

FOR LEASE

7180 Marconi Street
Québec (Québec)

ASGAARD
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MUSTO
DÉVELOPPEMENT URBAIN



**FOR MORE
INFORMATION**

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Overview

7180 Marconi Street, Montreal, QC H2S 3K1

7180 Marconi introduces the next generation of office spaces: a newly built, loft-style environment offering bright, flexible areas designed to inspire performance. Every detail has been thoughtfully crafted to create a premium workplace that combines comfort, efficiency, and an exceptional tenant experience.

Located in the heart of Mile-End, an energetic, fast-evolving neighbourhood, **7180 Marconi is just steps from a wide range of amenities, including cafés, restaurants, parks, studios, gyms, and more.** Its strategic location also ensures effortless mobility, with several bus lines and BIXI stations close by.

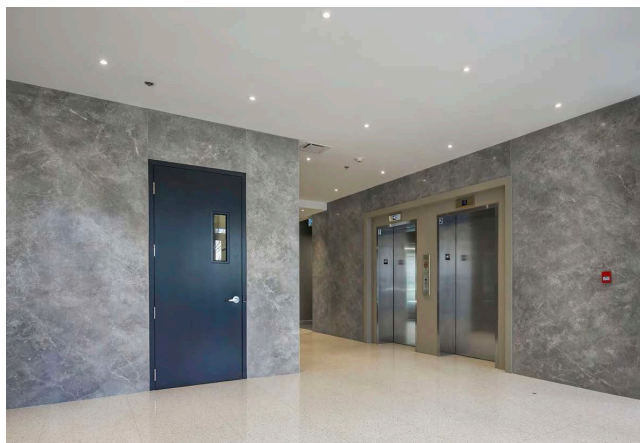
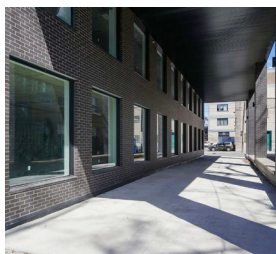
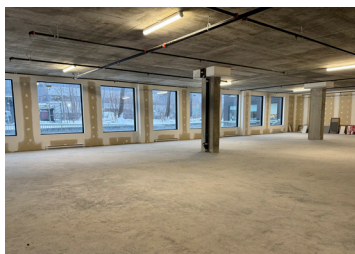
Built Year	2022
Building Area	+/- 72 683 sq.ft.
Floor Area	+/- 18 171 sq.ft.
Number of floors	4
Parking	59 (underground)
Total Leasable Area	+/- 30 966 sq.ft.

Financial parameters

Asking Net Rent	Negotiable
Total Additional Rent	\$11.50 / sq.ft.
Taxes	Included
OPEX	Included
Electricity	Metered
Cleaning services / Janitorial services	Excluded

Availabilities

GF 1	6,299 sq.ft.
GF 2	6,716 sq.ft.
2 nd Floor	17,951 sq.ft.



