



**COMMERCIAL SPACE FOR RENT
2,180 SF**

3510

ST-LAURENT BLVD.



THE SPACE

Available

- Immediate

Features

- Corner Location on St-Laurent Boulevard
- Turn-key Condition
- Floor to Ceiling Windows
- Indoor Parking Available
- Daytime population of more than 370,000

Terms & Conditions

- Asking Net Rent: \$14.00 per sf
- OPEX: \$ 6.57 per sf
- Taxes: \$ 7.77 per sf

STATISTICS

(Radius of 2 km)

Daytime Population: 370,551

Average Household Income

- 1 km = \$ 60,495
- 2 km = \$ 77,059
- 3 km = \$ 79,311
- More than \$80 000 = 25.3%

Education

- College = 11.3%
- University = 54.1%

Market Potential

- Food \$596M
- Clothing \$207M
- Healthcare \$203M
- Leisure \$164M

3510

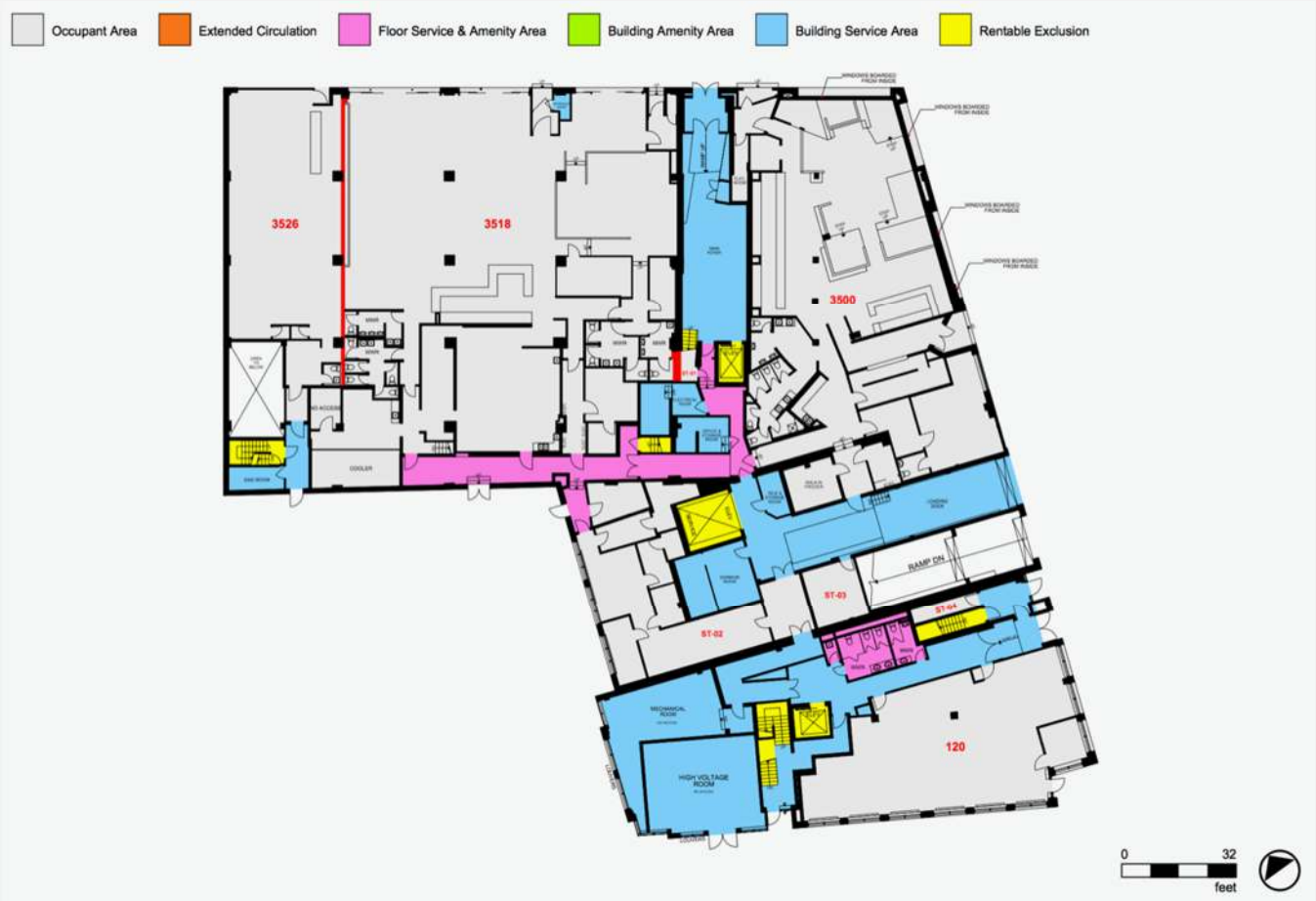
ST-LAURENT BLVD.



FLOOR PLAN



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