



COMPLEXE  
**D'OM PARK**  
5524 SAINT-PATRICK STREET  
MONTREAL



**INTERCOM**  
SERVICES IMMOBILIERS  
Agence immobilière

**OFFICES FOR LEASE**

# THE COMPLEXE

Welcome to Complexe Dompark, an iconic landmark of Montreal's industrial heritage transformed into a **dynamic hub** for creative and innovative businesses.

Built in 1908 for the Mount Royal Spinning Company and later occupied by Dominion Textile, the complex reflects the manufacturing history of the Lachine Canal. Acquired in 1995 when it was largely vacant, Complexe Dompark was revitalized by **Quo Vadis**.

Today, it retains its **industrial charm** while offering modern, flexible spaces tailored to the needs of today's businesses.

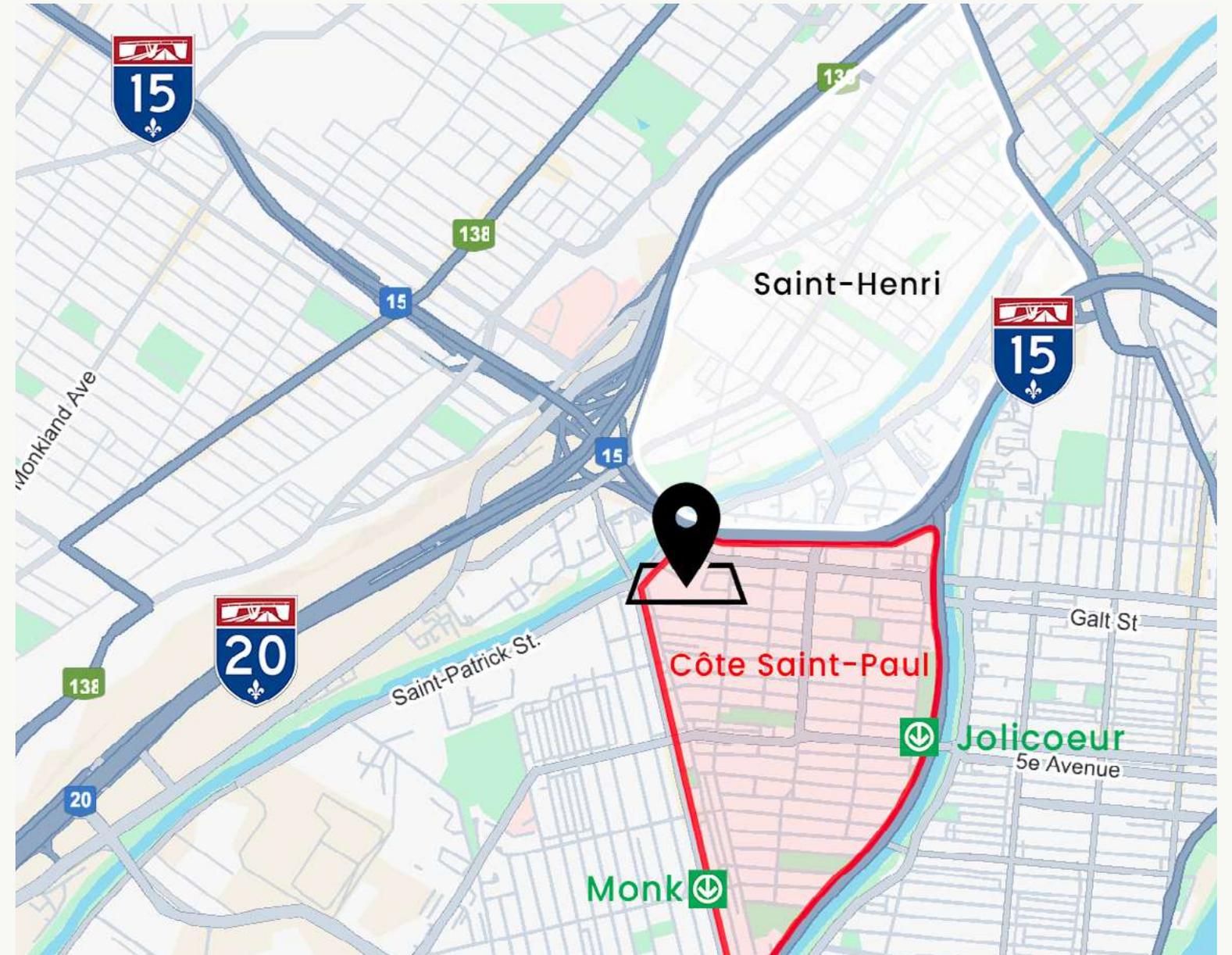


# THE LOCATION

Located in the heart of Côte Saint-Paul, in front of the Lachine Canal

Ideally located along the banks of the Lachine Canal, the complex offers easy access to bike paths, public transit, and a variety of nearby amenities.