Highlights of the Property



**New
Construction**



**24/7 Card
Access**



**Located in the heart
of Montreal's AI hub**



**Outdoor Ground
Floor Terrace**



**Plenty
of natural light**



**Ground Floor
Café**



**Ceiling Height up
to 11'9"**

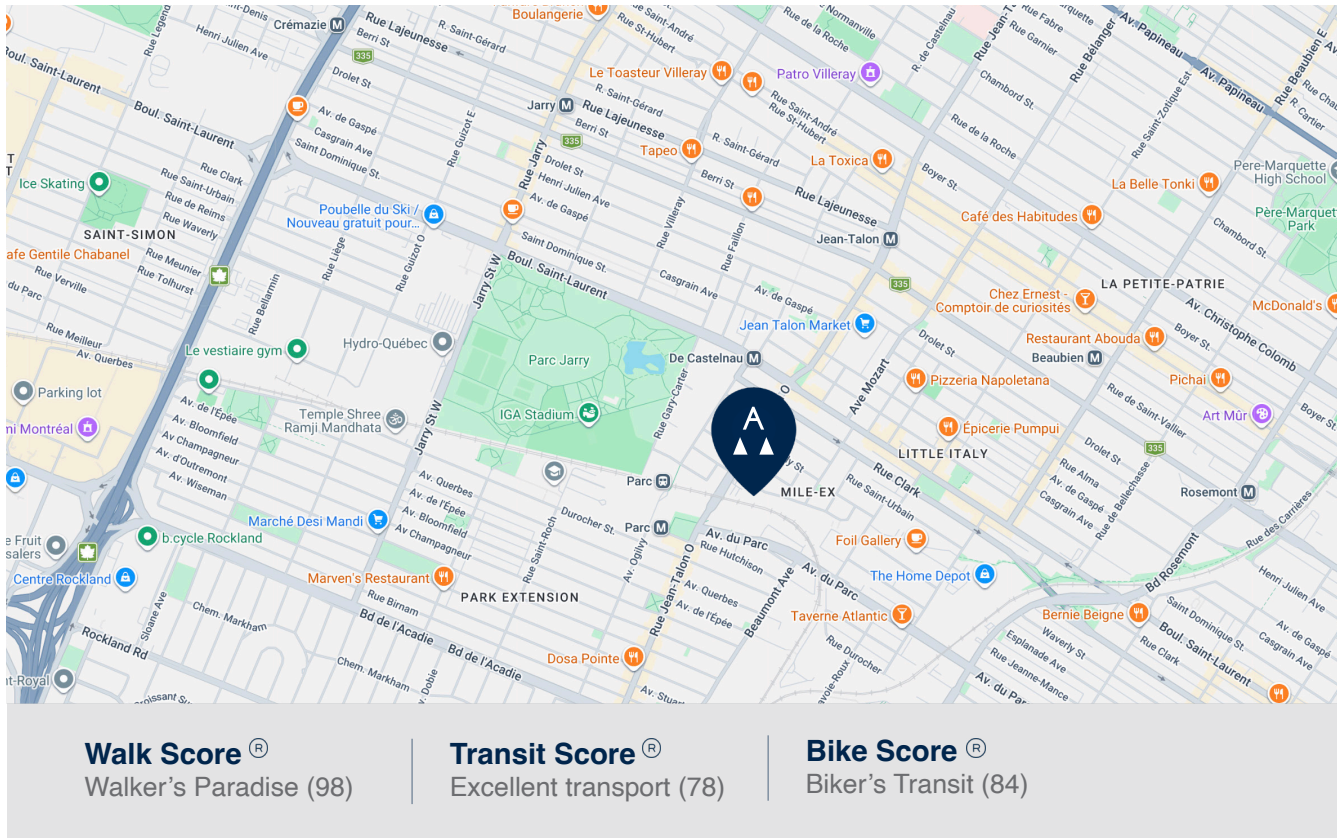


**Windows
7'6" x 6' wide**





Overview











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Metro

Métro Parc  5	1.0 km 6 minutes	
Métro De Cartelneau  5	1.0 km 7 minutes	
Métro Jean-Talon 2 	2.2 km 13 minutes	
Métro Jean-Talon 5  5	2.2 km 13 minutes	
Métro Acadie  5	1.8 km 14 minutes	

