

For Sublease

2050 De Bleury Street, Montreal, H3A 2J5

**CBRE**

# PLUG & PLAY Loft Office

From **6,998**  
to **55,339**  
sq. ft.

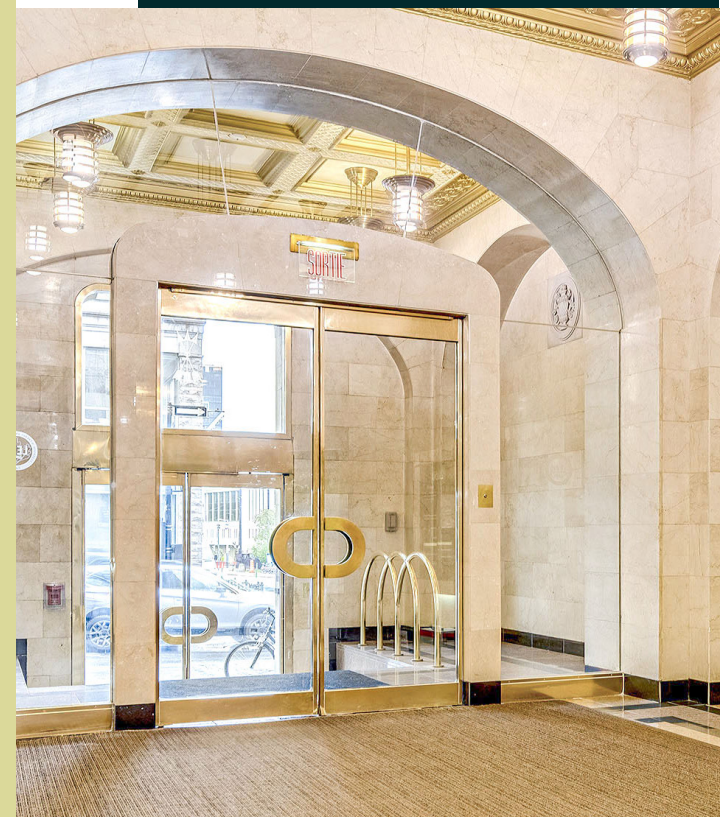


# Building Features

## Caron Building – LEED GOLD



- + Rooftop terrace
- + Bike lockers on site
- + Café Van Houtte on ground floor
- + New state of the art HVAC system – MERV 13 Filters
- + New building security system
- + Generator power available
- + Building manager on site



