

MONDEV

# TURNKEY SUITE

for lease

4760 Acorn St. | Suite 213-214

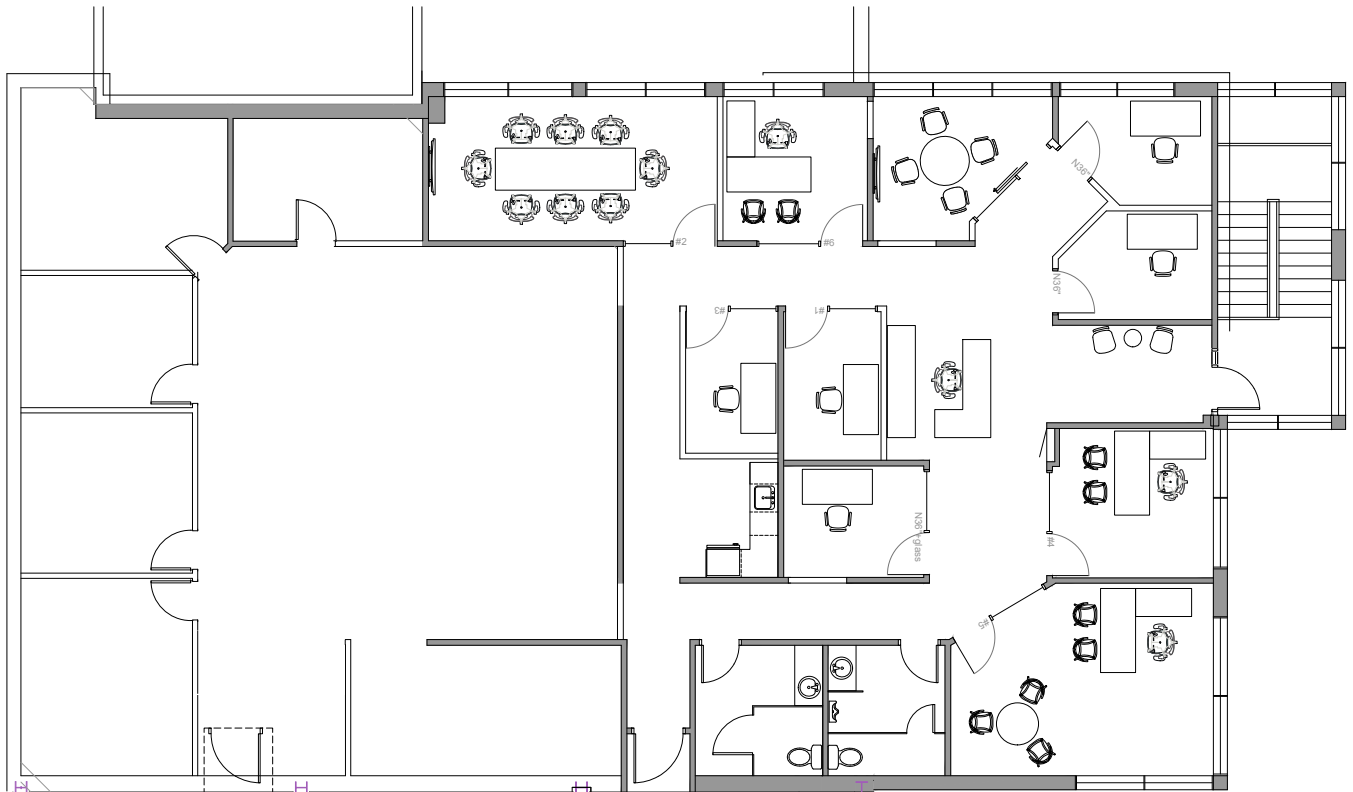


This fully built-out office suite is designed for immediate occupancy!

It features a welcoming reception area, two conference rooms, private enclosed offices, a kitchenette, in-suite washrooms, and open space for a bull-pen style configuration.

Coupled with the building's modern amenities, this move-in-ready suite offers contemporary conveniences in a prime location.

± **5,000** sq. ft.





## SUITE FEATURES:

- ▶ Premium turnkey build-out with modern finishes
- ▶ Welcoming reception area
- ▶ Kitchenette
- ▶ 9 enclosed offices
- ▶ 2 conference and meeting rooms
- ▶ 2 in-suite washrooms
- ▶ Open work area
- ▶ Abundant natural light

## BUILDING AMENITIES:

- ▶ Common rooftop terrace
- ▶ On-site showers
- ▶ Exterior parking
- ▶ Loading dock



## LEASE TERM

Flexible

## NET RENT

Starting at  
\$16.00/sq.ft.

## ADDITIONAL

RENT <sup>EST.</sup>  
\$8.58/sq.ft.

