±11,000 TO 44,360 SF
OFFICE SPACE FOR LEASE



MONTREAL, QUEBEC

6850-6854 Sherbrooke Street East

PROPERTY SUMMARY

6850 Sherbrooke East

- Free-standing corporate building of 44,360 SF
- 4 flexible floor plates of approx. 11,000 SF, available separately or together
- 275 m from Langelier metro station
- Visibility on Sherbrooke Street East with signage opportunity
- Abundant fenestration on all elevations; the building also features 2 elevators for efficient tenant access and circulation.



A rare opportunity to bring your team together in a freestanding corporate building. With prominent visibility along Sherbrooke Street East and convenient transit access, the property offers a well-connected setting for your business.

The flexible floor plates can be leased individually or combined into a cohesive corporate headquarters. Choose to retain the existing interior and lease as-is, or take it in base-building condition with an allowance for interior improvements.

The building's mechanical systems will be upgraded, adding to the appeal of this adaptable office opportunity.



ASSET DETAILS

Total available area	44,360 SF across four floors
Lot size	43,864 SF
Frontage / depth	165.8 ft / 74.1 ft
Power	600 A
Zoning	C-4 (Zone 0232, By-law 01-275)
Parking	Up to 80 spaces available
Net rent	Negotiable
Additional rent / TMI	± $12.00 / SF (2027)
Taxes	$5.41 / SF (Included in the total additional rent)
Fit-up allowance	$40.00 / SF (10-year lease term)