# Leasing Details

## Caron Building – LEED GOLD

**Lease Expiry** May 31<sup>st</sup> 2027

**Gross Rent** Negotiable

**Electricity** Metered

**Cleaning** Included

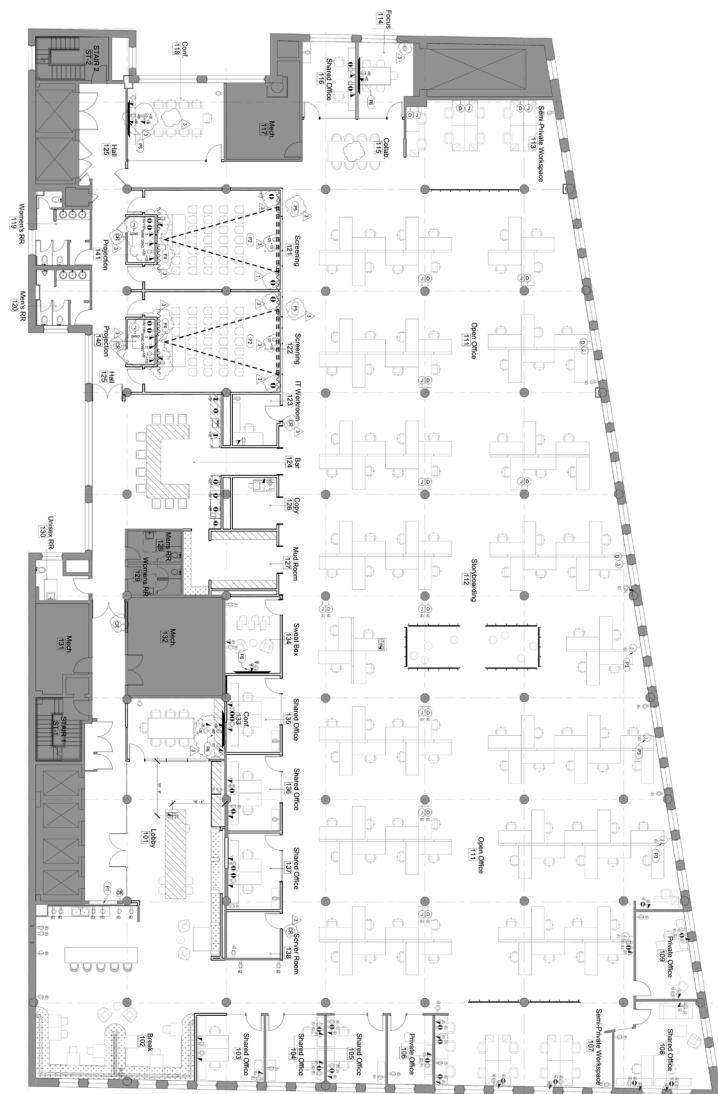
**Availability** Immediate

**Furniture** Available



# Floor Plan

Suite 800 – 23,521 sq. ft.



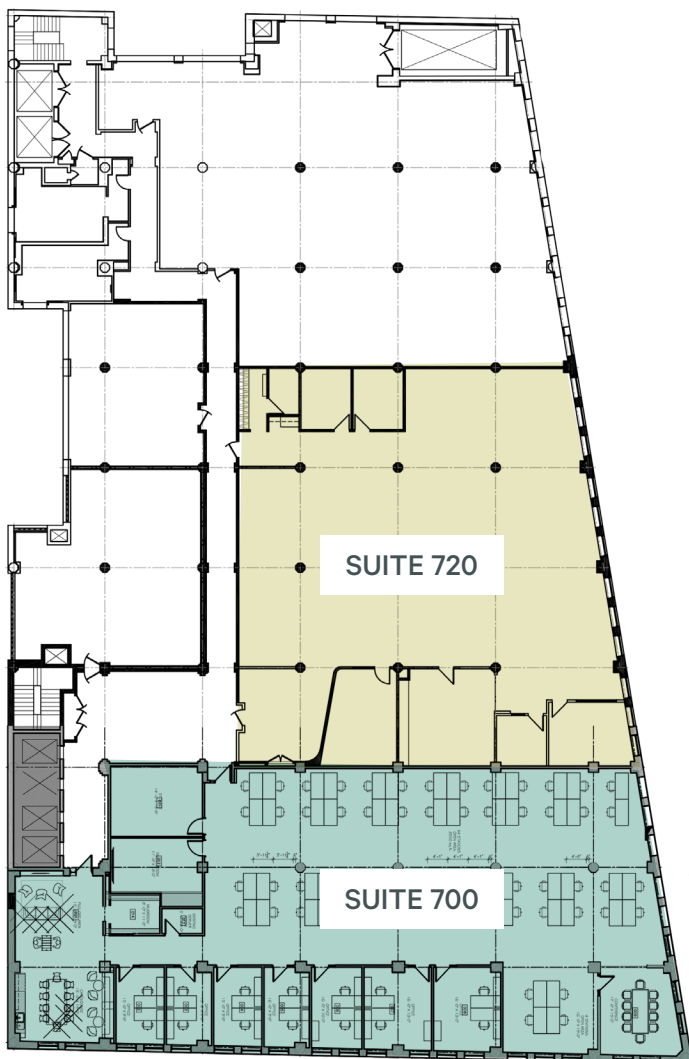
- + Loft style space with high ceilings
- + Renovated in 2018
- + 11 offices, 2 large conference rooms for 10 people
- + Large main reception with connection to the kitchen for events
- + Offices near core and workstations near windows
- + Glass walls & hard wood floors
- + Can accommodate approximately 150 to 190 people
- + Amazing coffee bar
- + Server room with independent cooling
- + Well maintained high-end improvements

# Floor Plan

Suite 700 – 8,365 sq. ft.

