 **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://www.jll.com)

7250 Marconi Street

7250 Mile-End 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.

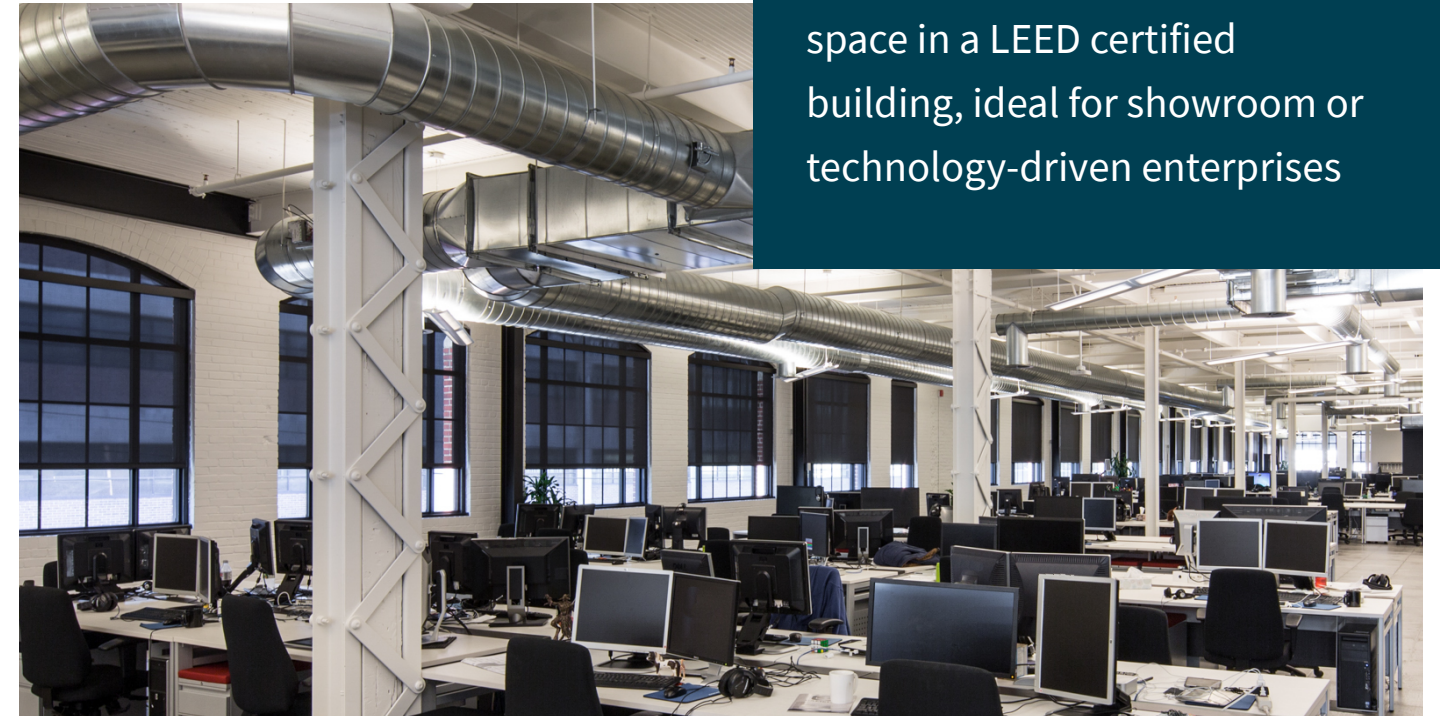
Renowned for its bohemian atmosphere, Mile Ex attracts individuals and businesses who seek alternative lifestyles and artistic expression. The area is characterized by its real estate and vibrant culinary scene, drawing in a diverse demographic that includes artists, students, and young professionals. 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.



