



3333, Graham Blvd. | Town of Mount-Royal

# Modern offices in Town of Mount Royal **For Lease**

Various leasing opportunities in this modern complex offering its users an unparalleled experience in a unique neighborhood.



Please make yourself comfortable and discover our office spaces available for lease



# Building Highlights



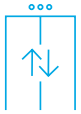
Class A  
premium building



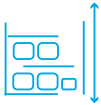
102,000 SF on 6 floors  
Typical floor 17,000 SF



HVAC 24/7



High-speed elevators



Ceiling height  
9 feet



Shuttle service between  
the building and the De la  
Savane metro station



Bike rack available in the  
indoor parking area



INTERIOR parking  
240 underground spaces  
@ \$125/space/month



EXTERIOR parking  
85 spaces (Ratio 1 per 380)  
28 spaces for visitors

## Availabilities

Mezz. A	± 1,021 SF
Mezz. B	± 1,500 SF
GF - 101	± 5,057 SF
2nd floor	± 4,730 SF
3rd floor	± 1,208 SF
6th floor	± 912 SF

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<b>Asking Net Rent</b>	Negotiable
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<b>Taxes</b>	\$7.20 / SF
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<b>Energy</b>	\$2.46 / SF
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<b>OPEX</b>	\$7.94 / SF
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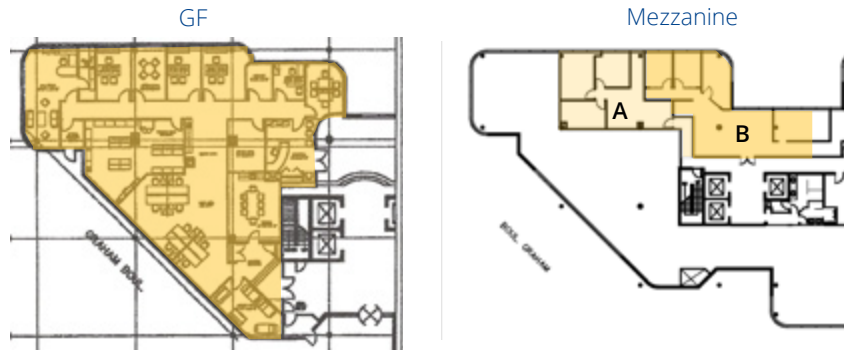
<b>Total Additional Rent</b>	\$17.60 / SF
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<b>Cleaning</b>	Included
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# Floor Plans

