 **JLL** SEE A BRIGHTER WAY

# For lease

Office/Showroom loft space  
in the heart of Mile-Ex

7250 Marconi Street  
Montreal, Quebec

[jll.com](https://jll.com)



# 7250 Marconi Street

7250 Marconi is a converted LEED certified brick and beam building located steps from metro stations du Parc and de Castelnau, as well as Parc train station in the Mile-Ex area; a neighborhood that exemplifies the connection between cultural diversity and contemporary urban living.

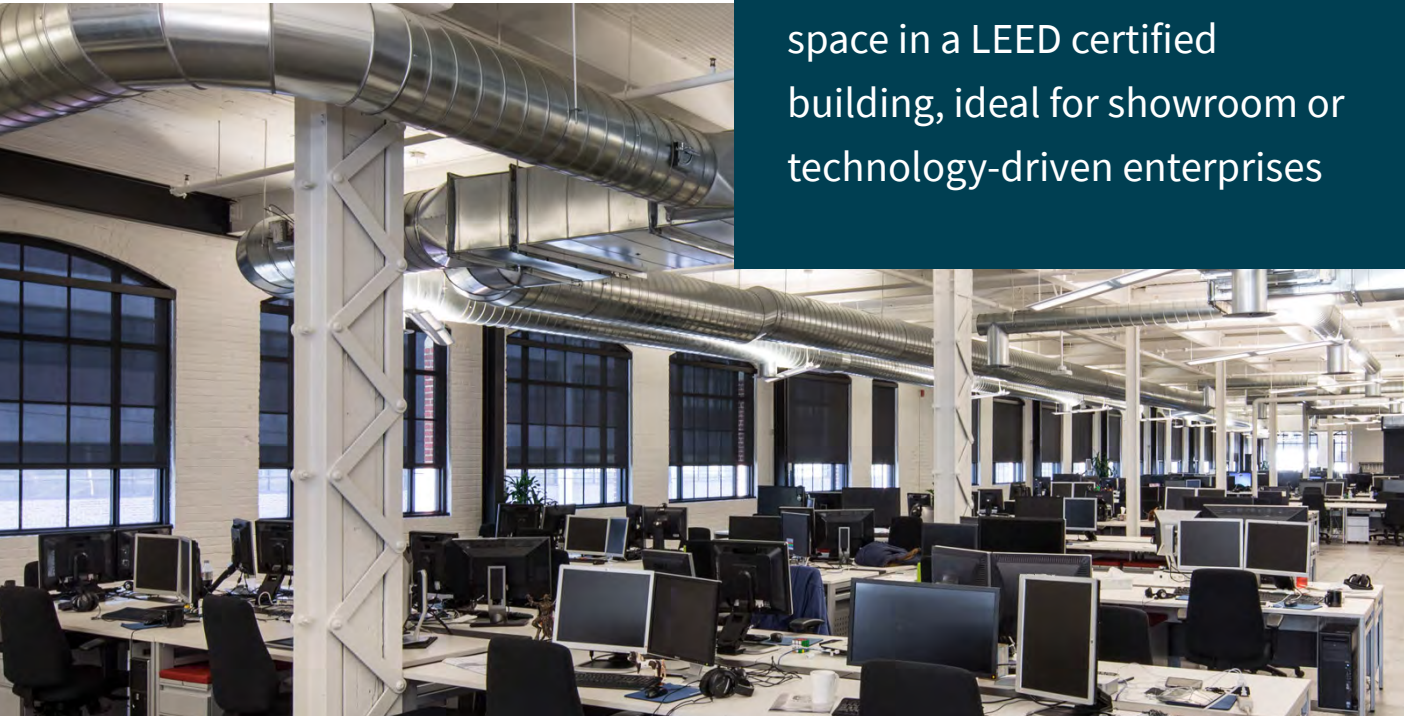
Renowned for its bohemian atmosphere, Mile Ex attracts individuals and businesses who seek alternative lifestyles and artistic expression. The area is characterized by its real estate and vibrant culinary scene, drawing in a diverse demographic that includes artists, students, and young professionals. This eclectic mix contributes to a unique cultural fabric that defines the neighborhood as not only a place to live but also as a hub for creativity fostering innovation.