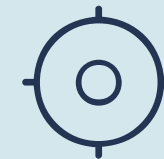
Highlights

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

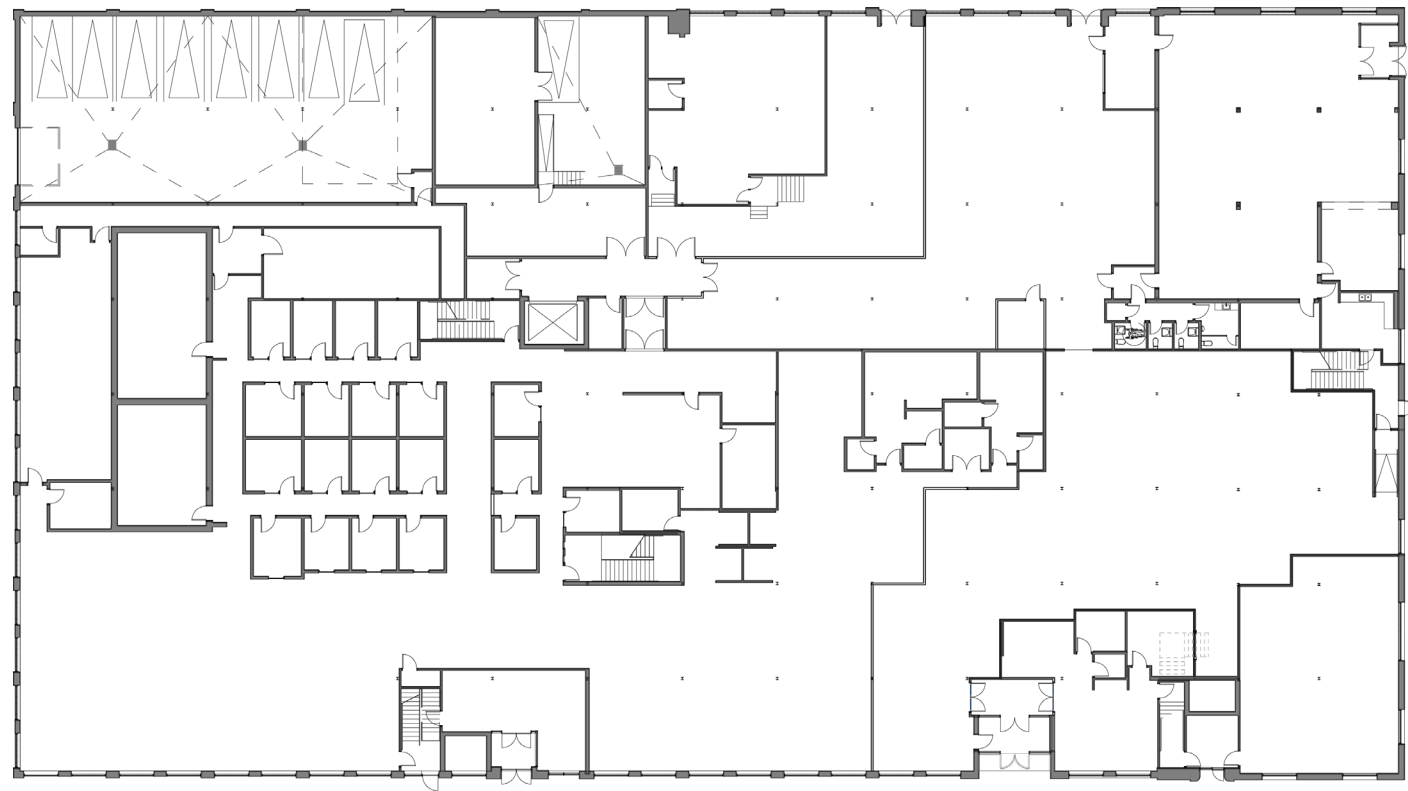
Raised floors



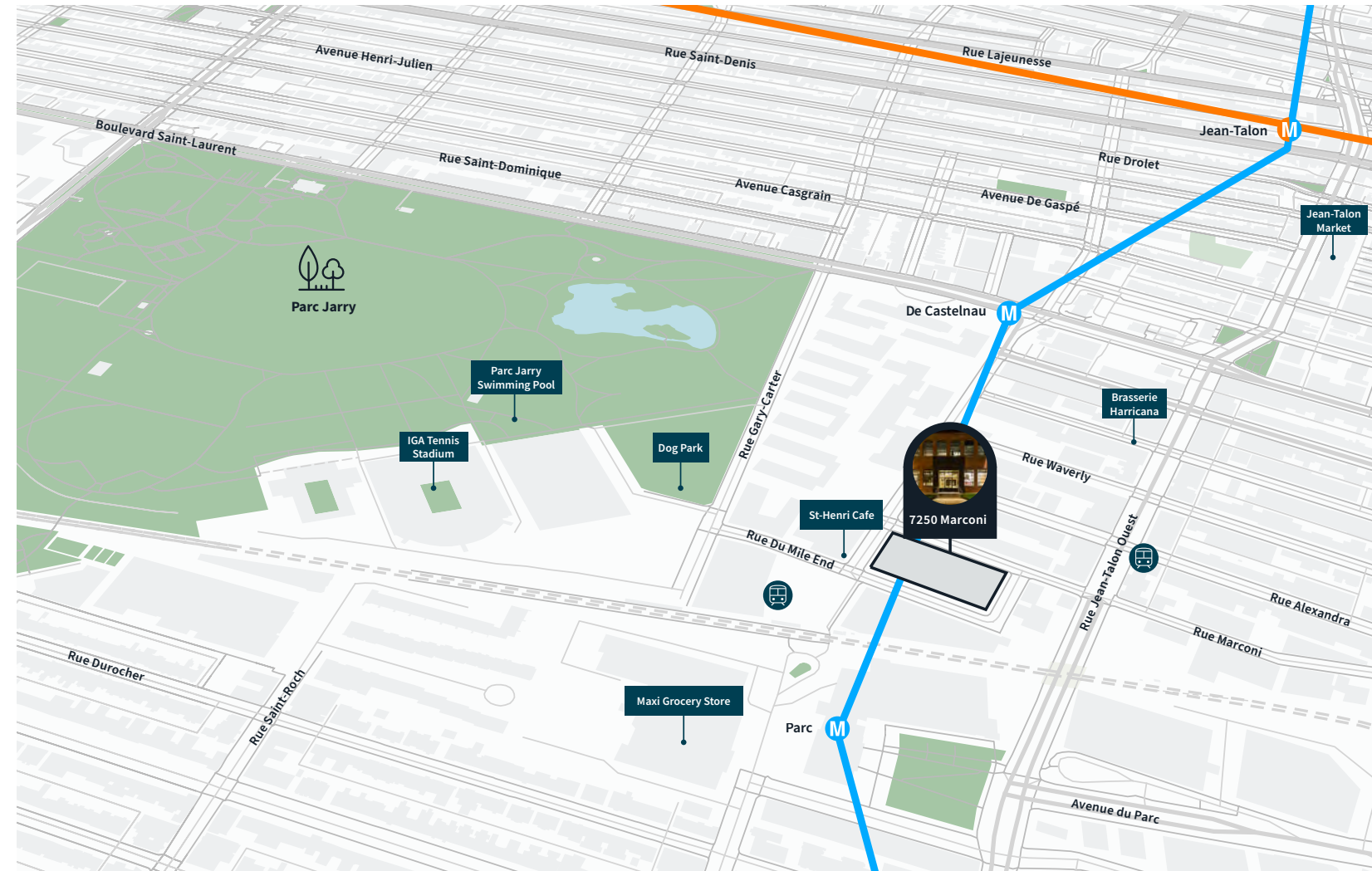
Public Transit

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