ACCESSIBILITY / LOCATION

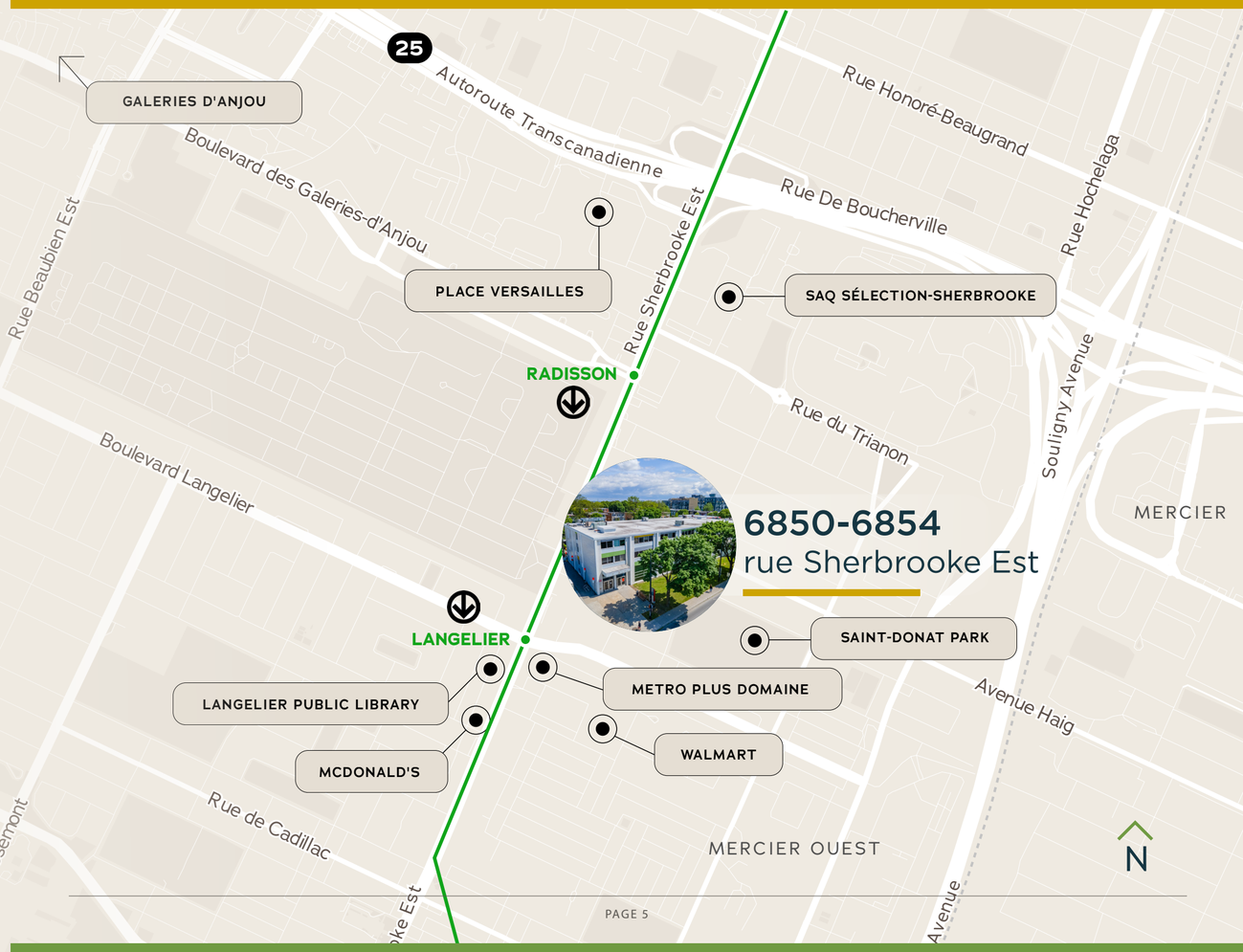
6850 Sherbrooke East

Located on Sherbrooke Street East, the building is a 5-minute walk from Langelier metro station and 8 minutes from Radisson metro station, with bus service at its door. Highway 25 is 5 minutes away and the Louis-Hippolyte-La Fontaine Tunnel 10 minutes. Place Versailles, Galeries d'Anjou, and the area's restaurants and services are all nearby.



TIME TO ACCESS

LANGELIER METRO	RADISSON METRO	HIGHWAY 25	L.-H.-LA FONTAINE TUNNEL
5 min	8 min	5 min	10 min
walk	walk	drive	drive

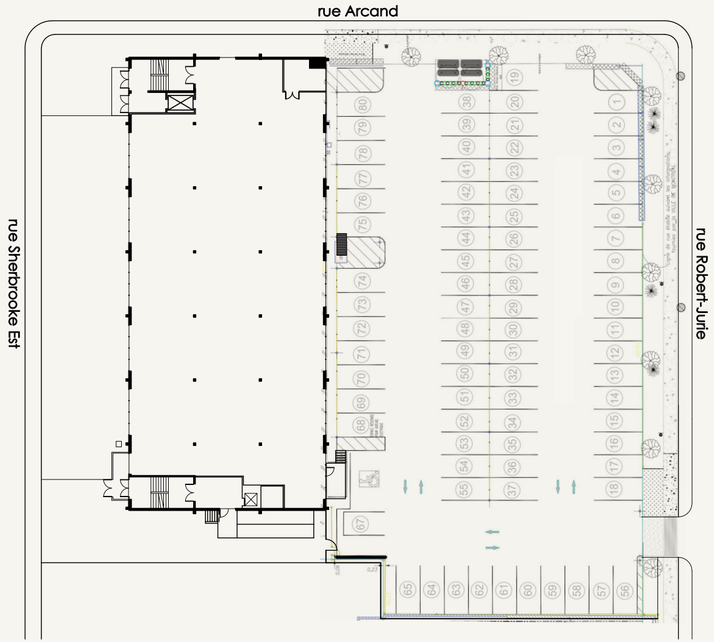


AVAILABILITIES

Entire building

44,360 SF

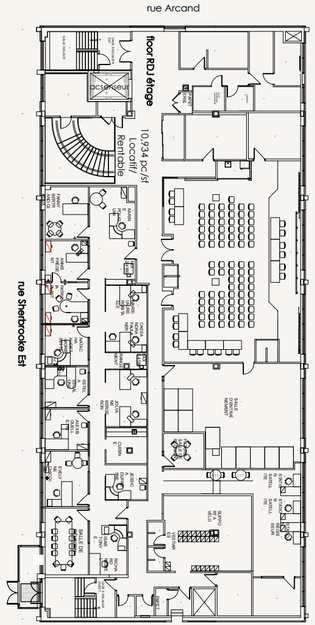
The entire building is currently being renovated



