

**FOR LEASE**

**7180 Marconi Street**  
Québec (Québec)

ASGAARD  **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.

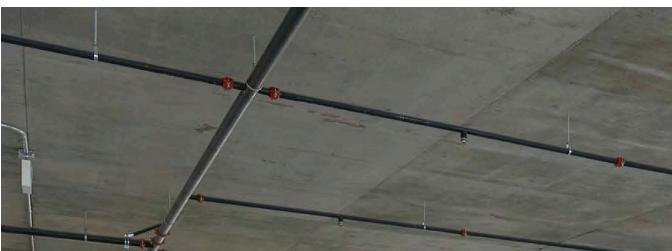
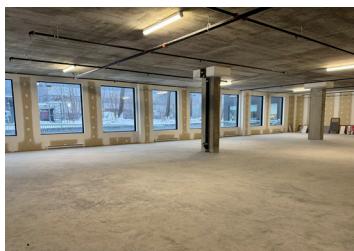
|                            |                   |
|----------------------------|-------------------|
| Built Year                 | 2022              |
| Building Area              | +/- 72 683 sq.ft. |
| Floor Area                 | +/- 18 171 sq.ft. |
| Number of floors           | 4                 |
| Parking                    | 59 (underground)  |
| <b>Total Leasable Area</b> | +/- 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 <sup>nd</sup> 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