- Accessible via Highways 15 and 20
- Located directly across from the **Lachine Canal**
- Situated in the Côte-Saint-Paul neighborhood, near Saint-Henri
- Accessible via the Green Line metro
- Walk Score of 73 and Bike Score of 75
- **487,000 ft<sup>2</sup>** of commercial and office space
- 110 tenants within the complex



# YOUR OFFICES

This **36,000 ft<sup>2</sup>** office space located on the second floor is ideal for businesses seeking a dynamic and inspiring work environment.

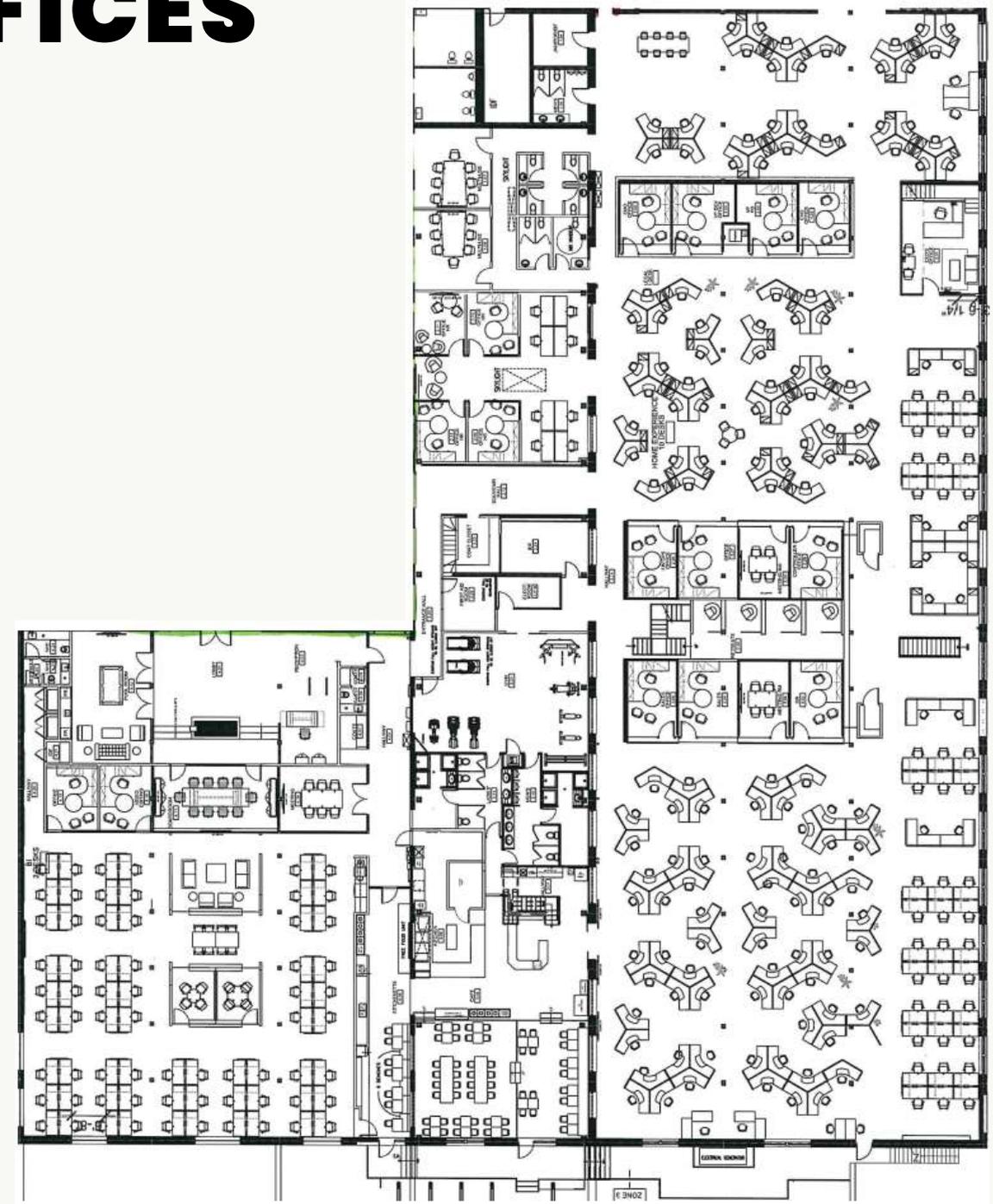
This historic building blends industrial charm with modern design, offering bright, spacious, upscale, and **turnkey office spaces**.

