

# Office Space

640 St-Paul Street West, Montreal, QC

Leasing Opportunity



## Property details

<b>YEAR BUILT</b>	1907, renovated in 2008
<b>BUILDING AREA</b>	63,370 s.f.
<b>NUMBER OF FLOORS</b>	6
<b>AVERAGE FLOOR PLATE</b>	10,500 s.f.
<b>MAX. CONTIGUOUS AREA</b>	10,000 s.f.
<b>AVAILABILITY</b>	Immediate
<b>RENT</b>	TBD
<b>OPERATING EXPENSES</b>	\$ 5.85
<b>ELECTRICITY</b>	Included
<b>TAXES</b>	\$ 5.15
<b>PARKING</b>	Exterior : 30

## Available Spaces

# 106-8 :	2,507 s.f.
3 <sup>rd</sup> floor :	10,000 s.f.
# 503 :	472 s.f.

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## Property highlights

- High-quality renovation
- Minutes away from Downtown Montreal
- Near the Cité du Multimédia
- Easy access to major Highways
-  Easily accessible via public transportation
-  650 m from Square-Victoria Metro Station

## Major tenants

- Audio Post Productions
- Stationnement de Montréal

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