

TO SUBLEASE

BROSSARD
6300 Auteuil Avenue

OFFICE
1,748 ft²



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Suzy PARENT

Partner

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450 655-1334

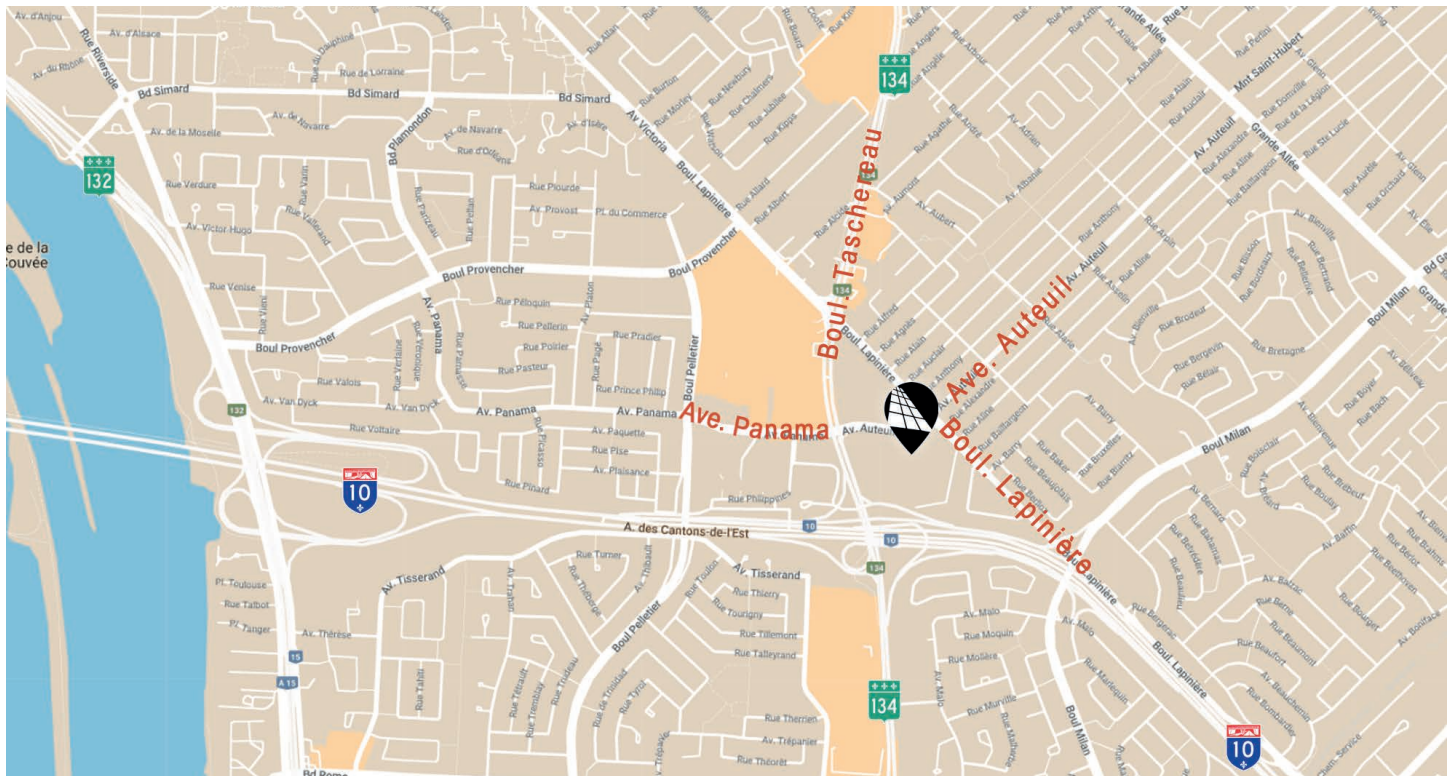
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HIGHLIGHTS





- Easily accessible to Highways 10, 132 and 30
- Located 350 meters from Taschereau Boulevard (Route 134) and Lapinière Boulevard
- Ideal location, near the Panama terminus, giving easy access to the REM and buses
- Downtown Montreal is less than 10 minutes away
- Office building for professionals
- Luminous area, large fenestration
- Building with many amenities available to tenants including access to a shower
- Space available for a sublease



LOCATION

-  Public Transit
5, 6, 32, 41, 42, 50, 59, 60, 524, 526, 542, 604
-  Main Roads
A10, A30, R132, R134
-  Road Bridges
Samuel-de-Champlain Bridge (±4,5 km) and Victoria Bridge (±7,1 km)

DEMOGRAPHY (5 km Radius, excluding Montreal)

-  191,960 Residents
-  74,357 Daytime Active Population
-  77,314 Households
-  \$95,195 Average Household Income