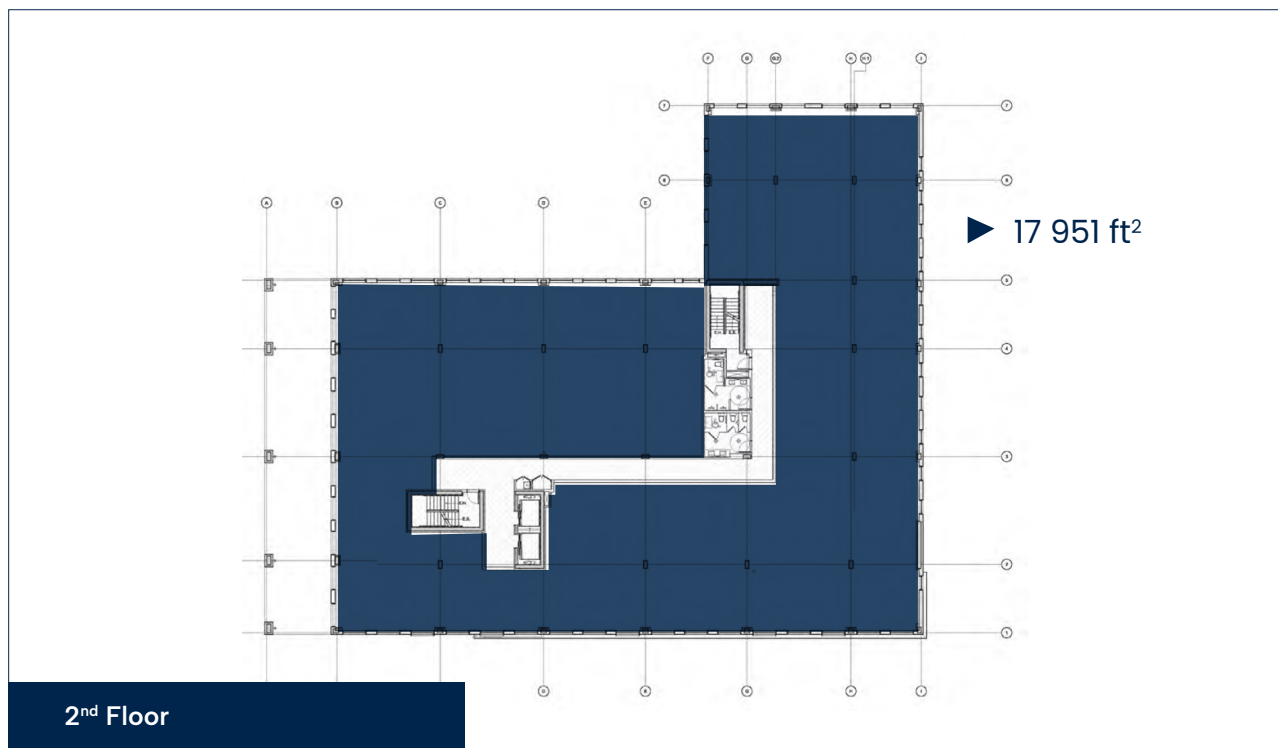
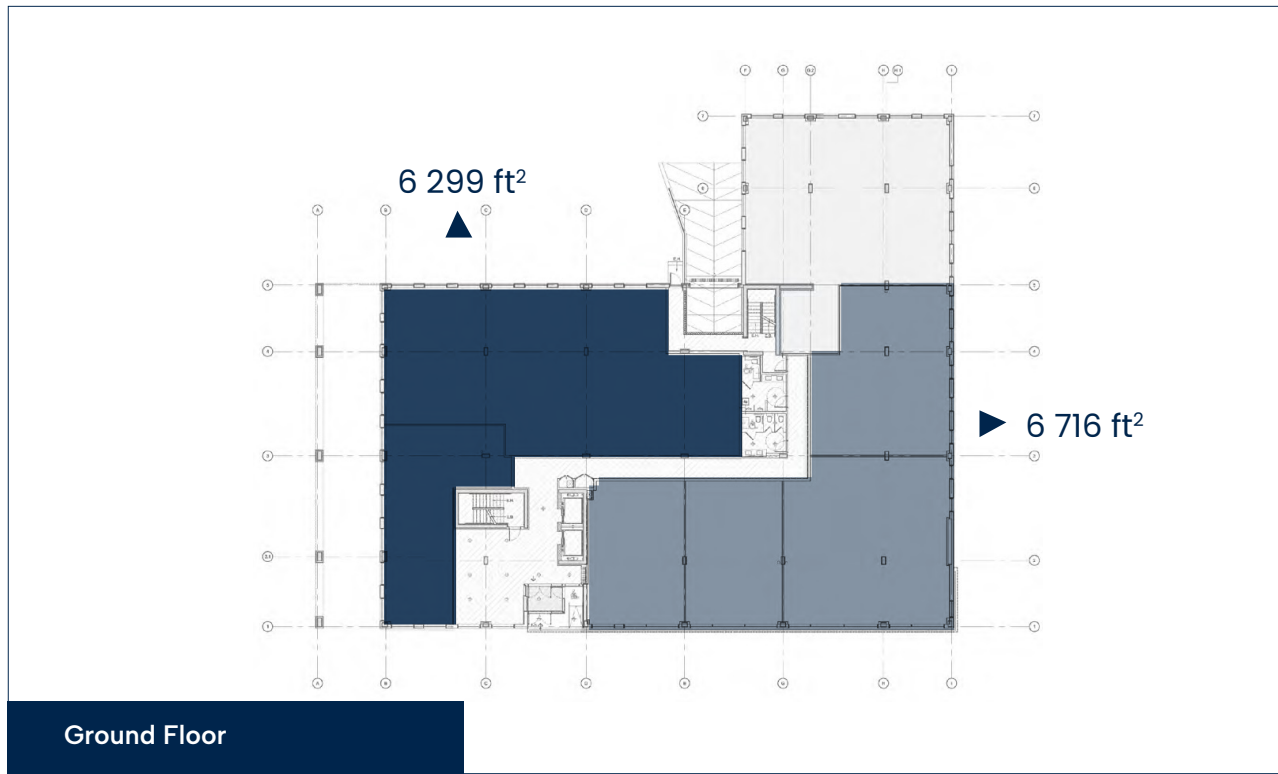
Train

Gare Parc  12	1.2 km 6 minutes	
Gare Chabanel  12	4.9 km 9 minutes	
Gare Ahuntsic  15	5.3 km 9 minutes	
Gare Sauvé 	4.5 km 8 minutes	
Gare Bois-De-Boulogne  12	7.1 km 11 minutes	

Airport

Montréal Pierre Elliott Trudeau International Airport	15 km 20 minutes	
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