

**FOR LEASE**

# OFFICE SPACE

9307 DU PARCOURS STREET & 9600 DU GOLF BOULEVARD  
ANJOU, QUEBEC

**MAGNA**

Les Services Immobiliers Magna - R.D. Inc.  
Real Estate Agency

For more information, contact :

T. 514.353.6944

**RAFFAELE DI LILLO**  
Certified Real Estate Broker AEO  
[rdl@magnagroup.ca](mailto:rdl@magnagroup.ca)

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## SPECIAL FEATURES:

- ◆ **LOCATED AT THE SOUTHEAST CORNER OF THE BUILDING, ON THE MEZZANINE LEVEL;**
- ◆ **ACROSS FROM THE METROPOLITAIN ANJOU GOLF CLUBHOUSE;**
- ◆ **EQUIPPED WITH A PRIVATE ELEVATOR FOR EASY ACCESS;**
- ◆ **OFFERS PLENTY OF FREE PARKING AND BRIGHT WITH NUMEROUS WINDOWS.**



OFFICE AREA - MEZZANINE	9,673 sq.ft.
OFFICE AREA - GROUND FLOOR	300 sq.ft.
<b>TOTAL OFFICE AREA</b>	<b>9,973 sq.ft.</b>
BASE RENT	See Broker
OPERATING EXPENSES	\$ 6.28/sq.ft. (Estimated 2024)
HVAC & ELECTRICITY	\$ 2.91/sq.ft. (Estimated 2024)
OCCUPANCY DATE	Immediately

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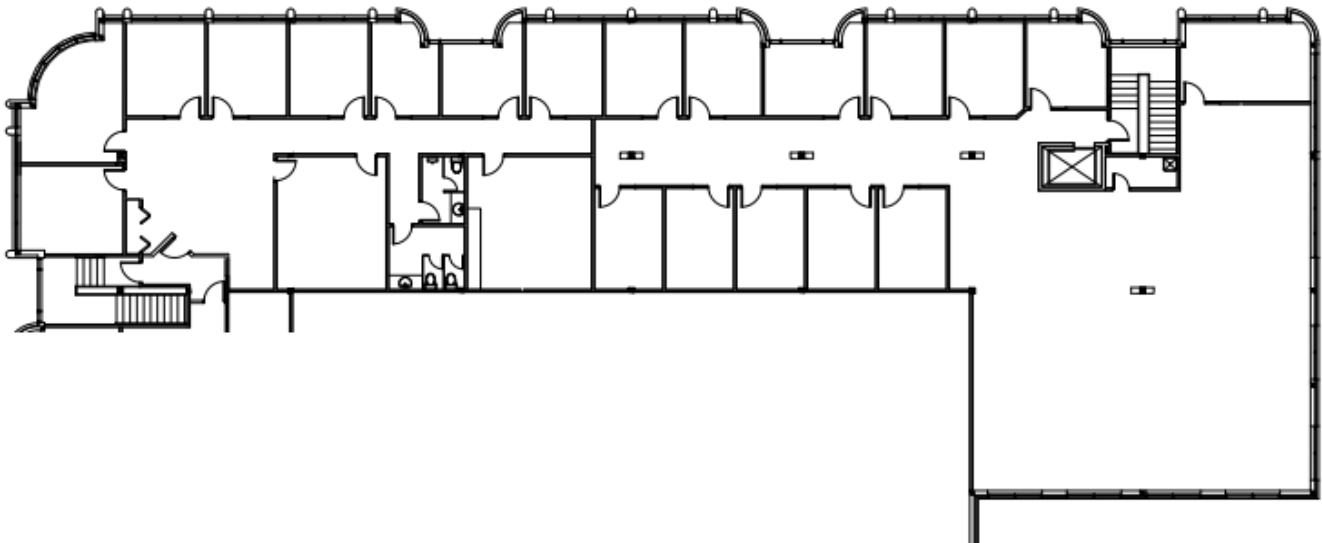
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