Floor plan

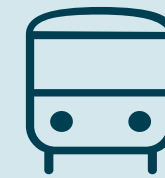


Location and accessibility



4-minute walk from
Parc metro station

5-minute walk from
De Castelnau metro station



Bus

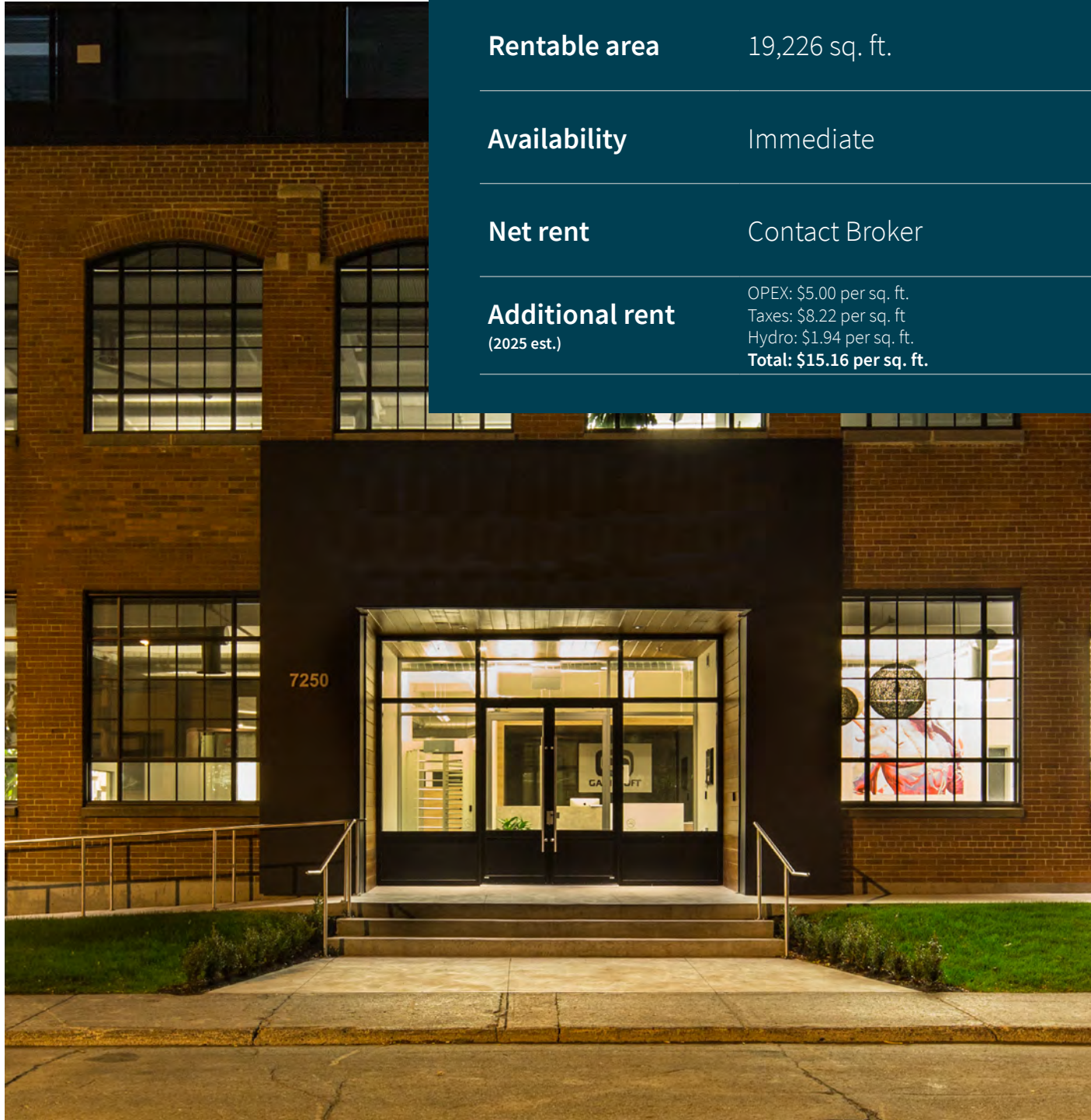
