

Office Space
Montreal, Quebec

Michael Doroshenko
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Office Space

Westmount · Downtown · Ville St-Laurent
Dorval · Laval · Old Montreal



Services Immobiliers F+A Armstrong Inc.
Agence immobilière



345 Victoria Ave.

345 Victoria Ave.
Westmount, Quebec
H3Z 2N1

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Suite 402	1,555 sq.ft. floor plan pdf
Suite 500	LEASED
Suite 600	LEASED
Asking Rent	\$40/sq.ft. gross +GST&QST (including CAM and Taxes 2024 Base Year)
Electricity	Included



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4823 Sherbrooke West

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Westmount, Quebec
H3Z 1G4

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GF	2,466 sq.ft.
2nd Floor	6802 sq.ft.
Asking GF Rent	\$70/sq.ft.
Asking 2nd Floor	\$30/sq.ft.
(including CAM and Taxes 2024 Base Year)	
Electricity	Separately Metered



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Suite 100	1638 sq.ft.
Suite 105	399 sq.ft. available July 2024
Suite 120	LEASED
Suite 140	LEASED
Suite 170	LEASED
Suite 180	LEASED
Suite 190	1,068 sq.ft.
Floor Plan PDF	
Asking Rent	\$30/sq.ft. +GST&QST
(including CAM and Taxes 2024 Base Year)	



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2160 de la Montagne

2160 de la Montagne
Montreal, Quebec
H3G 2T3

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LEASED

2nd Floor	LEASED
4th Floor	LEASED
Floor Plan PDF	
Asking Price	Negotiable
Taxes	\$6.64/sq.ft.
CONDO FEE	Included
Electricity	Included



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750 Marcel Laurin

750 Marcel Laurin
Ville St-Laurent, Quebec
H4M 2M4



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Suite 111-120	RENTED
Suite 215	RENTED
Suite 350	2,414 sq.ft.
Floor Plan PDF	
Asking Rent	Negotiable - Suite 350 \$30/sq.ft.
Taxes	Increase over base year 2024
OPEX	Included
Electricity	Included
Housekeeping	Included
Parking	Indoor/Outdoor



1255 Transcanadienne Route

1255 Transcanadienne Route
Dorval, Quebec
H9P 2V4



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Modern 3 storey building strategically located on the Route Transcanadienne in Dorval.

Easily accessible from Highway 13 and Hymus and Henri-Bourassa Boulevards.

The building offers built-up office spaces up to 7,500 square feet.

In addition to having a bus stop nearby (# 215-216-376-409), the building has a large interior and exterior parking.

*New gym now available

** Electric car charging stations newly installed

Asking Rent	Negotiable
Area	5,083 sq.ft.
Taxes	Increase over base year
OPEX	\$12.15/sq.ft.
Electricity	Included
Housekeeping	n/a
Parking	Indoor/Outdoor



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1700 Boulevard Laval and 1200 St Martin

1700 Boulevard Laval and 1200 St Martin
Laval, Quebec
H7S 2J2

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Two-building complex located at the corner of Laval Blvd. and St-Martin Blvd.
Conveniently located right beside Highway 15 and 440.

Surrounded by restaurants, banks, coffee shops, and strip malls.

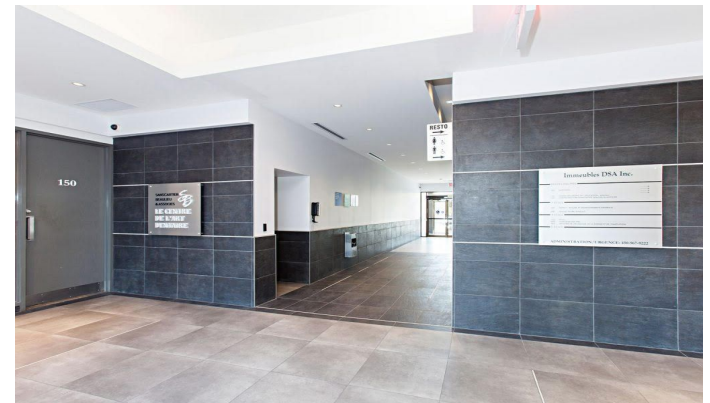
The lobby and entrance have been recently renovated.

Small and large units available. Highly professional working environment.

Several possibilities of customizable layouts varying from 1,400 square feet to
11,000 square feet.

Large outdoor parking available.

Asking Rent	Negotiable
Taxes	\$4.23/sq.ft.
OPEX	\$8.49/sq.ft.
Electricity	Included
Housekeeping	Included
Parking	Free - Outdoor



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500 Place d'Armes

500 Place d'Armes
Montreal, Quebec
H2Y 2W3

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Prestigious and modern 31 storey building located in the heart of trendy Old Montreal.

Excellent location; steps away from Place D'Armes metro station, the Montréal courthouse and all the services (banks, restaurants, cafés and parks).

The building went through major renovations in 2012. Improvements consist of new elevators; the lobby and common areas have also been renewed. All new fully modernized eco-energy HVAC system.

Underground parking available at \$275.00 + taxes per month.

The building was awarded the Energia 2016 Prize from the AQME (Association québécoise pour la maîtrise de l'énergie) in the category "Existing building over 10,000 sq. meters." The Energia contest presented this award to Cromwell Management in recognition of their efforts made in energy efficiency.

Gross Rent	Negotiable
Transaction Costs	n/a
Taxes	\$7.08/sq.ft.
OPEX	Included
Electricity	\$0.85/sq.ft.
Housekeeping	Included
Parking	Indoor – \$275.00 + taxes per month



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