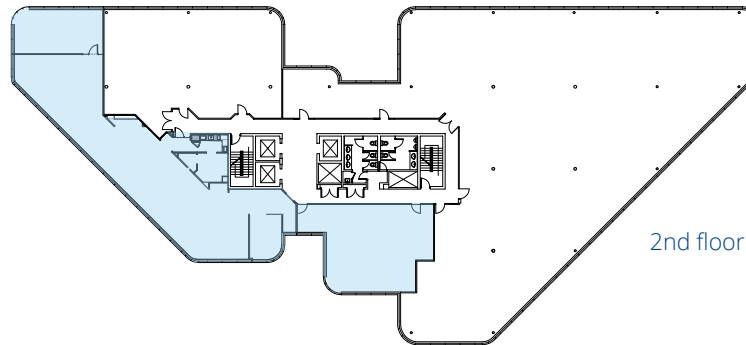


## GF / Mezzanine

GF ± 5,057 SF

Mezz A ± 1,021 SF

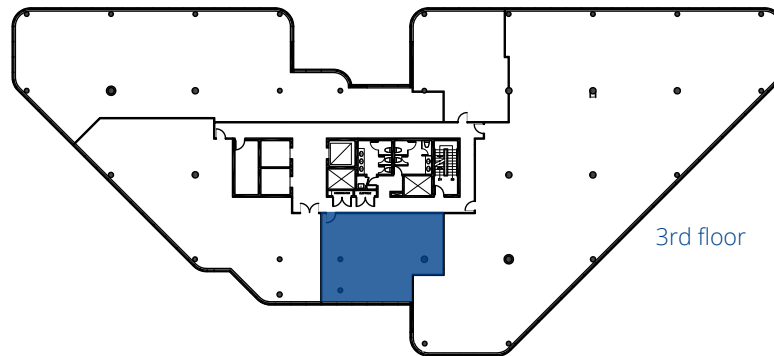
Mezz B ± 1,500 SF



2nd floor

## 2nd floor

± 4,730 SF



3rd floor

## 3rd floor

± 1,208 SF



6th floor

## 6th floor

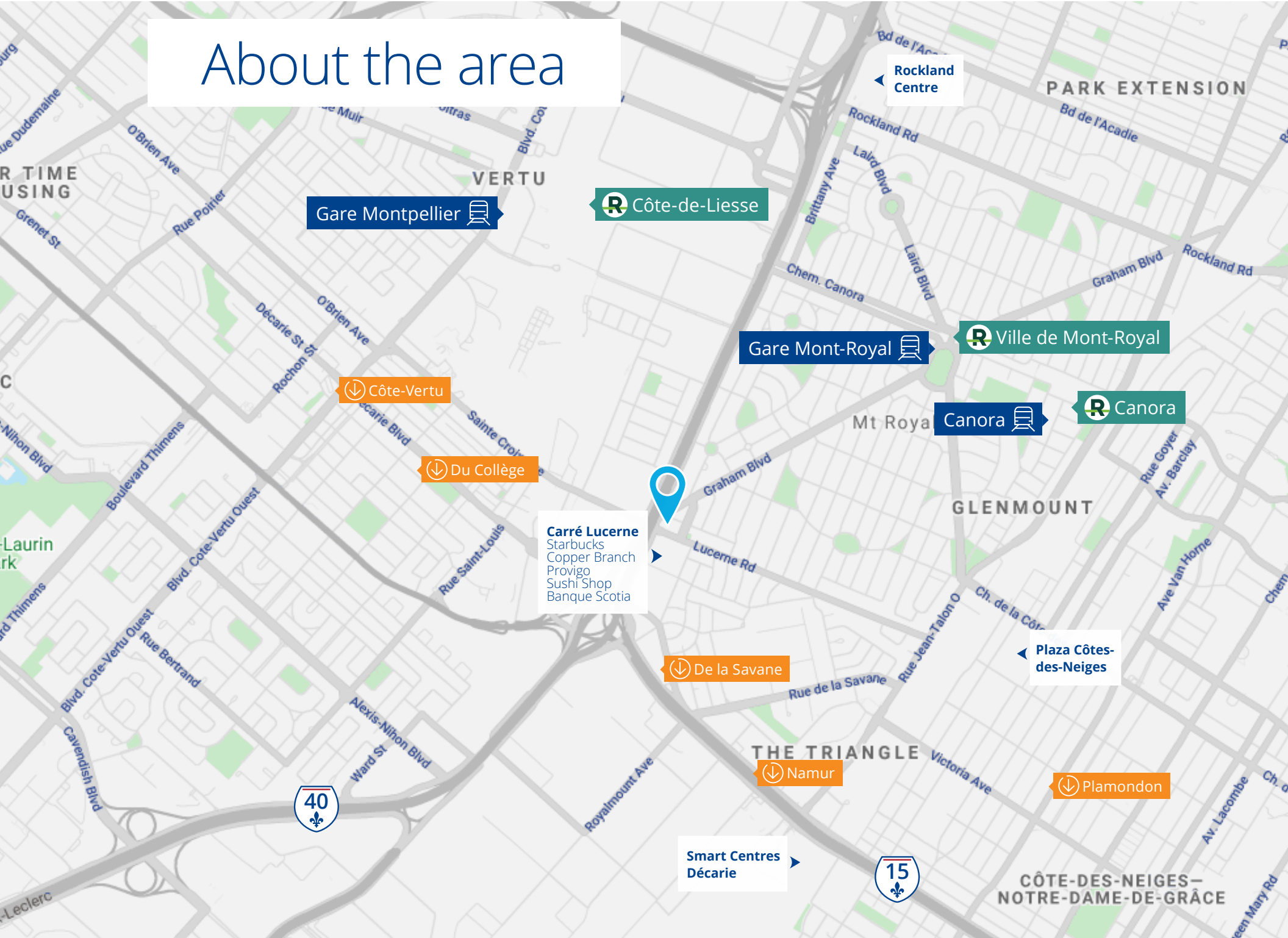
± 912 SF

# High visibility signage on Highway 40 available





# About the area



Gare Montpellier

Côte-de-Liesse

Gare Mont-Royal

Ville de Mont-Royal

Canora

Canora

Carré Lucerne  
Starbucks  
Copper Branch  
Provigo  
Sushi Shop  
Banque Scotia

Côte-Vertu

Du Collège

De la Savane

Namur

Plamondon

Smart Centres  
Décarie

Rockland  
Centre

Plaza Côtes-  
des-Neiges





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