

# TRILLION<sup>®</sup>

real estate agency



2,843 SQ.FT. OF OFFICE SPACE IN TOWN MONT-ROYAL

**1361, Beaumont Avenue, Town of Mount-Royal**  
**FOR LEASE**

[agencetrillion.com](http://agencetrillion.com)

# Highlights



Medical building



Located near Jean-Talon and Rockland Road



Available immediately



Close to shops and services



Large windows



Large outdoor parking lot



2,843 sq.ft. of office space



Ideal for professionals



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## Property Summary

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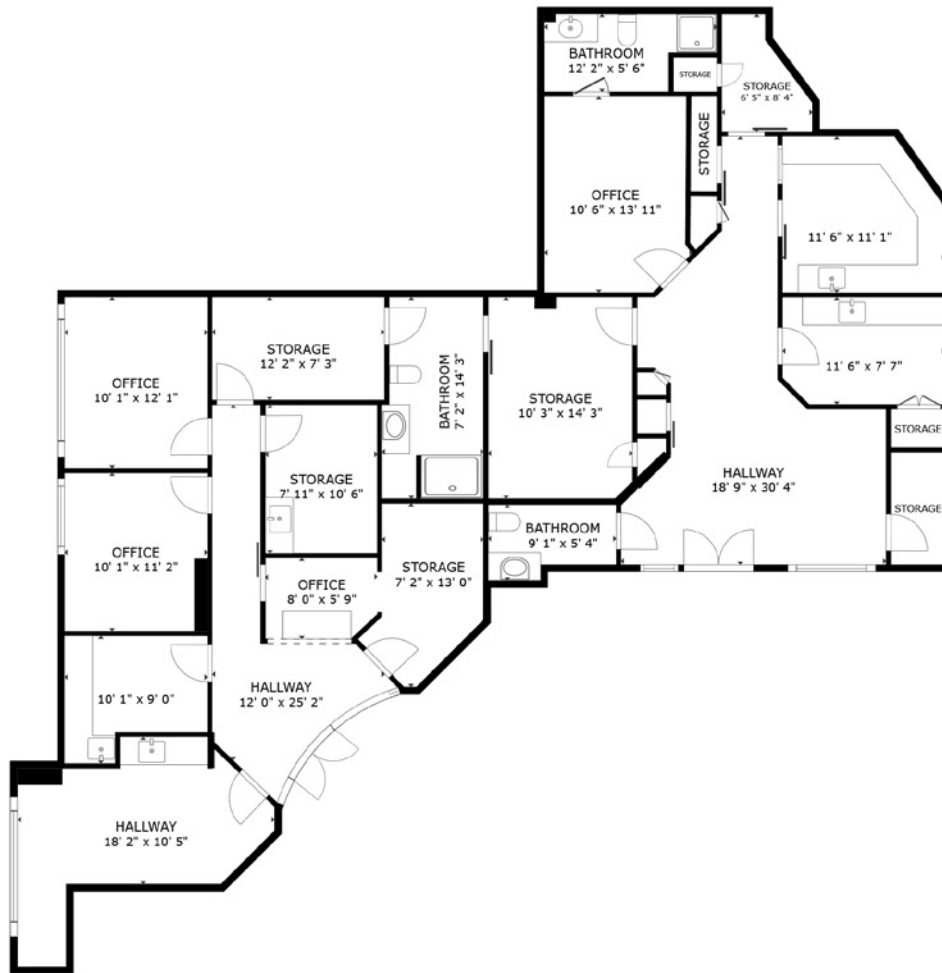
Available Suite	201
Area	2,843 sq.ft.
Availability	Available immediately
Term	5 years

## Financial Information

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Semi-gross rent	31.00\$ /sq.ft.
Energy	Not included
Cleaning	Not included

# Floor Plan





2,843 sq.ft.

