

# 433 CHABANEL MONTRÉAL MIDTOWN

HIGH-END OFFICE  
SPACE AT A FRACTION  
OF THE PRICE!



## MONTRÉAL | MONTRÉAL MIDTOWN 433 CHABANEL ST. WEST

### Office Leasing Availabilities

1,500 – 40,000 sq. ft. on one floor (multiple floors available)

### Property Details

Year of construction:	1985
Leasable area:	845,000 sq. ft.
Parking:	Extensive indoor and outdoor parking available
Transportation:	Minutes from the Crémazie and Sauvé Metro stations with transit bus
Number of floors:	12
Ceiling height:	11'6" clear
Lease rates*:	Starting at \$8.50 per sq. ft.
Daily cleaning available:	\$1.25 per sq. ft.
Property taxes:	\$1.60 per sq. ft.
Heating/Air conditioning:	Available
Electricity:	Tenant responsibility
Loading dock spaces:	18
Freight elevators:	8
Passenger elevators:	7
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 starting at \$8.50 per sq. ft.
- On-site depanneur, restaurant, café, TD full service Bank, dental office, daycare, tenant's Gym, Car wash and travel Agency
- Concierge and 24/7 security, cameras and access system
- Full recycling program, electric car charging station 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



**Louis Parent**  
Leasing Director  
Real estate broker  
Commercial

514 291-2750  
lparent@cogir.net  
cogir.net

**Joseph Télió**  
Vice-President,  
Commercial Leasing  
Real estate broker.  
Commercial Division

450 766-2454  
514 213-3910  
jtelió@cogir.net

# 433 CHABANEL ST.



Hall



Facade



Lobby



Office space



**Louis Parent**  
 Leasing Director  
 Real estate broker  
 Commercial  
 514-291-2750  
 lparent@cogir.net  
 cogir.net

**Joseph Télió**  
 Vice-President,  
 Commercial Leasing  
 Real estate broker,  
 Commercial Division  
 450-766-2454  
 514-213-3910  
 jtelió@cogir.net