In recent years, Mile-Ex has experienced an influx in businesses of all sectors such as AI, gaming, and film having a desire for a vibrant community integration reflective of its rich industrial past while embracing its future as a center for knowledge-based industries.



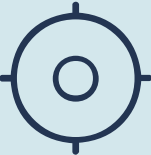
# Highlights

Plug and play premium loft space in a LEED certified building, ideal for showroom or technology-driven enterprises







**Fenestration**  
Ample fenestration with abundant natural light




**Location**  
Centrally located in the heart of Montreal's AI hub - The Mile-EX




**Amenities**  
Lots of restaurants and cafes in the area



**Parking**  
Ample parking available to Tenant of 7250 in secured exterior parking lot

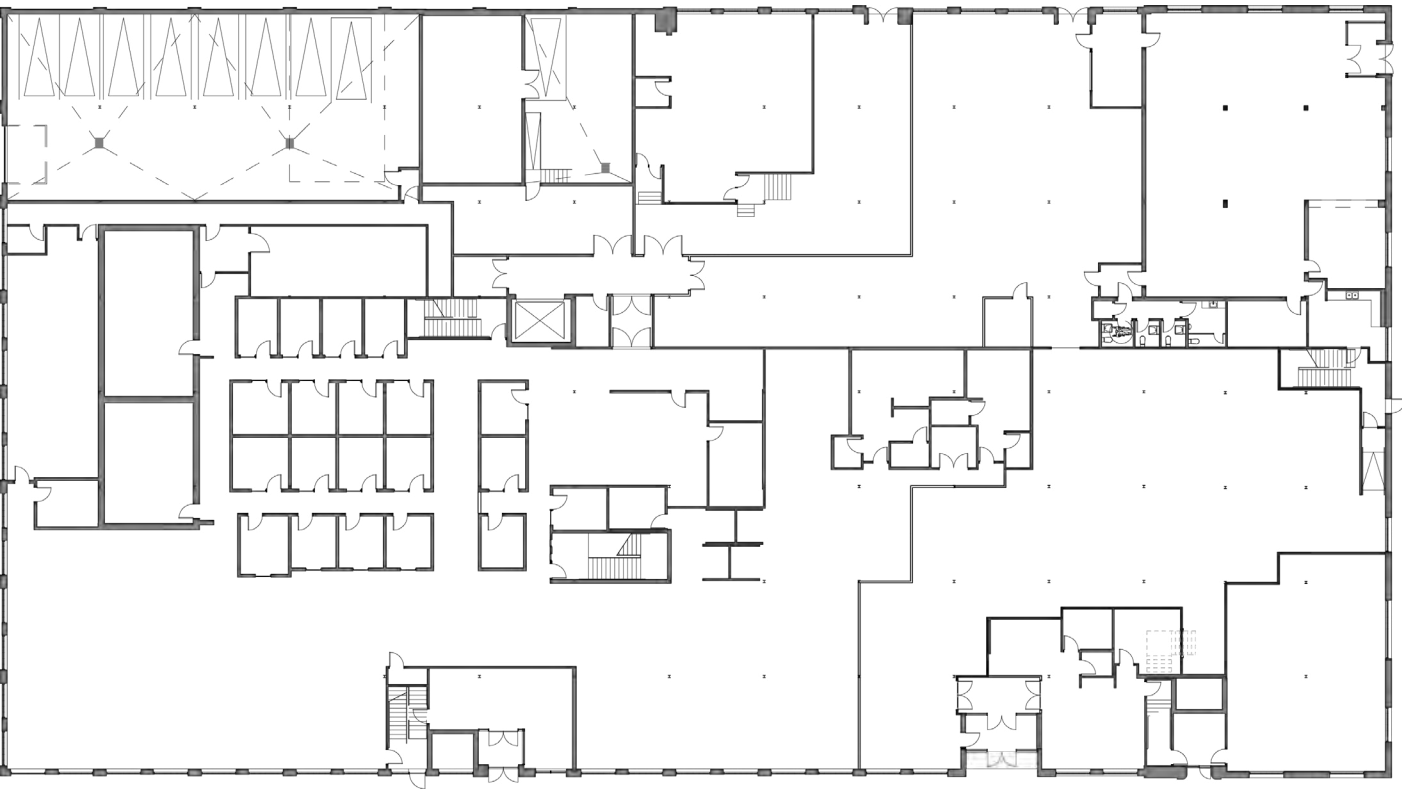


