

OFFICE FOR LEASE

1795 rue Fleury Est

1795 rue Fleury Est. Montréal, QC H2C 1T3



Philip Haralambides
Senior Director, Leasing
philip.haralambides@fcr.ca
514-241-5374

fcr.ca | Leasing@fcr.ca

About the Location

1795 rue Fleury Est serves the vibrant and densely populated Ahuntsic-Cartierville community. This two-storey building provides professional office spaces as well as ground-floor retail options for local residents.

Situated close to the bustling Avenue Papineau and FCR's Place Fleury, which includes popular establishments like Renaud-Bray, Metro and Dollarama, this location is easily accessible and offers a variety of amenities to the local community and surrounding areas.





Nearby amenities and tenants

metro

PHARMAPRIX

Tim Hortons

DOLLARAMA

SAQ

BMO

Reitmans

SALLE MARGUERITE-BOURGEOYS
COLLEGE REGINA ASSUMPTA

Fleury Hospital

Demographics & Key Features



Population (5km)
469,000



Bike Score
77



Household Income (5km)
\$79,000



Transit Score
64



Households (5km)
201,000



Walk Score
95



Nearest Bus lines

41

140

359

45

Within 100 m



Nearest Rail line

15

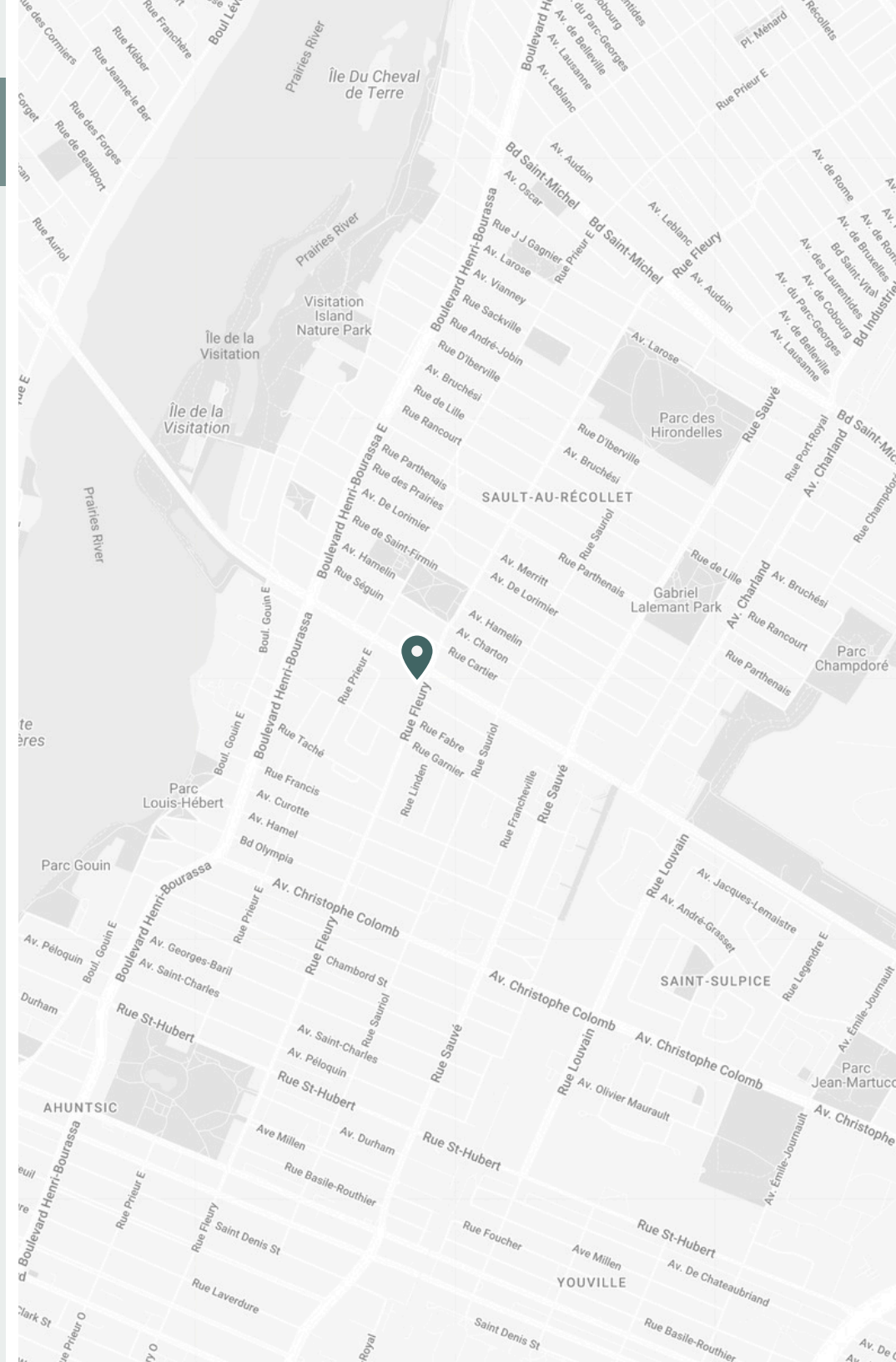
VIA Rail

Sauvé -2km

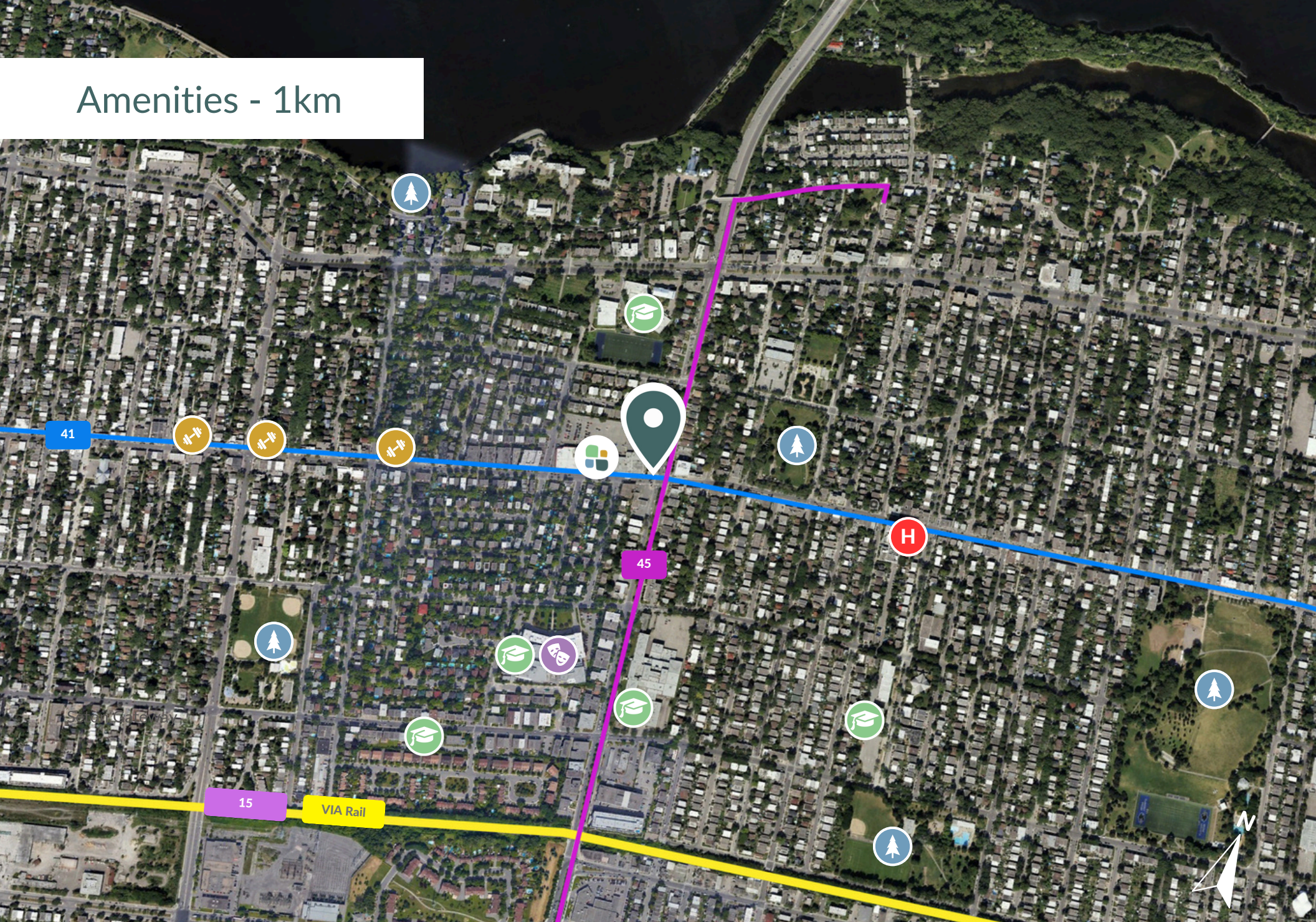
- Walking distance to public transit
- Surrounded by retail shops, restaurants, fitness and cafes
- A variety of medical and wellness services nearby
- On-site parking and surrounding public parking
- Walking distance to multiple green spaces and parks
- Over 5 schools within 3km