## GENERAL INFORMATION

Area	36,000 ft <sup>2</sup>
Gross Rent <small>(everything included except housekeeping)</small>	\$ 30.00 / ft <sup>2</sup>
Minimal Lease Term	5 years
Electricity / Energy	Included
Availability	December 2026
Parking	Available (\$)



# YOUR OFFICES



# MAIN WORK SPACE



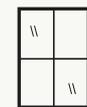
The main area is designed with shared workspaces, private offices, mezzanine-level conference rooms, individual relaxation rooms, and a dedicated employee entrance.



Closed offices



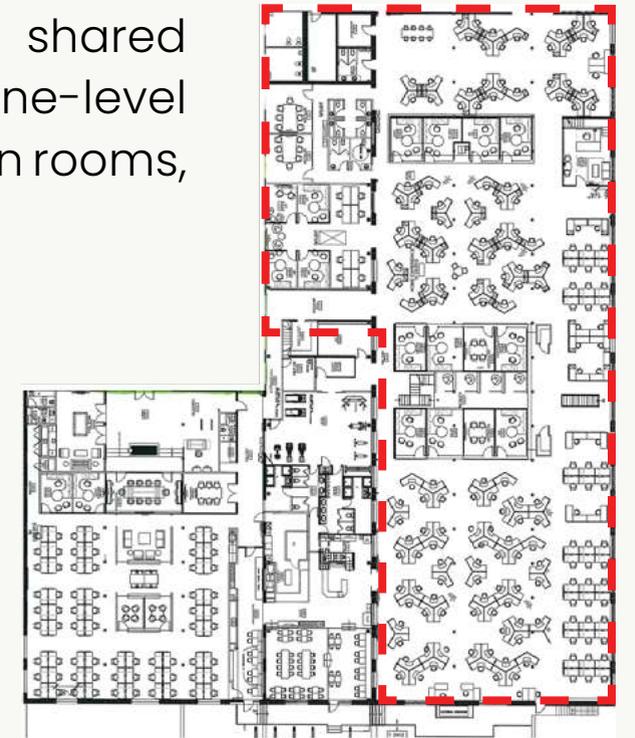
Relaxation spaces



Large windows



Open space



# COMMODITIES



A large, fully equipped kitchen designed for a personal chef, featuring a spacious and bright dining area. An outdoor terrace can be added with direct access from the dining room.



Kitchen



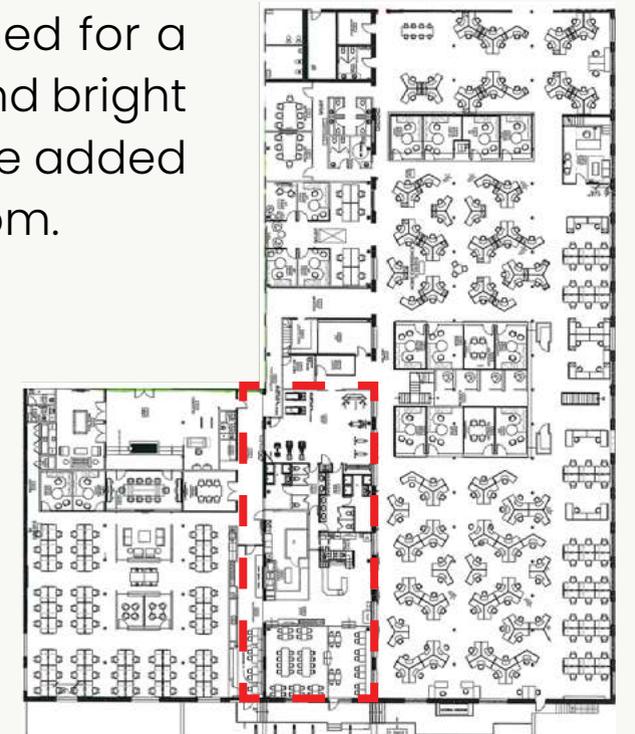
Dining area



Terrace



Mezzanine



# COLLABORATION SPACES



A space designed for collaborative work, featuring open office areas with large central meeting rooms, as well as comfortable common areas and relaxation zones.



Meeting room



Relaxation spaces



Large windows



Open spaces

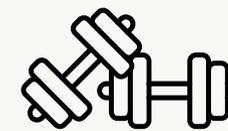


# THE ENVIRONMENT

Dompark, your community

Tenants at Complexe Dompark include the McKiernan restaurant, Canal Fitness gym, Bebekidz daycare, as well as the offices of the owner, **Quo Vadis**.