## ELECTRICITY

Excluded

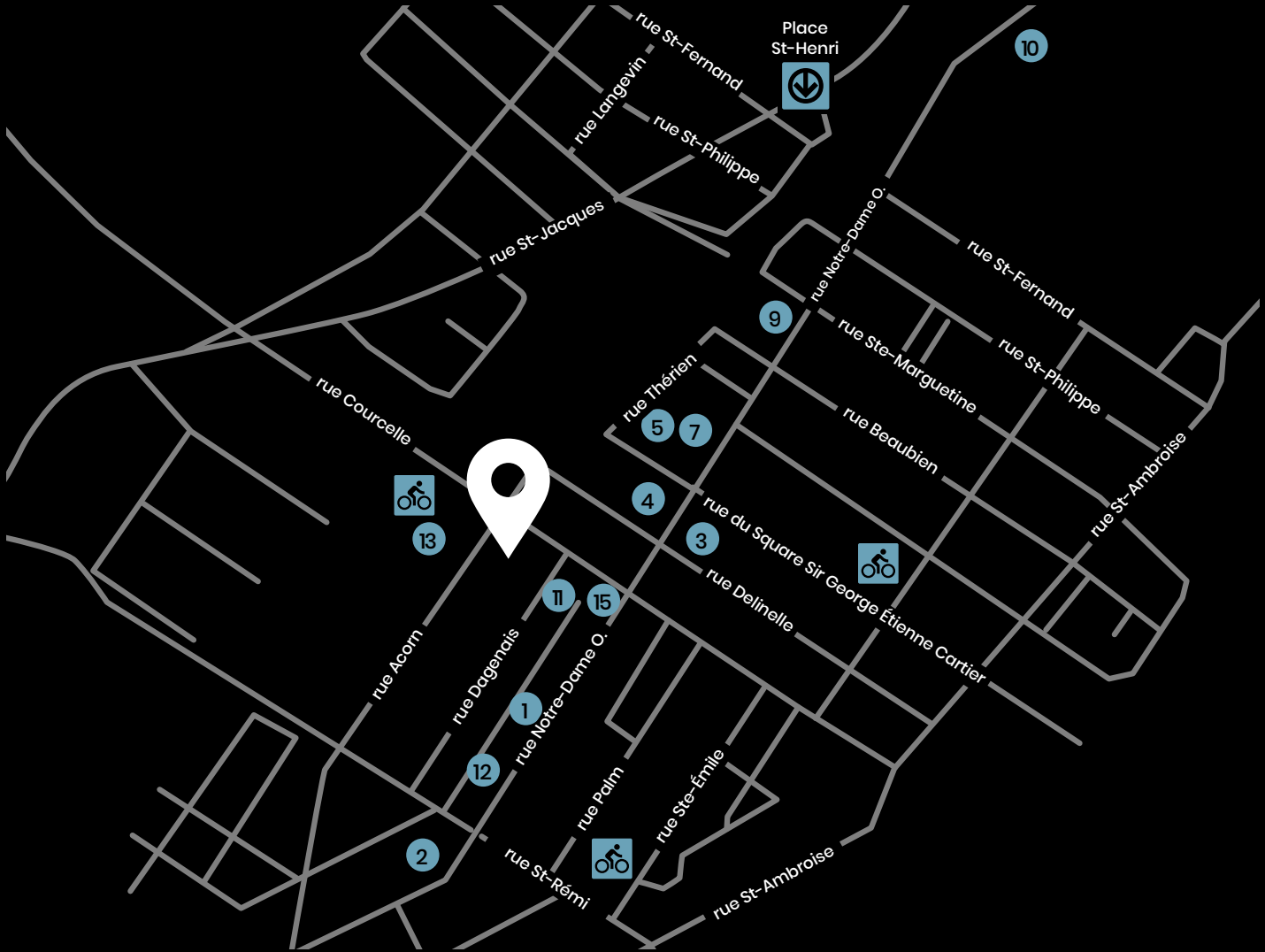
## PARKING

\$125.00+tx/mo

## AVAILABILITY

Immediate








## Food & Beverage

- 1 Bon Délire
- 2 Elena
- 3 TRAN Cantine
- 4 Bar Courcelle
- 5 Arthurs Nosh Bar
- 6 BarBara
- 7 Lloydie's
- 8 Figata
- 9 Tacos Frida

## Services

- 10 IGA St-Henri
- 11 CPE de la Dame
- 12 Boost Saint Henri
- 13 Studio Moving Just Fine Pilates
- 14 Caisse Desjardins
- 15 Saint-Henri Library

## Transit

-  **Métro Place-Saint-Henri**  
9 minutes
-  **Bus**  
35, 36, 17, 190
-  **Bixi**  
3 minutes



Walk score: 97

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