Suite 720 – 6,998 sq. ft.

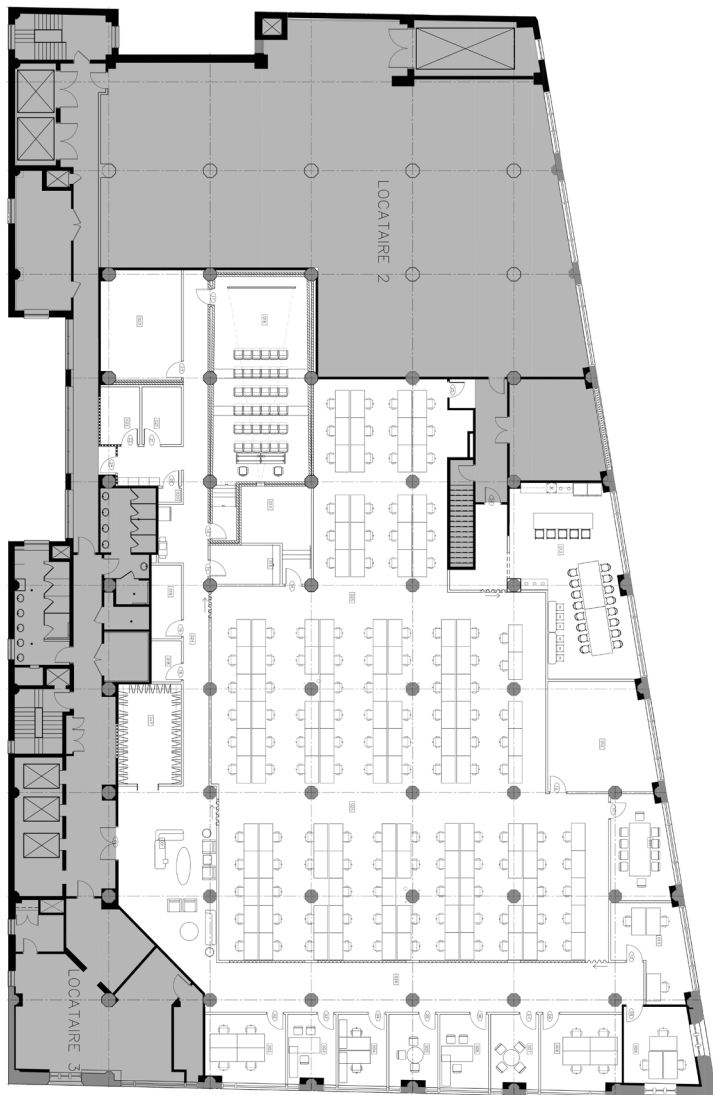
Combined – 15,363 sq. ft.



- + Loft style space with high ceilings
- + 11 offices, 2 conference rooms for 8 people
- + Can accommodate approximately 100 people
- + Large kitchen/lounge area near entrance
- + Telecom room
- + Polished concrete floor
- + Two suites could be combined