Located across from the **Lachine Canal**, the complex offers easy access to the bike path and outdoor areas in a vibrant, scenic environment.



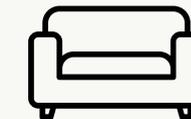
Gym inside the building



Daycare



McKiernan Restaurant



Commun Relaxation spaces

# THE MANAGER

His Engagement

Quo Vadis Management, a leader of the **B Corp** movement in Quebec, follows a triple-bottom-line approach: people, planet, and profit.

The company implements sustainable initiatives, such as the Net-Zero transition loan, a partnership with **Bixi**, and the installation of **beehives**.

GESTION IMMOBILIÈRE



**QUO VADIS**



# CONTACT-US



## Suzy Parent

Partner  
Certified Real Estate Broker AEO

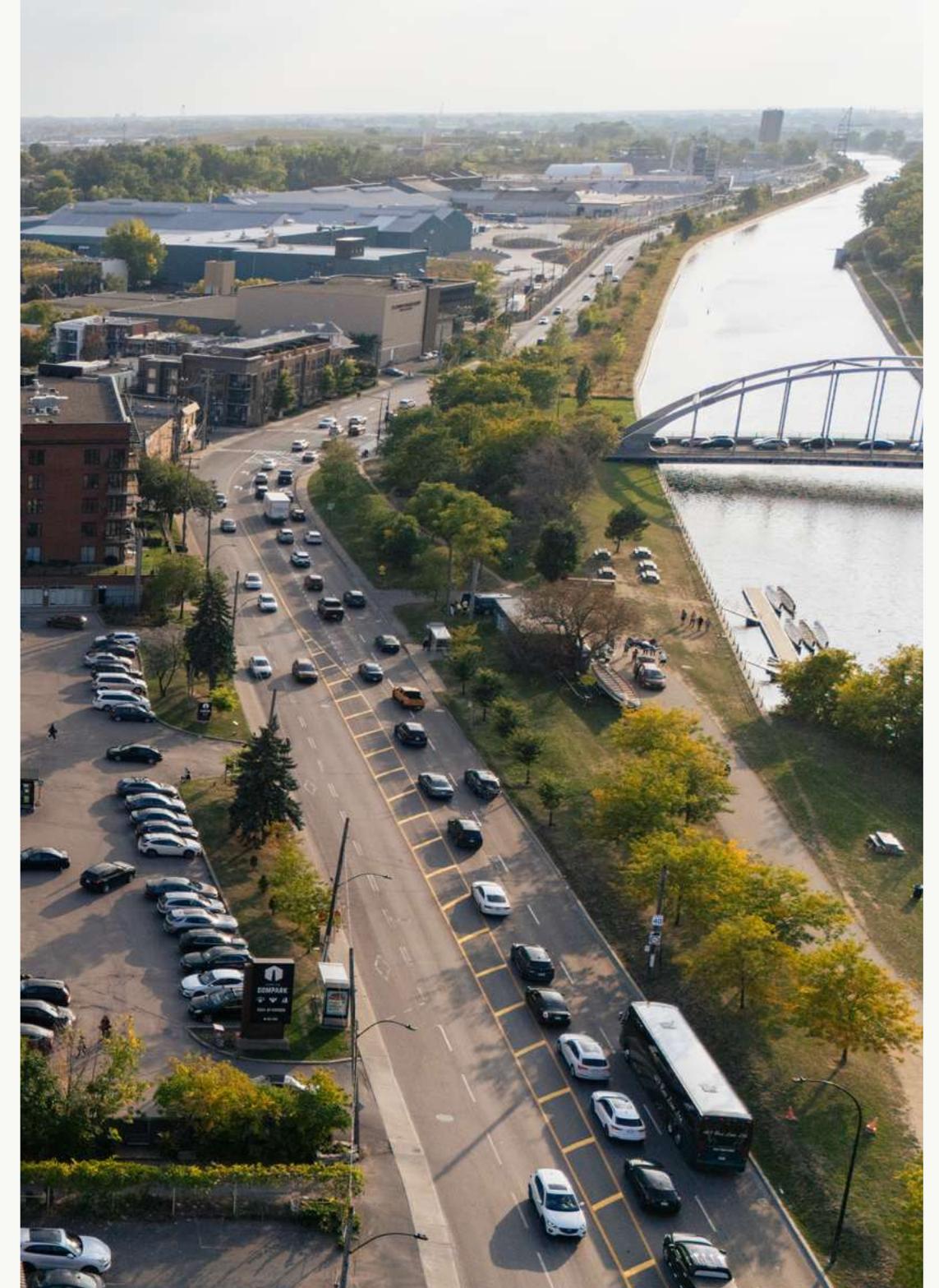
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