**Special Feature**  
Raised floors

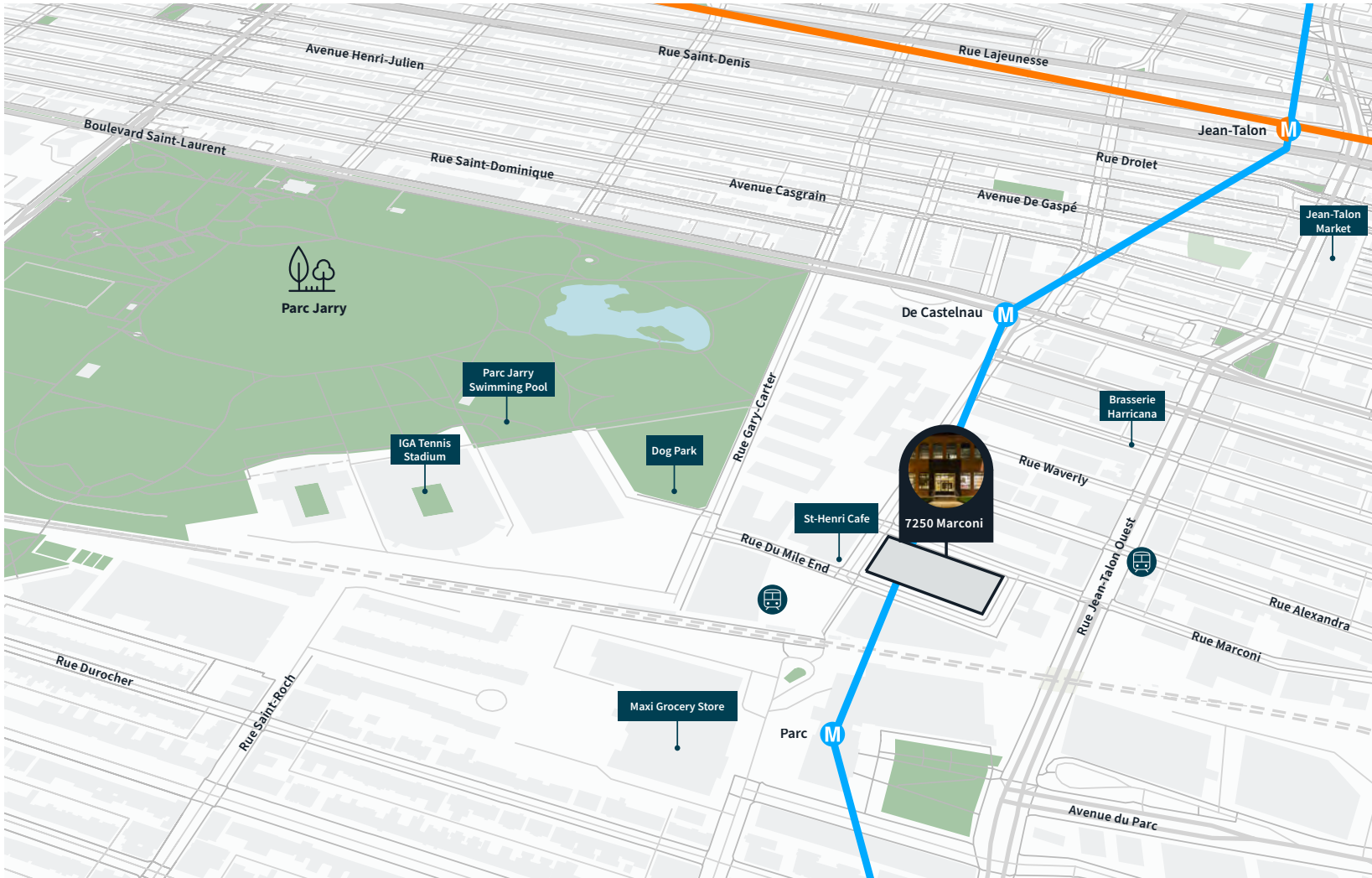


**Public Transit**  
Located steps away from multiple buses, metro stations & train station

# Floor plan



# Location and accessibility



4-minute walk from  
Parc metro station

5-minute walk from  
De Castelnau metro station



**Bus**

92, 93, 372

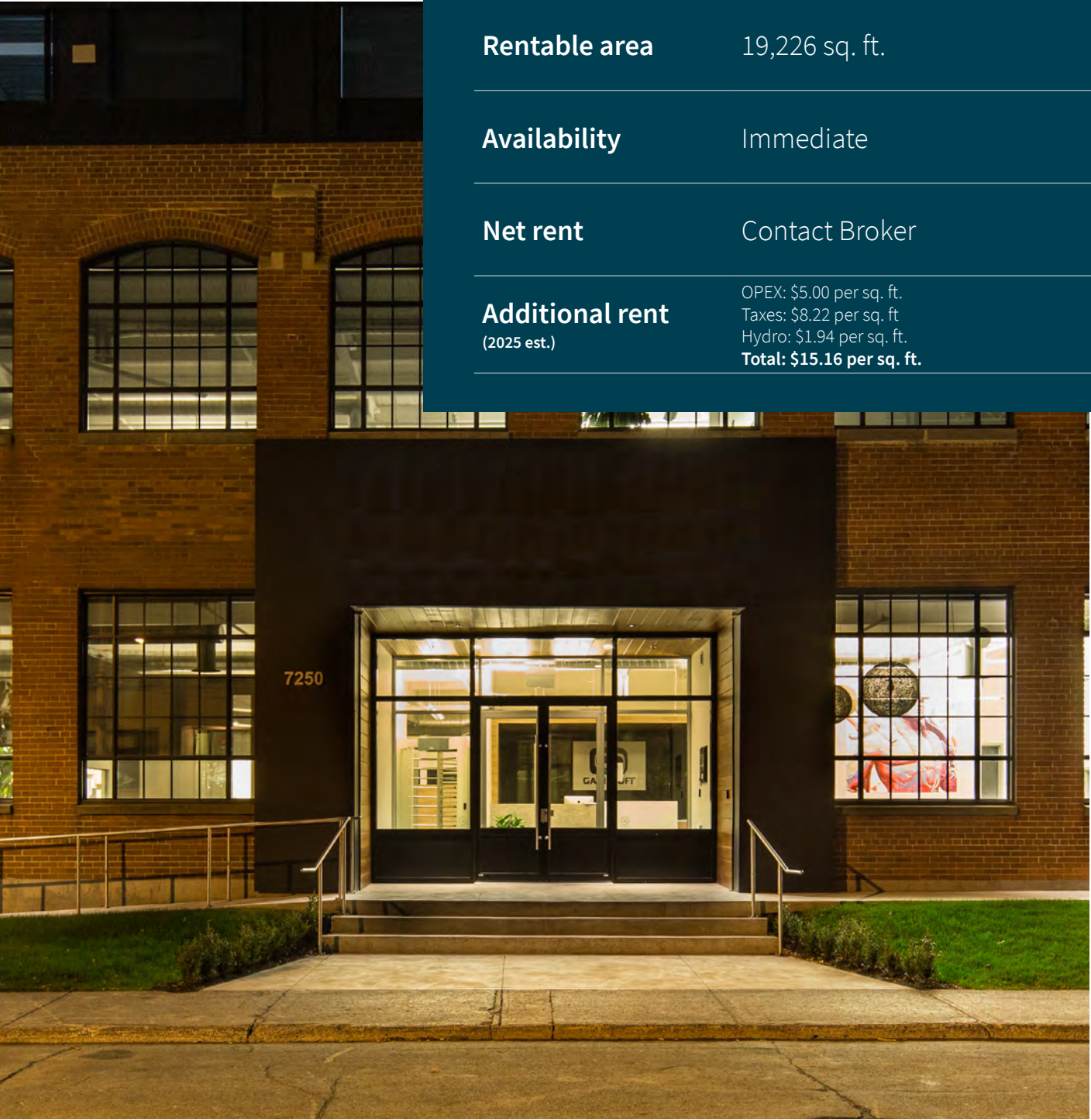