Garden level

10,934 SF

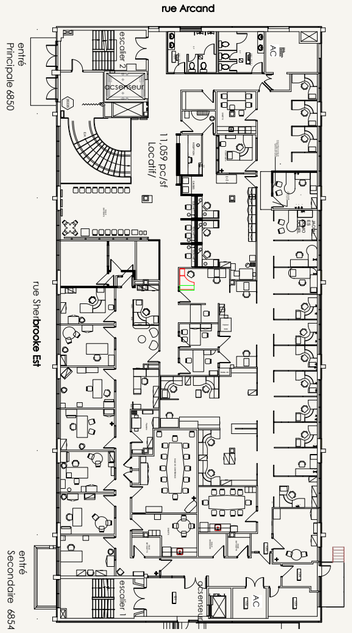
Move-in ready or fit-up to be agreed with the tenant



Ground floor

11,059 SF

Move-in ready or fit-up to be agreed with the tenant

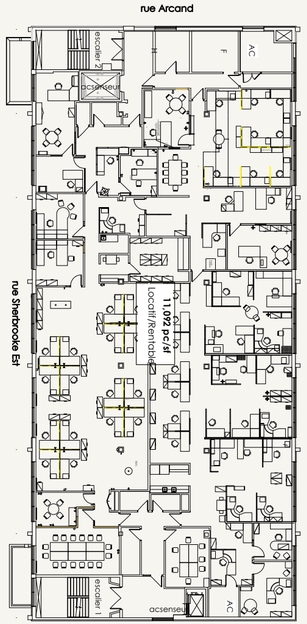


AVAILABILITIES

2nd Floor

11,092 SF

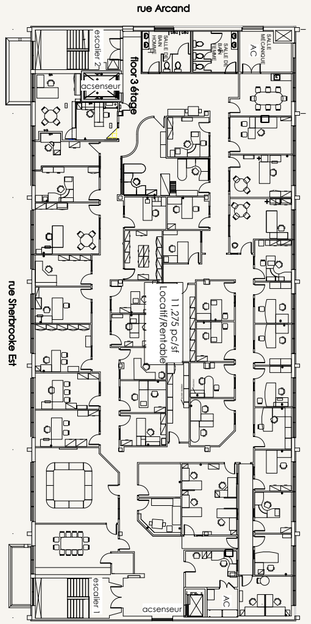
Move-in ready or fit-up to be agreed with the tenant



3rd Floor

11,275 SF

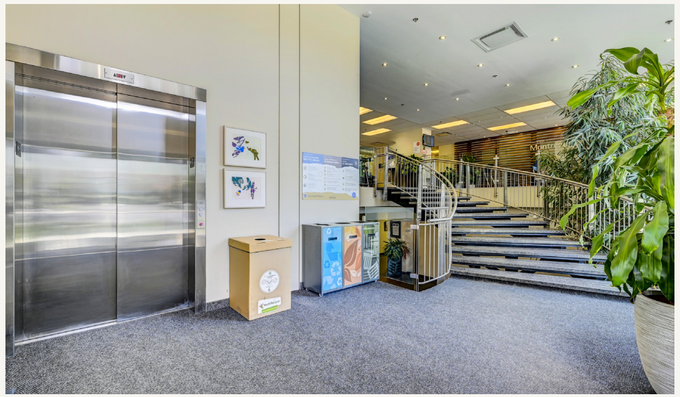
Move-in ready or fit-up to be agreed with the tenant













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