

For Sublease

**23,900 SF Turnkey Life Science Office  
& Lab Space with Immediate Availability**

4800

Levy Street

**SAINT-LAURENT  
QUÉBEC**



• 4800 LEVY STREET

provides a space tailored for life sciences and health technology firms.

The facility boasts professional teams with extensive experience and offers turnkey labs to fulfill diverse client needs.

Designed to enable tenants to focus on their research and development, avoid large capital investments and lengthy construction timelines.

The space offers a range of private offices to support the Lab Units, as well as various shared Meeting Rooms, Lab Service Spaces, Large Community Kitchen and Lounge.

○ LAB SERVICE SPACE



• 4800 LEVY STREET



○ BRIGHT LOBBY SPACE

• HIGHLIGHTS



**LOCATION**

Located in the heart of Saint-Laurent



**FENESTRATION**

Abundant daylight



**CONNECTION**

Electric charging stations



**PARKING**

Free exterior parking



**ACCESSIBILITY**

Easy access from highway 40 west & highway 13



**CERTIFICATION**

LEED Certified (Building 2)

# Space Overview

## SUITE

- **Ground Floor:** 23,900 SF

## LEASE EXPIRY

- May 17, 2033

## NET RENT

- Contact Broker

## ADDITIONAL RENT (2026 EST.)

- **OPEX:** \$8.25 PSF
- **Taxes:** \$10.18 PSF
- **Utilities:** \$6.37 PSF
- **Total add. rent:** \$24.80 PSF