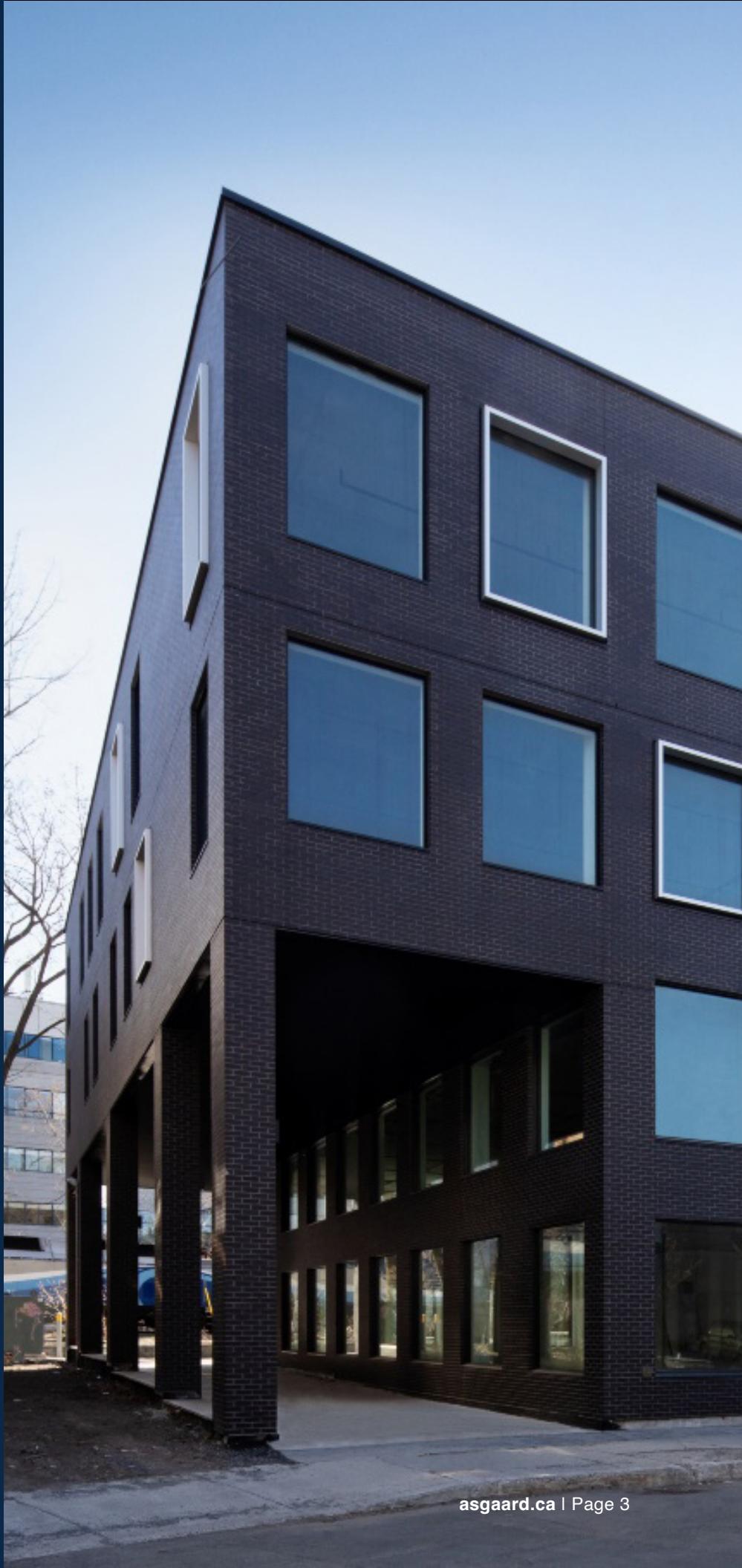
Ground Floor Café



Ceiling Height up to 11'9"

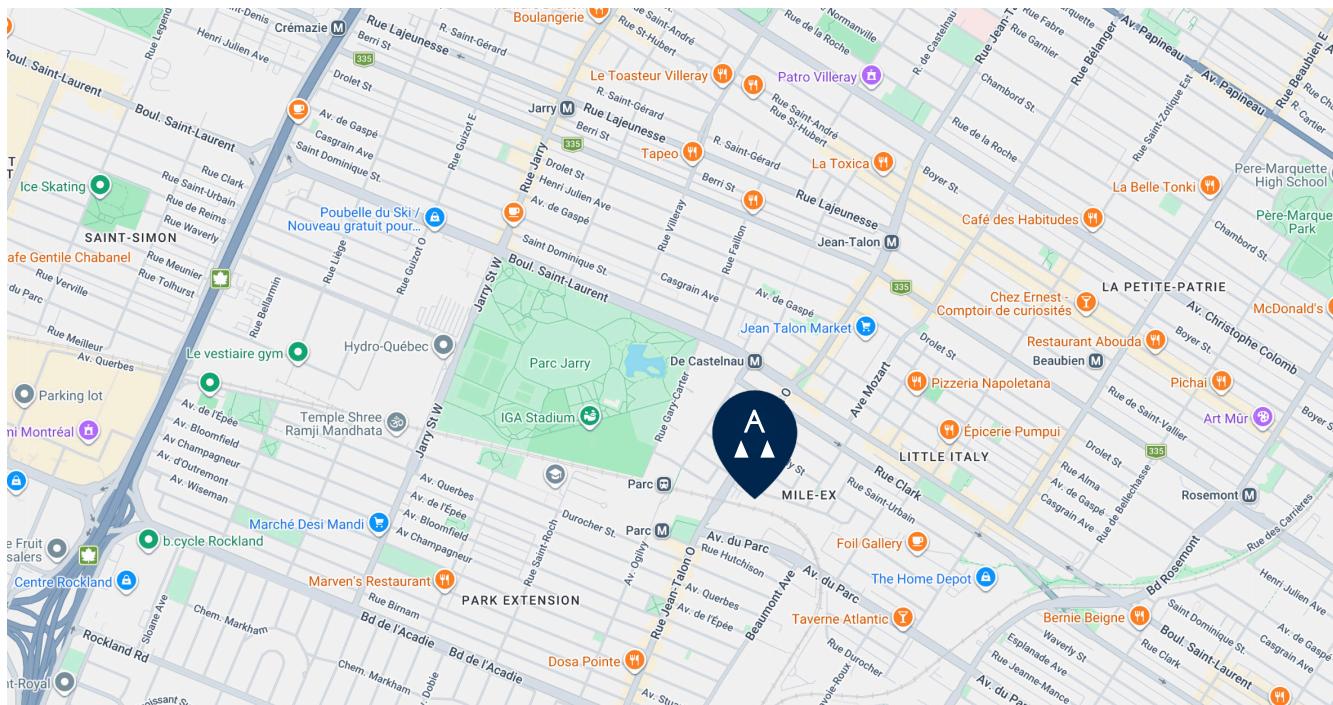


Windows 7'6" x 6' wide



## Overview

# 7180 Marconi Street, Montreal, QC H2S 3K1



### Walk Score®

Walker's Paradise (98)

### Transit Score®

Excellent transport (78)

### Bike Score®

Biker's Transit (84)

#### Metro

|                    |   |                     |  |
|--------------------|---|---------------------|--|
| Métro Parc         | 5 | 1.0 km   6 minutes  |  |
| Métro De Cartelnau | 5 | 1.0 km   7 minutes  |  |
| Métro Jean-Talon 2 | 5 | 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            | VIA Rail Canada | 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

Floor Plans

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## For more information

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