



# For Lease

## Complexe Médical Montréal-Nord

12421 Bd Lacordaire, Montréal-Nord, QC  
Prime Opportunity for medical uses and  
professional offices



**For more information,  
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# Overview

This new construction is located at the intersection of Boul. Lacordaire and Boul. Léger in Montreal-North. The visibility is exceptional because of its frontage on the two main boulevards in Montreal North (Lacordaire and Léger). Anchored by a GMF this space is ideal for all health and services alike. Easily accessible by public transportation as several bus stops are located in front of the building as well as by car since this property offers both indoor and outdoor parking.

### PROPERTY DETAILS

SQUARE FOOTAGE
Ground Floor: 3,200 SF
Third Floor: 7,661 SF (divisible)
OPENING
January 2023
POSSESSION
Immediately
NET RENT
Contact listing brokers
ADDITIONAL RENT (2022)
\$12 psf



### PROJECT HIGHLIGHTS



New construction



Located at the intersection of 2 main boulevards (Lacordaire and Léger)



Located less than 3 kilometers from the Pie-IX bridge









Elevator



26 outdoor parking spaces and 40 indoor parking spaces

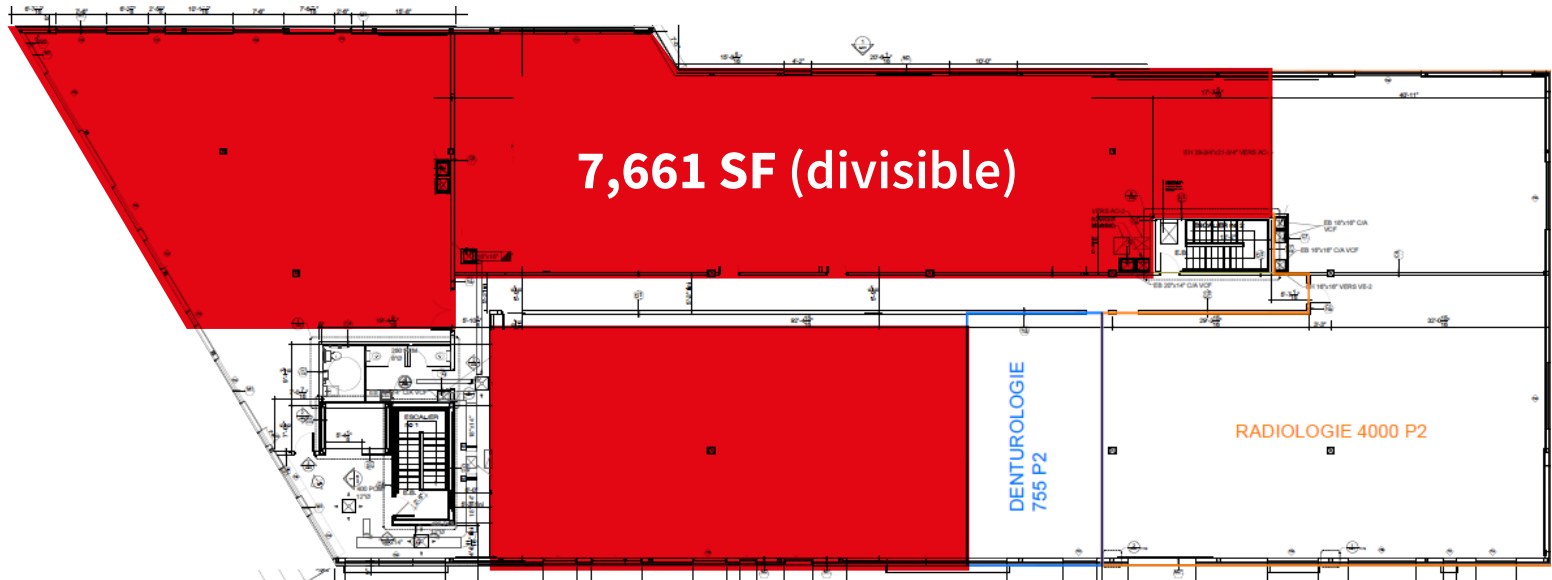
# Area Demographics

Source: Statistics Canada, 2021

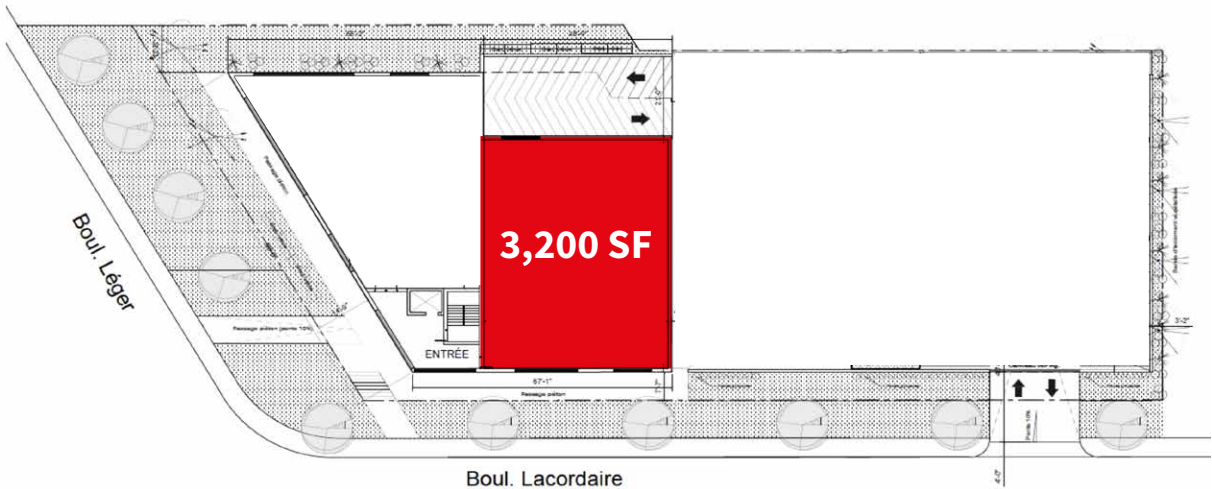
	1KM	3KM	5KM
 <b>Total Population</b>	21,280	97,765	250,171
 <b>Daytime Population</b>	15,884	99,100	255,433
 <b>Median Age</b>	39.9	42	41.8
 <b>Total Households</b>	8,532	39,141	99,241
 <b>Average HH Income</b>	\$65,195	\$71,457	\$80,182
 <b>Total Expenditure (Per Household)</b>	\$52,890	\$58,871	\$68,544