# Floor Plan

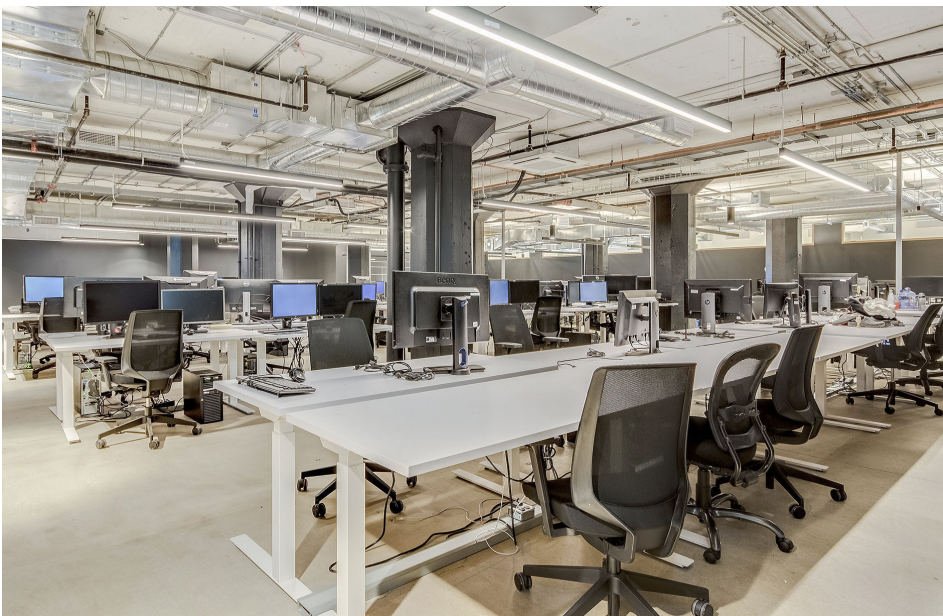
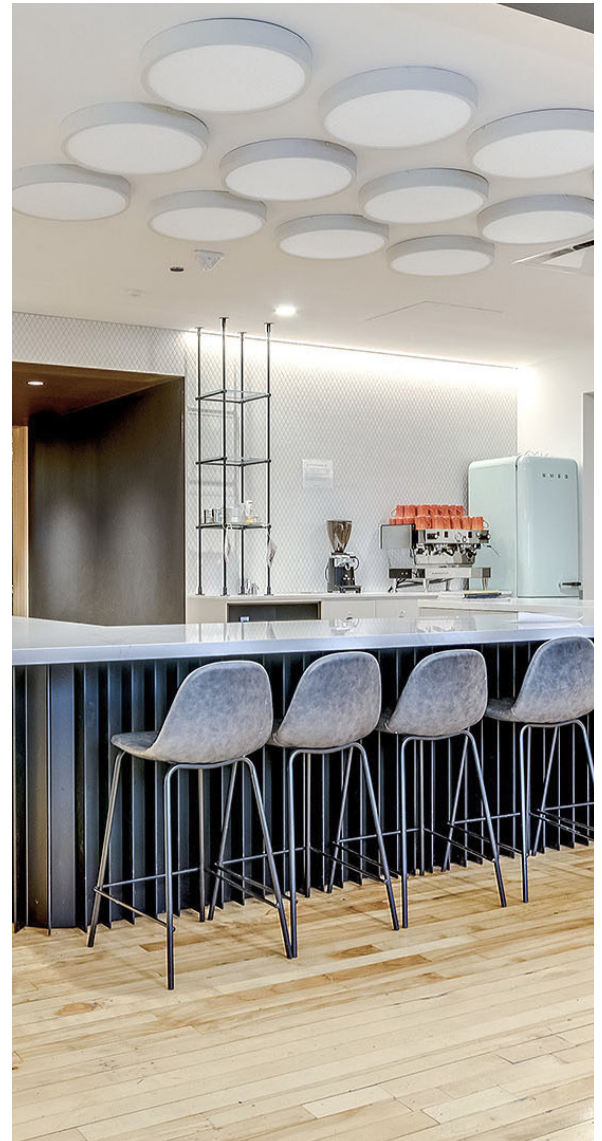
Suite 120 – 16,455 sq. ft.