Top 3 Occupations - 3km radius

1. Sales and Service
2. Business, finance and administration
3. Social science, education and government services



Amenities - 1km



Fitness and Wellness



Parks



Schools

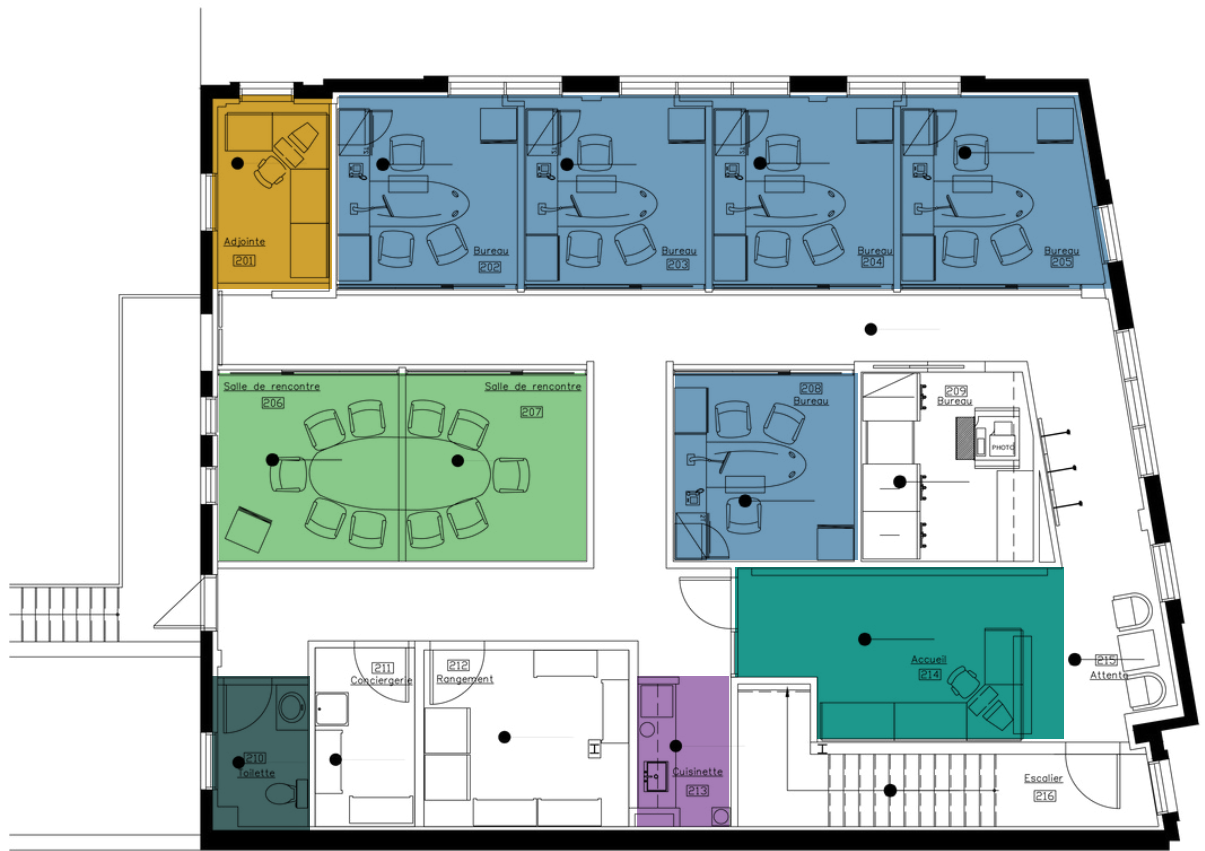


Theatre and Entertainment



Hospital

- Office/Bureau
- Open area
- Meeting Room/ Salle de Reunion
- Washroom
- Kitchenette/Cuisinette
- Reception Area/Accueil



Size	2,028 sf
Floor	2rd
Available	Immediately
Ideal Use	Office
Rates	Upon request

Notes

Built out office, including 4 individual offices, meeting room, washroom, reception area, kitchenette and other amenities. The office is furnished with desks, chairs, filing cabinets and more.





Philip Haralambides
Senior Director, Leasing
philip.haralambides@fcr.ca
514-241-5374