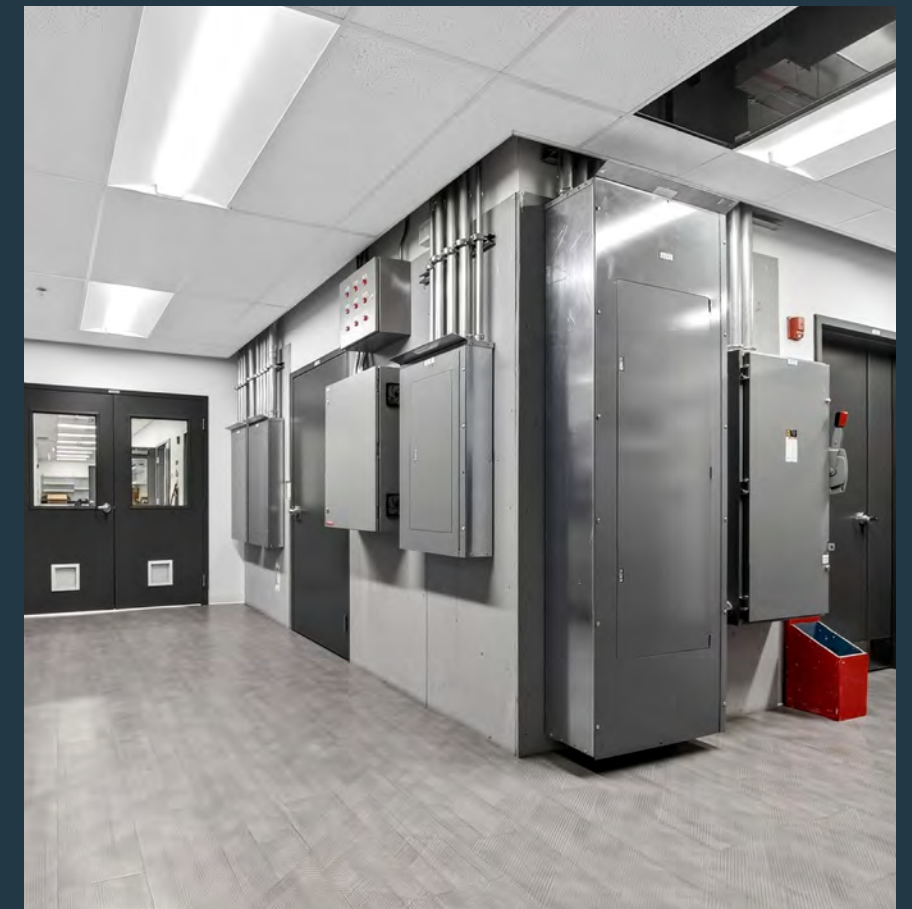
## PARKING

- Free exterior stalls

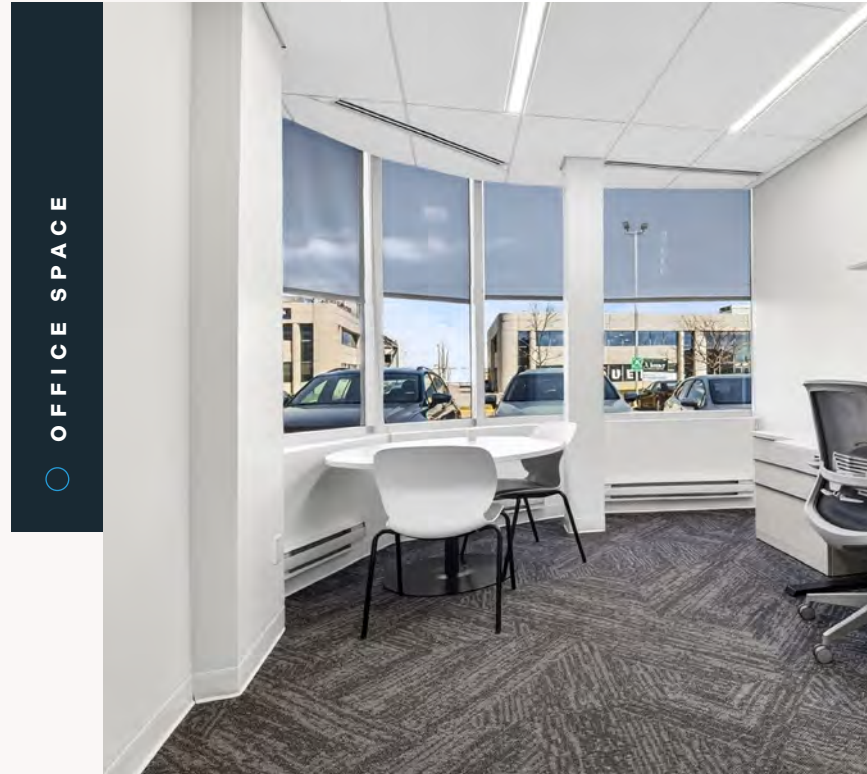
○ LAB SERVICE SPACE



○ OFFICE SPACE







OFFICE SPACE

## Offices & common spaces

### OFFICE HIGHLIGHTS

- Office areas are equipped and move-in ready with desks, chairs, and high-speed internet.
- Furniture available.
- A wide variety of large & small meeting rooms (4 to 100 people) is available at no fee.
- Large kitchen and lounge areas provide inviting collaboration centers to connect and exchange ideas.

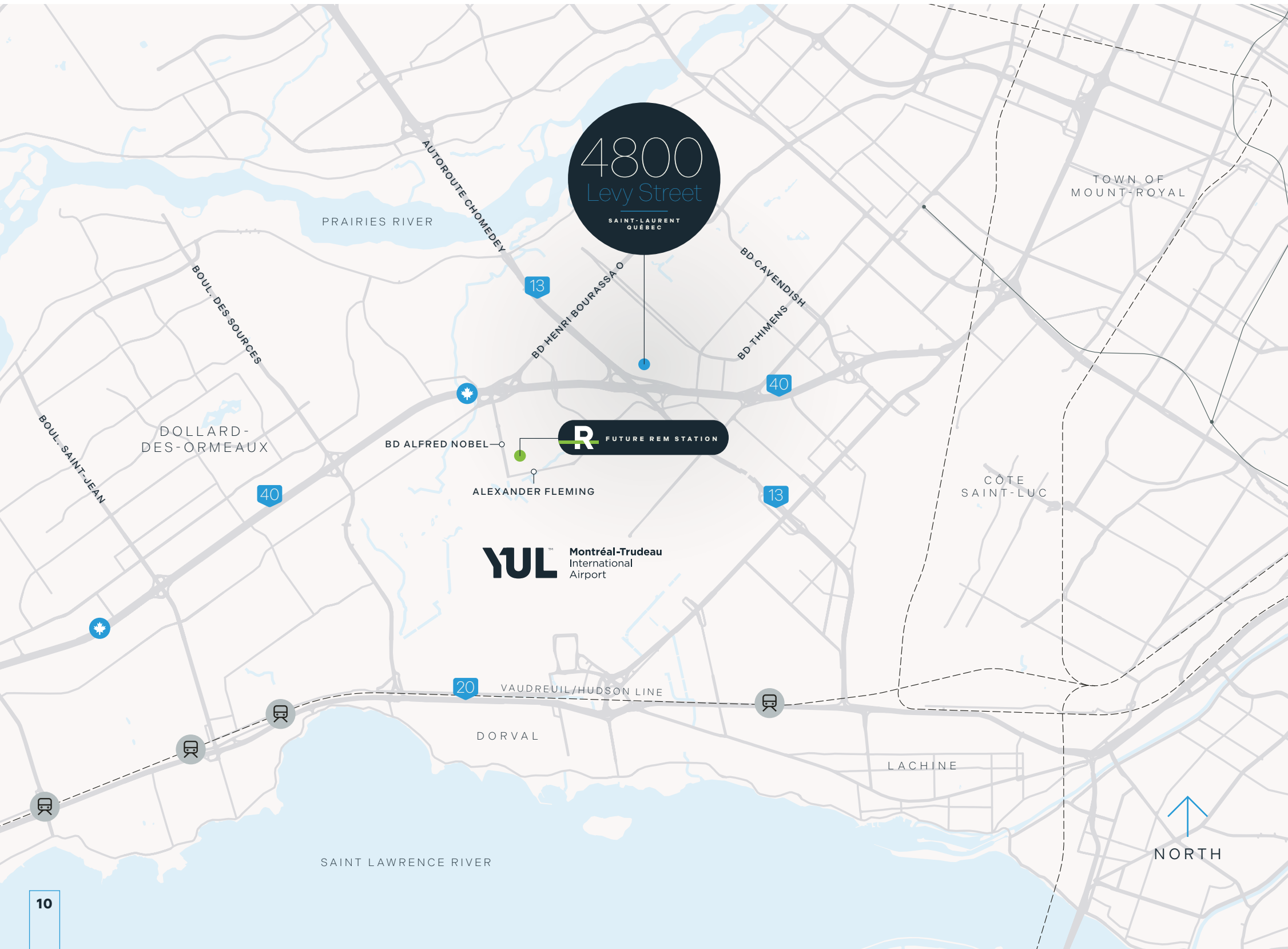
4800 LEVY STREET



OFFICE SPACE



# Location & Accessibility



5 MINUTES  
to Highway 40



LOCATED IN THE HEART OF  
Saint-Laurent



15 MINUTES  
to Montréal-Pierre  
Elliott Trudeau  
International Airport

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For more information, please contact

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