

# FOR RENT

**MONTRÉAL**

6229-6231, Saint-Hubert Street

**3rd FLOOR**

±10,000 ft<sup>2</sup>



**Robert CONSTANTIN**

Robert Constantin inc.

Certified Real Estate Broker AEO

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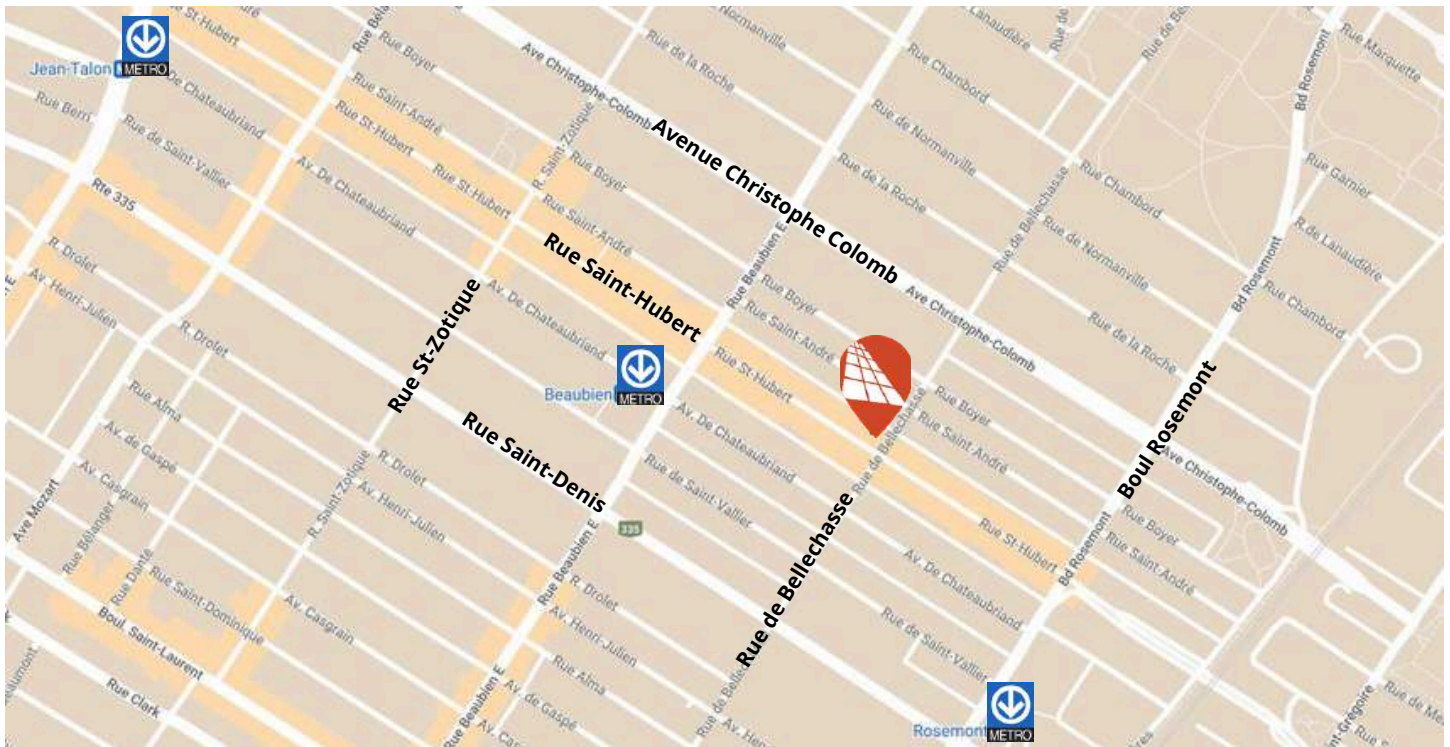


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# POINTS OF INTEREST





- Located in the heart of Plaza Saint-Hubert, this space offers a dynamic working environment near local shops and services, unique boutiques and numerous restaurants
- Ideal space for professionals or commercial activities
- Offers exceptional brightness thanks to larges windows
- Occupies the entire 3rd floor, benefits from an independent entrance with dedicated elevator



## LOCATION

-  Main Roads  

-  Public Transit  
 Bus #18 and 30  
 Beaubien (450 m) Rosemont ( 600 m)
-  Roads Bridges  
 Jacques-Cartiers Bridge (±5.5 km)  
 Victoria Bridge (±10 km)  
 Louis-H.-La Fontaine tunnel (±13 km)

## DEMOGRAPHY (5km radius)

-  666,761 Residents
-  1,014,721 Daytime Active Population
-  333,937 Households
-  \$102,629 Average Household Income

© Sitewise - Estimated 2024 Statistics





## GENERAL INFORMATION

Base Rent	\$18.00 / ft <sup>2</sup>
Additional Rent	\$8,75 / ft <sup>2</sup>
Electricity / Energy	Included
Lease Term (minimum)	5 years
Availability	60 to 90 days

## AVAILABLE AREAS

Complete on 3rd floor ±10,000 ft<sup>2</sup>

## SPACE FEATURES

- Large open-plan reception area
- Large and small conference room
- 7 closed offices
- Open-plan collaborative space
- Kitchen with adjoining cafeteria
- M/F changing rooms with showers
- And much more

## TECHNICALS POINTS



Construction  
1987



Elevator  
1



Zoning  
C.5B (Various)



Air conditioning  
Yes

# LA PLAZA ST-HUBERT MORE DETAILS

More than 400 shops and businesses on over 1.2 km

Food, banks, bars & restaurants, jewelry, shoes, professional firms, thrift shops, games & toys, bookstores, record shops, lingerie, furniture & decoration, fashion, perfumery, pastry shops, hairdressers & barbers, health, services, beauty care, tailors, tattoo artists, etc.



CCCCC  
Pedestrian street:  
July and August

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## A REAL ESTATE EXPERTISE THAT KEEPS ON GROWING

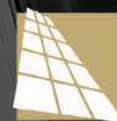
*INTERCOM is there to assist in the decision-making process by determining and evaluating the possible alternatives with the assistance of our professional and knowledgeable real estate brokers supported by a strong administrative team; that is why we exist.*



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