- + Loft style space with high ceilings
- + Renovated in 2019
- + Can accommodate approximately 140 people
- + 7 offices, 1 large conference room for 10 people
- + Large kitchen
- + Server room with independent cooling
- + 2 showers

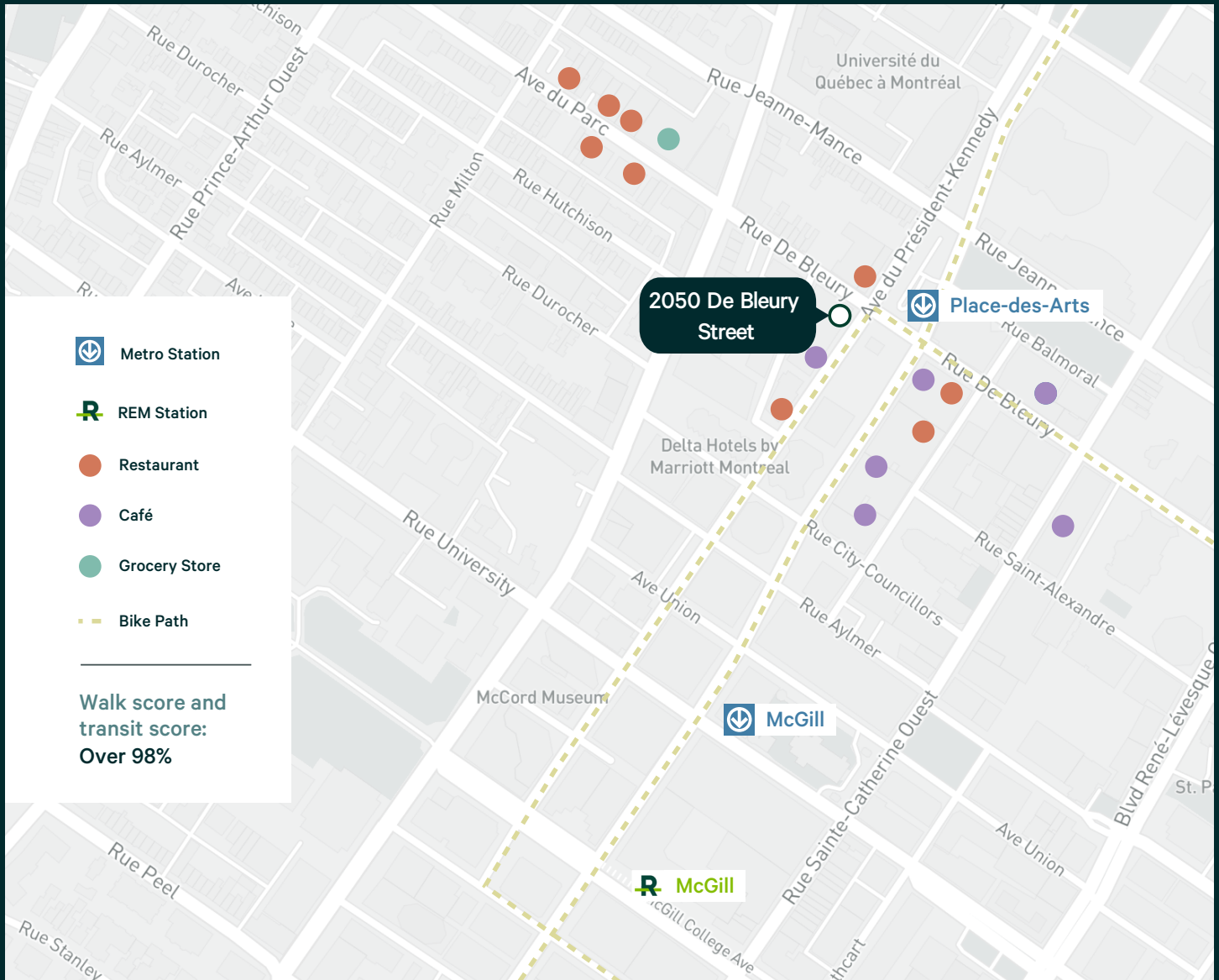
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# Location

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