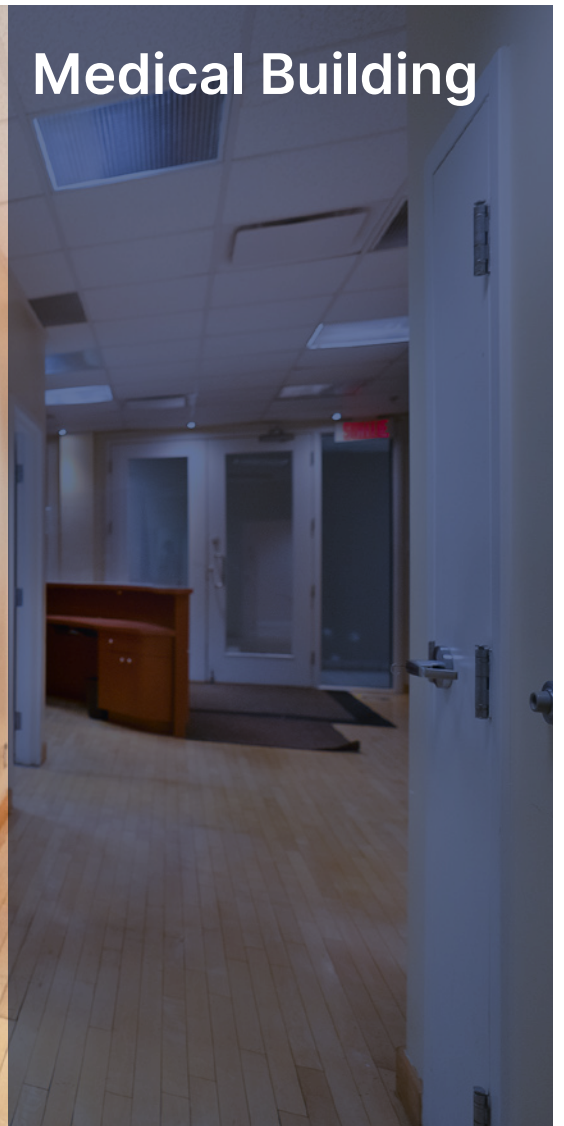


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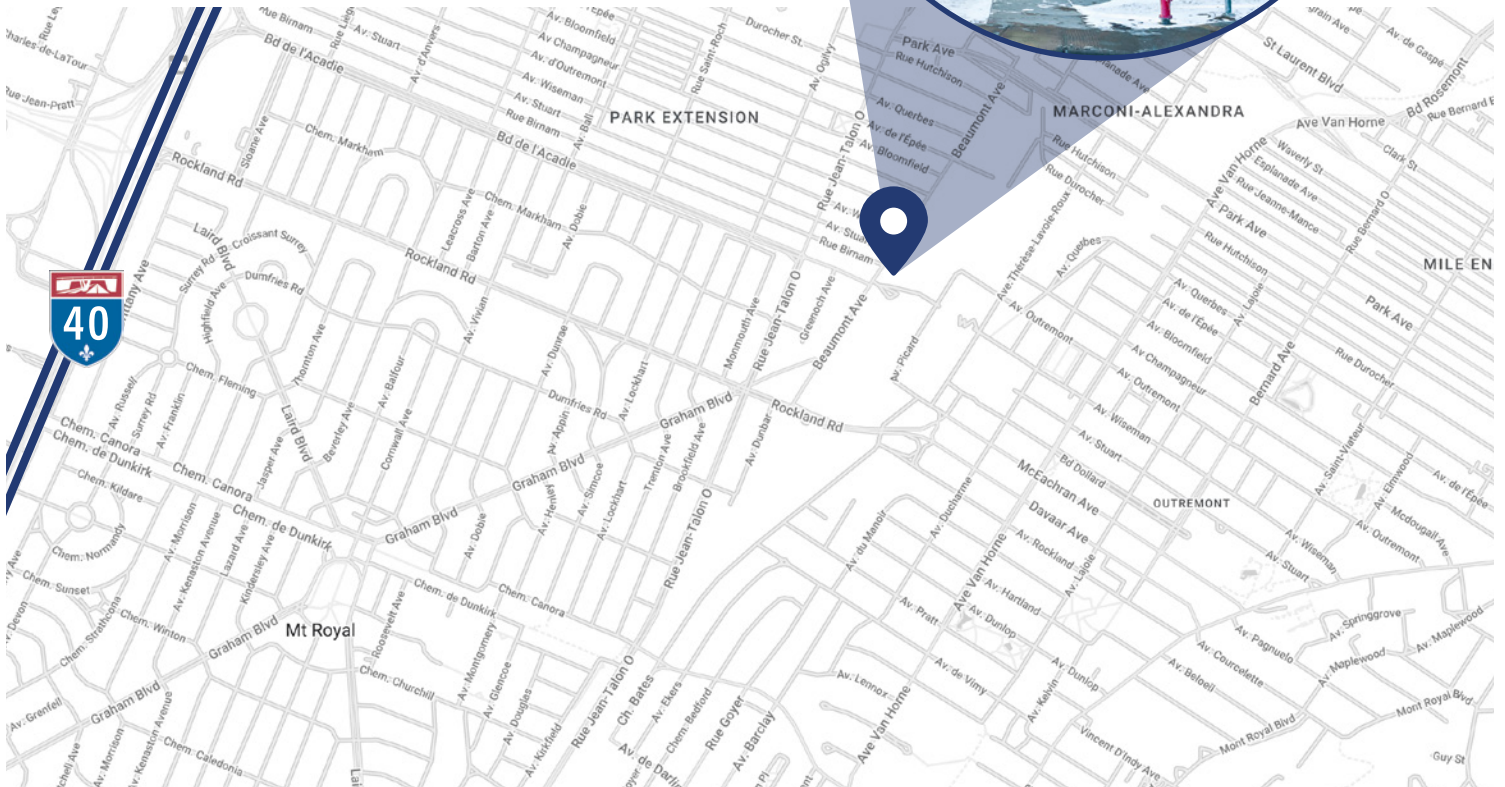
Medical Building

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# Location

Located between the Mont-Royal and Outremont districts, this location benefits from high traffic thanks to its proximity to Jean-Talon Street. Nestled on the 2nd floor of a complex housing a pharmacy, this location offers remarkable visibility and naturally attracts a diverse clientele. In addition, access to ample parking makes it easier for customers to get around, ensuring a pleasant and convenient experience.



1361 Beaumont Avenue represents an exceptional opportunity for any business wishing to thrive in a dynamic and well-served environment.

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**Contact us**

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