

333, CHABANEL

MONTREAL

MIDTOWN

IDEAL FOR ONLINE BUSINESSES
110,000 SQ. FT. FLOOR PLAT



MONTREAL | Midtown

333, CHABANEL ST. WEST

Office Leasing Availabilities

Please contact leasing director for availabilities

Property Details

Year Built:	1985
Leasable area:	963,000 sq. ft.
Parking:	Extensive indoor and outdoor parking available
Transportation:	Minutes from the Crémazie and Sauvé Metro stations with transit bus
Number of floors:	9 floors
Ceiling height:	11'6" clear
Lease rates*:	Starting at \$8.34 per sq. ft.
Property taxes:	\$1.25 per sq. ft.
Daily cleaning available:	\$1.45 per sq. ft.
Heating/Air conditioning:	Available
Electricity:	Tenant responsibility
Loading dock spaces:	16
Freight elevators:	8
Passenger elevators:	5
Fibre Optic Available	

*All increases above the base year are extra.

Highlights

- New management and recently renovated building with a great deal of natural light, offering superb views of the city and parks
- Very affordable lease rates
- Ideal for online businesses and perfect for companies looking for large floor plates at highly competitive lease rates
- CIBC full service bank in building
- Canada Post distribution centre in the building
- Daycare across the street and next door at 433 Chabanel
- Concierge and 24/7 security, cameras and access system
- Full recycling program, electric car charging stations and rooftop beehive initiative
- Extensive inside and outside parking

Location

- Located on Chabanel Street in the Ahuntsic-Cartierville borough, between St-Laurent Blvd. and Meilleur Street
- Walking distance to Marché Central, Costco, SAQ, Bureau en Gros, Guzzo and much more
- Easily accessible by public transportation and bus stop in front of building
- Walking distance from the Chabanel train station (Saint-Jérôme line) and the future Ahuntsic and
- Sauvé stations (Mascouche line)
- Centrally located at the intersection of Highway 40 and Highway 15, minutes from the Crémazie and Sauvé Metro stations



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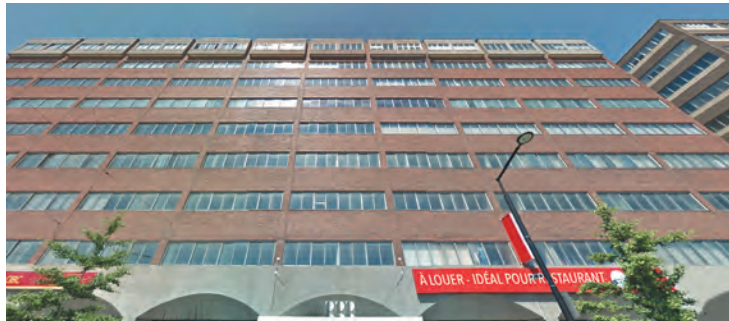
333, CHABANEL Street



Facade (side view)



Renovated lobby



Facade (view of main entrance)



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