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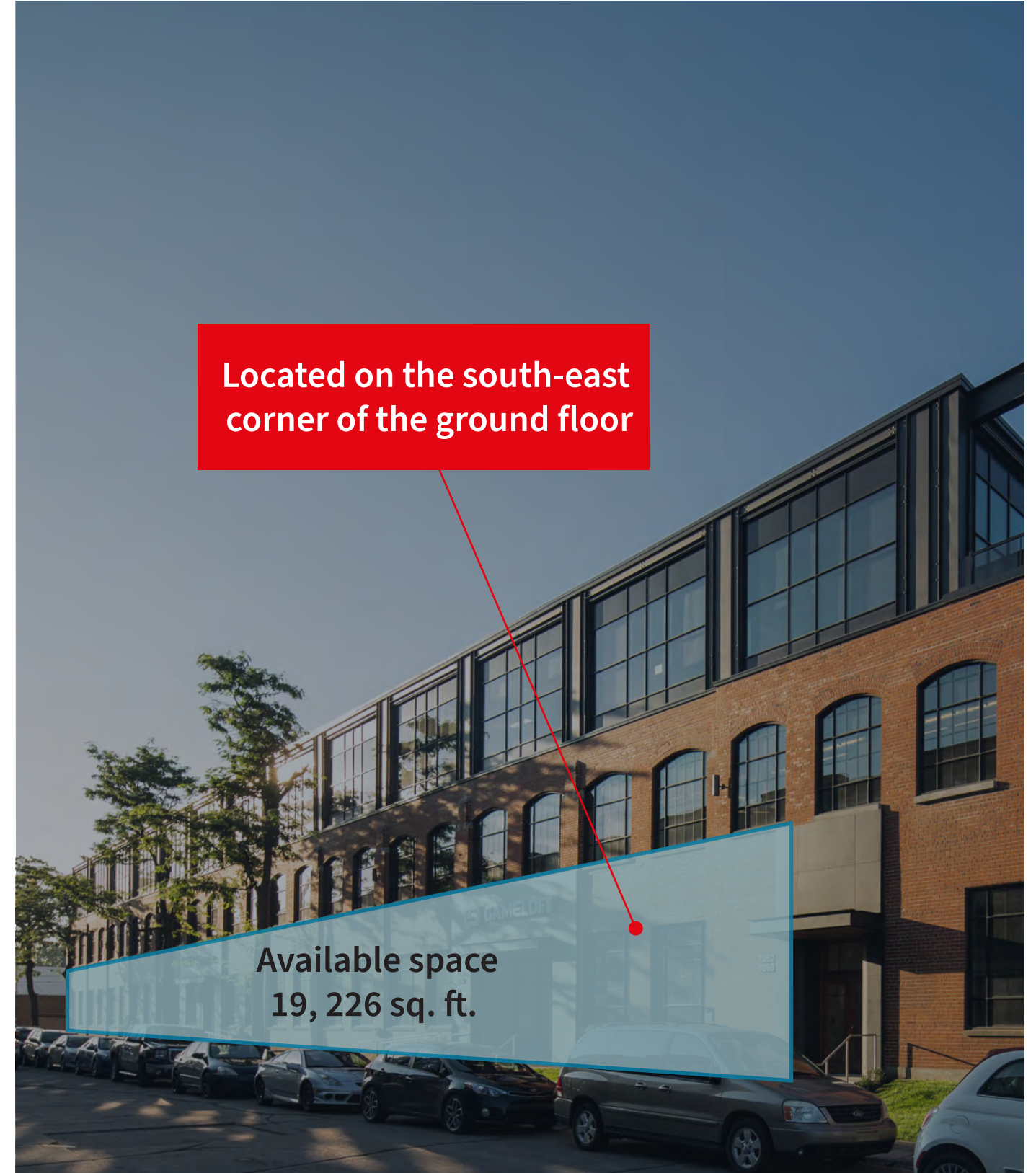
Train station

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. Total: \$15.16 per sq. ft.



Located on the south-east corner of the ground floor

**Available space
19, 226 sq. ft.**

for more information, please contact:

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***Real Estate Broker acting with the business corporation Services Immobiliers Michel Belina Inc.
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