



## Commercial space for rent in the dynamic neighborhood of Griffintown

- **Strategic Location:** Ideal space for a mechanic shop, garage, or industrial workspace. This two-story service center of 11 000 pi<sup>2</sup> will be available in summer 2025.
- **Bright and spacious design:** The facility features high ceilings, a welcoming reception area with natural light, with large fenestration with glass doors.
- **Equipment:** Fully equipped garage area including storage and mechanical equipment such as car lifts (at least 10 stations).
- **Accommodation for commercial:** Includes ample parking, ensuring ease of access for both employees and customers.



2-floor building  
11 000 sq. ft.



Great fenestration  
with large glass facades



More than 10 car lifts  
stations



Large exterior  
Parking

**Get more  
information**

**Veronik Bastien**  
Commercial Leasing Director | Commercial Real Estate Broker  
☎ 514-723-3778 | ✉ 514-655-8376 | vbastien@mondev.ca

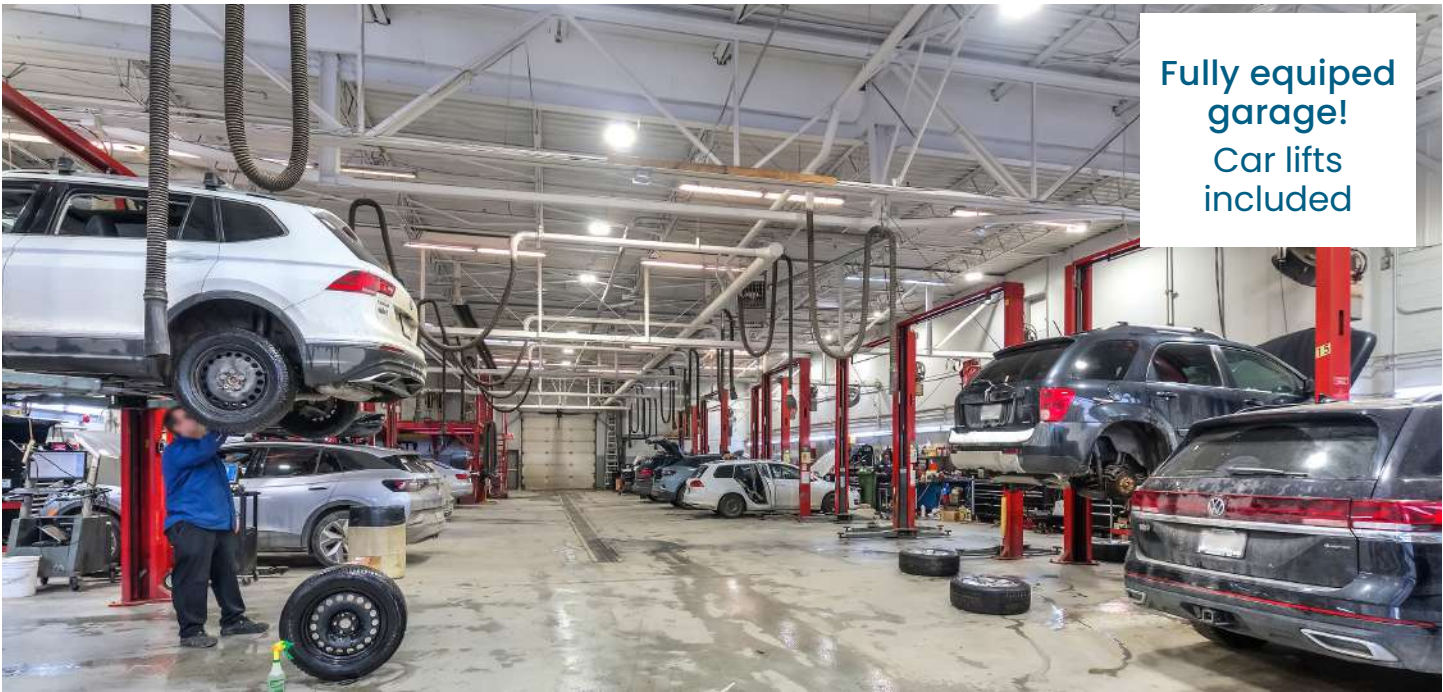




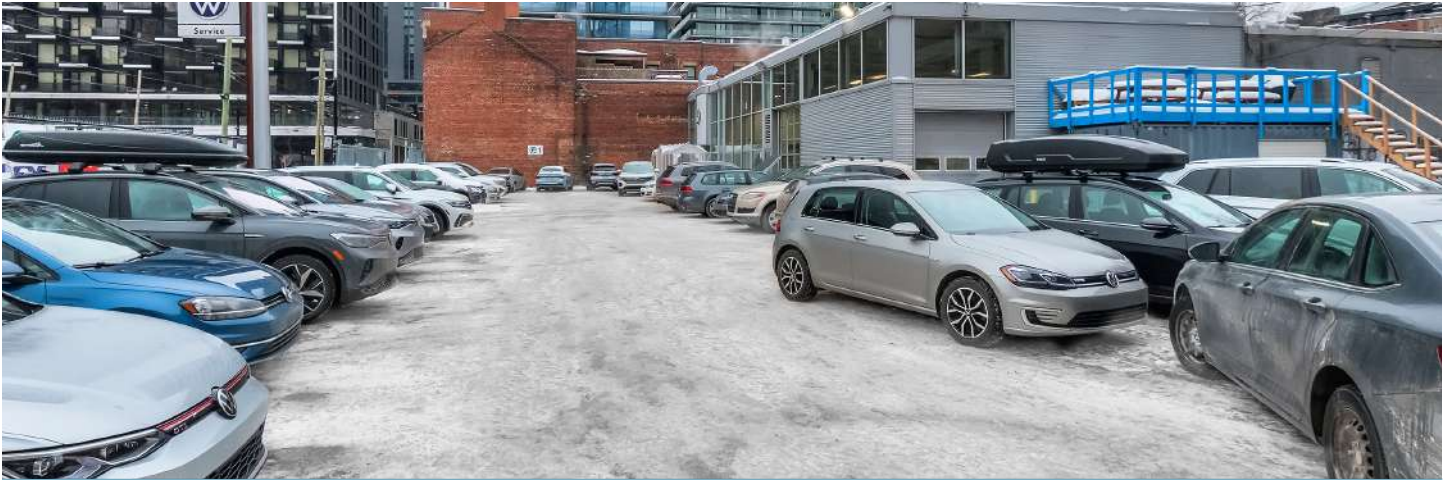
A functional second floor with private offices and a dedicated kitchen space, suitable for a wide range of businesses.