# Third Floor

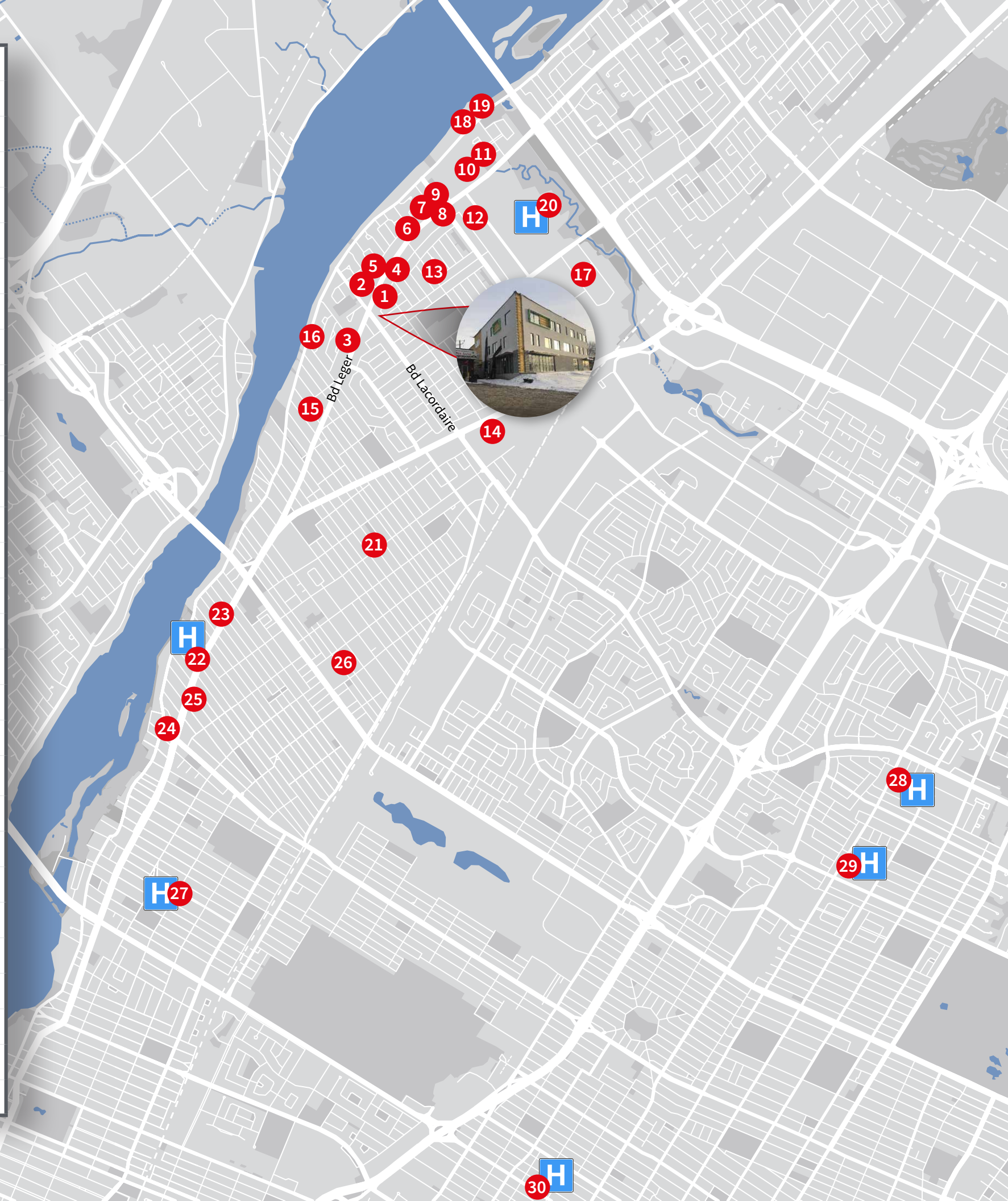


# Ground Floor





<b>1</b>	Buzzfit Montréal-Nord
<b>2</b>	Société de l'assurance automobile du Québec (SAAQ)
<b>3</b>	PFK
<b>4</b>	Physiothérapie Montréal-Nord
<b>5</b>	Dental Health Center - Léger
<b>6</b>	Couche-Tard
<b>7</b>	PJC Jean Coutu
<b>8</b>	Dollarama
<b>9</b>	Tigre Géant
<b>10</b>	Corbeil Electroménager
<b>11</b>	Medi-Shop
<b>12</b>	Evangelista Sports
<b>13</b>	Proxim pharmacie affiliée
<b>14</b>	Place Bourassa
<b>15</b>	Chantal Gagnier : infirmière en soins de pieds
<b>16</b>	CHSLD Villa Belle Rive
<b>17</b>	Cégep Marie Victorin
<b>18</b>	Sonia Boutin Pharmacy
<b>19</b>	Residence Cite Rive
<b>20</b>	Hôpital Rivière-des-Prairies
<b>21</b>	PJC Jean Coutu
<b>22</b>	Hospital Marie-Clarac
<b>23</b>	Clinique Dentaire Anouk Perreault
<b>24</b>	Proxim pharmacie affiliée - Alaria Chamoun
<b>25</b>	Brunet M. Côté, pharm. prop. Affilié
<b>26</b>	Pharmaprix
<b>27</b>	Fleury Hospital
<b>28</b>	Hospital Santa Cabrini
<b>29</b>	Montreal Heart Institute
<b>30</b>	Jean Talon Hospital



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