**Train station**

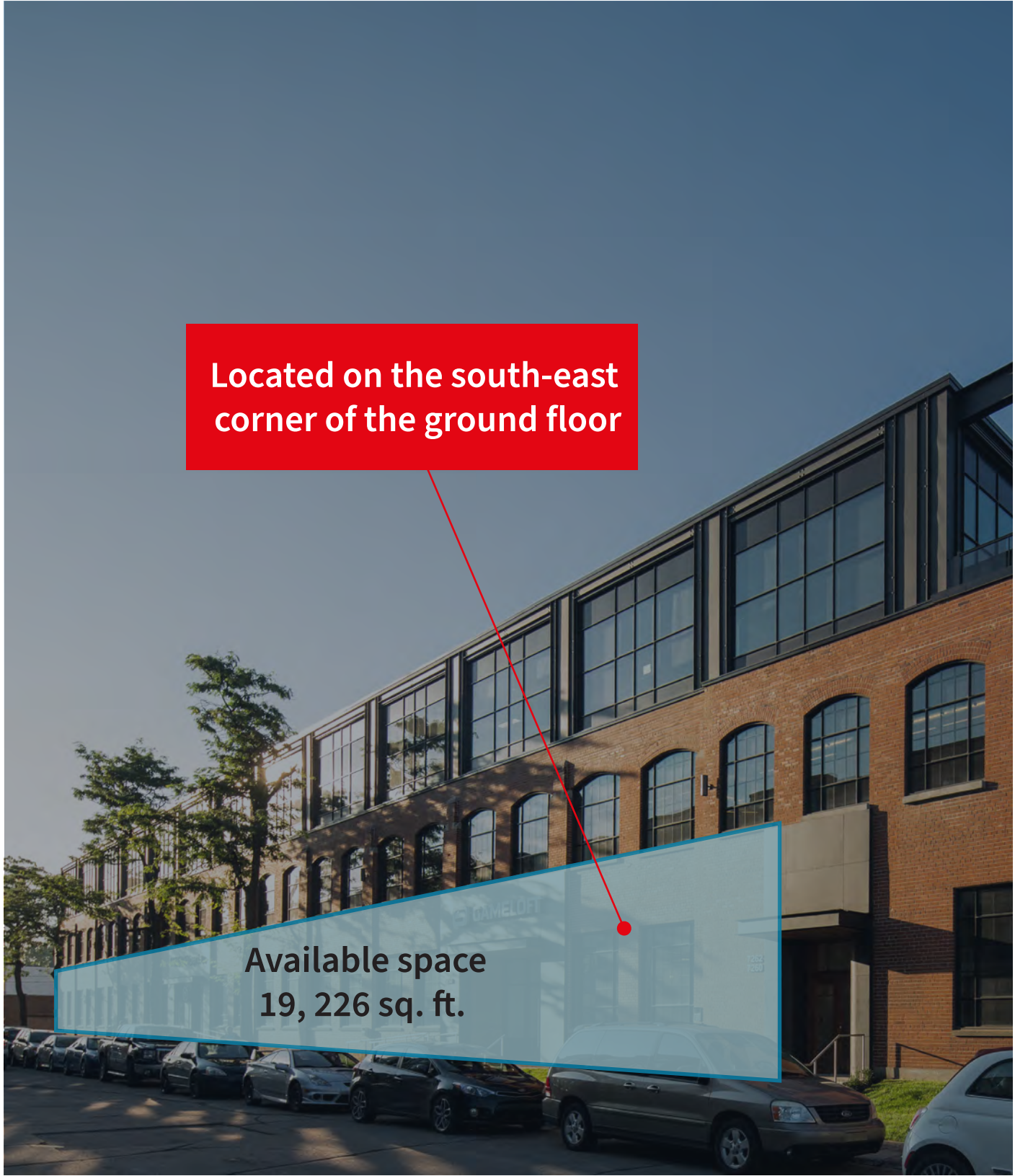
2-minute walk from Parc train  
station



# Space overview



Floor	Ground floor
Rentable area	19,226 sq. ft.
Availability	Immediate
Net rent	Contact Broker
Additional rent (2025 est.)	OPEX: \$5.00 per sq. ft. Taxes: \$8.22 per sq. ft. Hydro: \$1.94 per sq. ft. <b>Total: \$15.16 per sq. ft.</b>



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