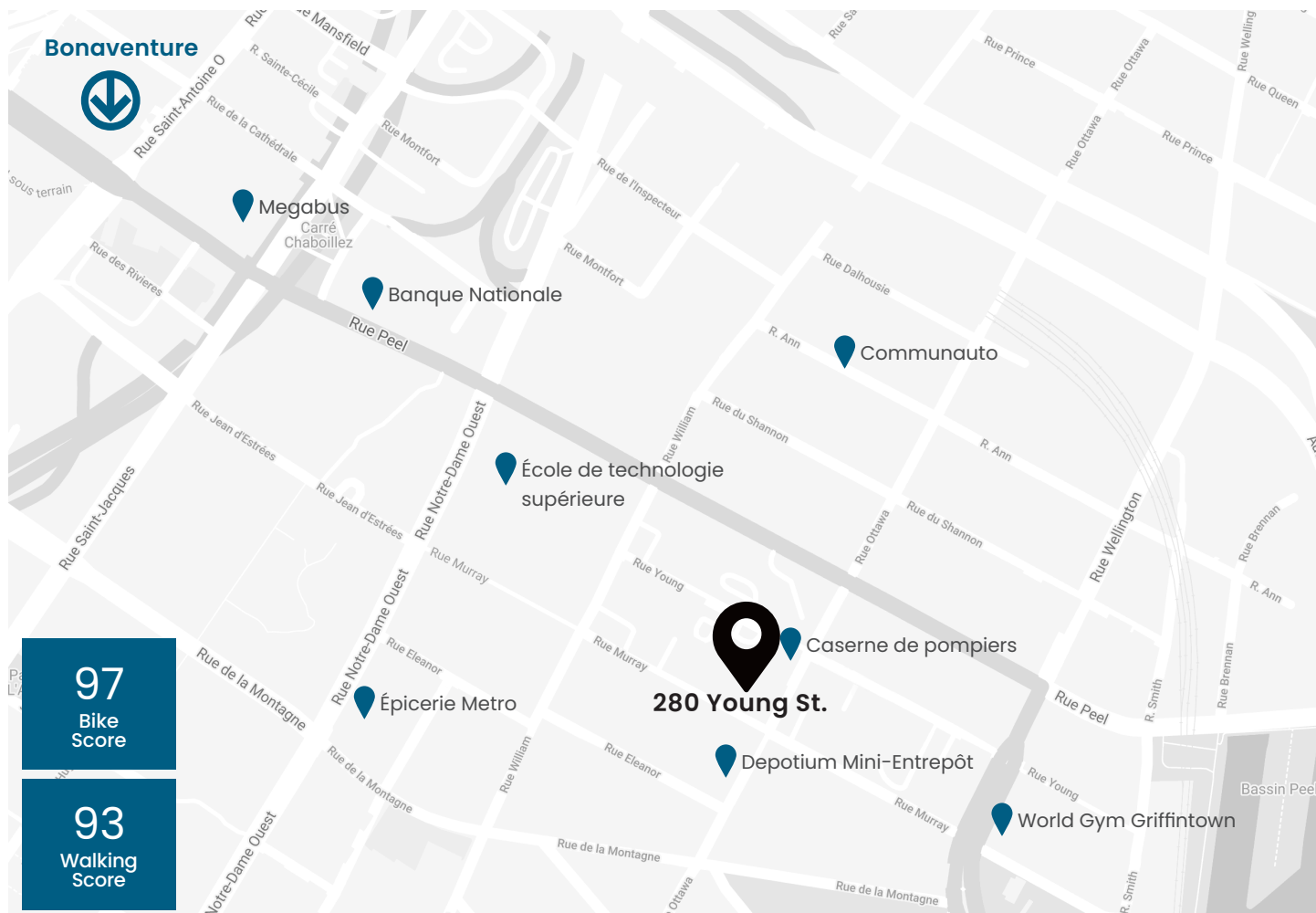
Fully equipped  
garage!  
Car lifts  
included



AVAILABLE SPACE & BUILDING INFORMATION

Type of building	Garage
Year of construction	2000
Available space area	Land: 27,000 sq. ft.   Commercial space: 11,000 sq. ft.
Exterior parking	Ratio: 3.73 / 1,000 sq. ft.
Base rent	Contact us
Gross rent	\$35.00 / sq. ft.+ taxes
Electricity & maintenance	Not included
Term	2 years
Availability	Summer 2025

Prices are subject to change without notice.



## Localisation

- Perfectly located in the heart of Griffintown and surrounded by Old Montreal, downtown, Little Burgundy and PSC.
- Benefit from the vibrant, urban, and high-density neighborhood, with easy access to highways 10, 136.
- Walking distance to Bonaventure metro and Lucien l'Allier metro station on the orange line. Also, several bus lines are accessible such as 35, 36, 61 and 107.
- Enjoy a strong pedestrian traffic on the edge of services, shops and trendy restaurants.



Prime location surrounded  
by numerous shops  
and prolific businesses

Highways  
10 & 136

Gare Bonaventure,  
Lucien L'Allier metro station  
bus 35, 36, 61 & 107



Wide variety of trendy stores and restaurants





Veronik Bastien  
Commercial Leasing Director  
Commercial Real Estate Broker  
☎ 514-723-3778 | 📠 514-655-8376  
vbastien@mondev.ca

**MONDEV**  
COMMERCIAL

Mondev | 7260 Saint-Urbain, Montreal (Quebec) H2R 2Y6 | 1 514 447-7830

Disclaimer: The information contained in this brochure is provided for informational purposes only and may be subject to change without notice. No guarantee, representation, or warranty is made as to the accuracy, completeness, or currency of the information presented, including but not limited to projections, rates, images, plans, opinions, assumptions, and estimates. Accordingly, neither Mondev, nor its divisions, employees, brokers, or representatives—including the individual transmitting this document—shall be held liable in any way for decisions made based on this information. The recipient remains solely responsible for conducting their own due diligence prior to making any decision. Mondev reserves the right to withdraw any property from the market, modify the information provided, or revise any offering at any time without notice.