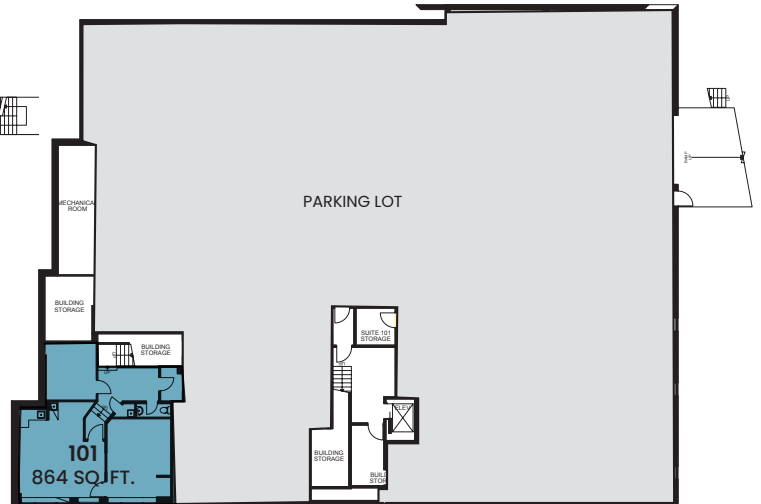
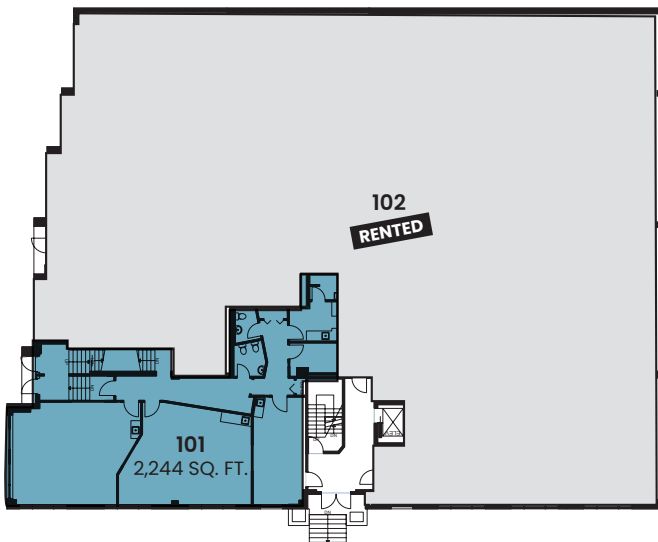
## FINANCIAL INFORMATION

NET RENTAL RATE	Contact us
ALLOWANCE	Contact us
ADDITIONAL RENT	\$10.63 / sq. ft. per year
CLEANING	Not included
PARKING (MONTHLY)	\$175 + tx / interior space \$125 + tx / exterior space
HVAC	Included
ELECTRICITY	CVC included
TERMS	5 years

Prices are subject to change without notice.

## 1<sup>ST</sup> FLOOR & BASEMENT

UNIT	AREA	AVAILABILITY
101	2,244 + 864 sq. ft.	Immediate



## 3<sup>RD</sup> FLOOR

UNIT	AREA	AVAILABILITY
300	3,841 sq. ft.	Immediate



Elevator



Parking  
Spaces

# INTERIOR PHOTOS

## NEWLY RENOVATED LOFT-STYLE OFFICES



FRESH AND AIRY FLEX SPACES



BEAUTIFUL  
NATURAL  
LIGHT

EQUIPPED WITH A KITCHEN  
AND CONFERENCE ROOM



# 6855 DE L'ÉPÉE AVENUE, MONTREAL



Near metro stations Acadie, Parc, Outremont



In the heart of AI Hub



Many restaurants around the corner



Facing Campus MIL

For more information or to schedule a visit, please contact:

**VERONIK BASTIEN**

Commercial Leasing Director | Commercial Real Estate Broker

514-723-3778 | 514-655-8376 | vbastien@mondev.ca

**MONDEV**