©Sitewise - Estimated 2021 Statistics



GENERAL INFORMATION

Net Rent	\$13.25 / ft ²
Additional Rent	\$10.55 / ft ²
Electricity / Energy	Included

Parking (shared)	Ample
End of current term	September 30 th , 2027
Availability	Immediate

AVAILABLE AREA*

Suite #203	1,748 ft²
Suite Level	2 nd Floor

* This area is approximate

Neighbouring tenants:





FEATURES



Construction
1989



Zoning
MA-168



Lot #
2 702 187



Sprinklers
Yes



A/C
Yes



Elevators
2

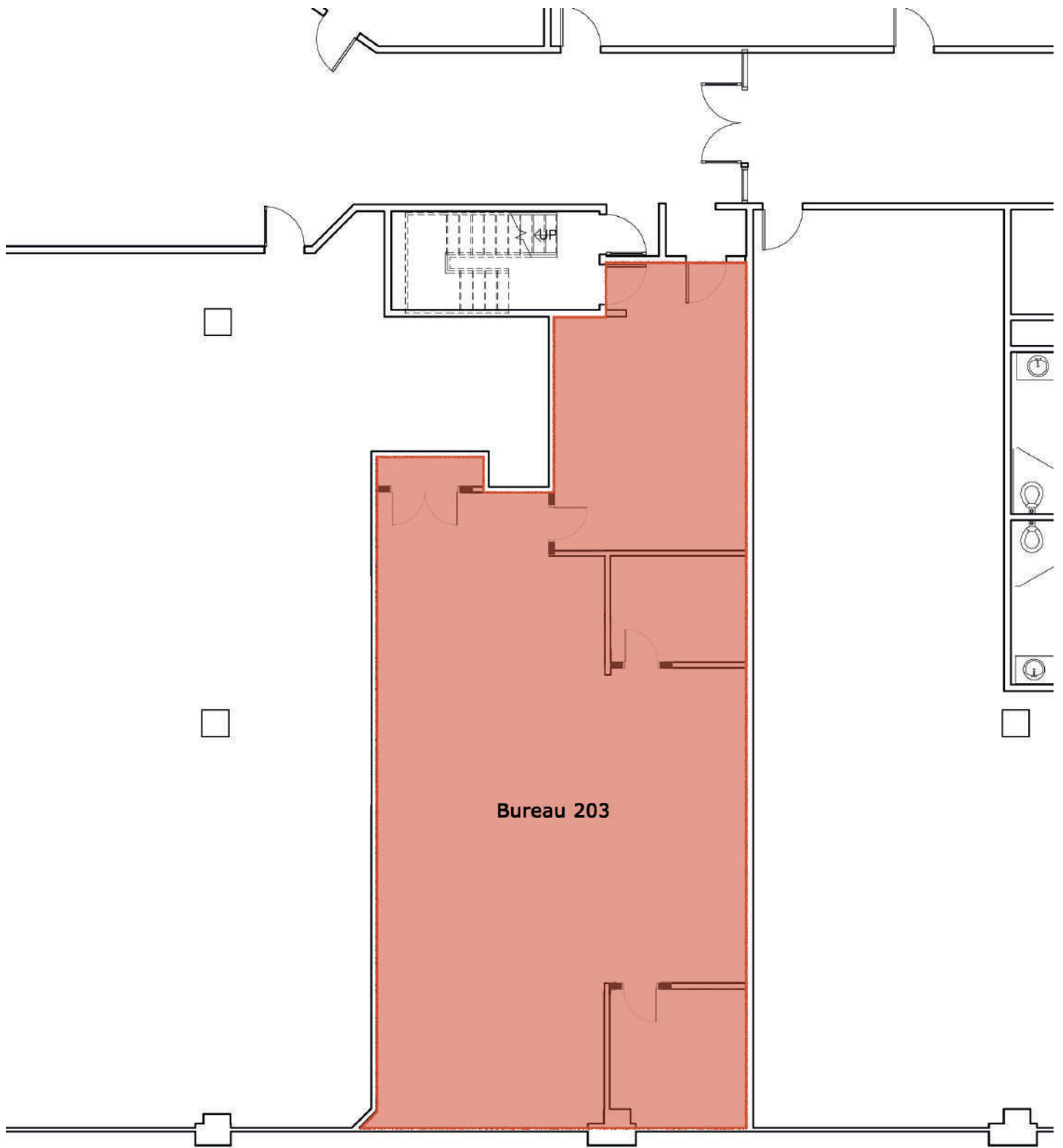


W/C
Public



SUZY PARENT
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PLAN



A REAL ESTATE EXPERTISE THAT KEEPS ON GROWING

INTERCOM is there to assist in the decision-making process by determining and evaluating the possible alternatives with the assistance of our professional and knowledgeable real estate brokers supported by a strong administrative team; that is why we exist.



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