

# 6795 Marconi

6795 rue Marconi Montréal Québec Canada

Canderel | January 2019

## LOCATION



## SPACE

Suite	Area (sf) (Div   Contig)	Rate (psf/yr)	Availability	Notes
200	25,400	Negotiable	Mar. 2019	
101	10,700	Negotiable	Mar. 2019	
102	10,900	Negotiable	Mar. 2019	

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Realty Tax: \$6.50 (psf/yr)      Hydro: \$4.20 (psf/yr)      Total Additional Rent: \$10.70 (psf/yr)

## Leasing Contact

**Bradley Birks**  
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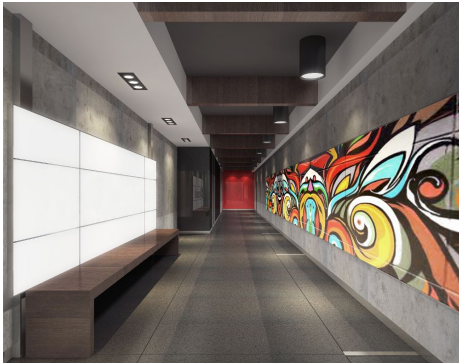
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## PROPERTY DESCRIPTION

Built in 1986 as an industrial meat packing facility, and later a pizza making facility, the property at 6795 Marconi offers a unique loft-office redevelopment opportunity.

### Key Points:

- Located in the thriving Mile-Ex neighbourhood of Montreal
- New construction
- Unique ceiling heights (from 12 feet up to 21 feet)
- Ability to create private rooftop terraces
- Proximity to transit and services and future Université de Montreal campus



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**SPECS**

Tenant Cost					
Posted Net Rate	\$25.50 (psf/yr)	Realty Tax	\$6.50 (psf/yr)	Utilities	\$4.20 (psf/yr)
Operating Costs	n/a	Other	n/a	Additional Rent Total	\$10.70 (psf/yr)
General					
Year Built	1986	Last Renovated	2018		
Website	n/a				
Building Size					
Total Space	105,000 sf	Total Available Space	n/a	Largest Contiguous Available	n/a
Office					
Number of Floors	4	Typical High-Rise Floor	25,400 sf	Typical Low-Rise Floor	n/a
Total Space	105,000 sf	Total Office Space	105,000 sf	Available Office Space	n/a
Retail					
Number of Retail Units	n/a	Total Retail Space	n/a	Available Retail Space	n/a
Construction					
Fibre Optic Available	no	Shipping and Receiving	no	Ceiling Height	n/a
Washrooms Per Floor	n/a	Exterior Finish	n/a		
HVAC Hours of Operation	n/a	HVAC After Hour Cost	n/a		
HVAC System Description n/a					
Elevators					
Number of Elevators	3	Number of Parking Elevators	58	Number of Freight Elevators	n/a
Safety & Access					
Fire Detection System	yes	Sprinkler System	yes	Manned Security	no
Security System	yes	Barrier Free Access	no		
Parking					
Surface Stalls	n/a	Surface Ratio	n/a	Total Parking Stalls	58
Above Ground Stalls	n/a	Above Ground Ratio	n/a		
Below Ground Stalls	58	Below Ground Ratio	n/a		
Parking Description n/a					
Public Transport					
Transit Surface Route	no	Direct Subway Access	no		
Anchor Tenants					
Tenant	n/a	Tenant	n/a	Tenant	n/a
Tenant	n/a	Tenant	n/a	Tenant	n/a

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