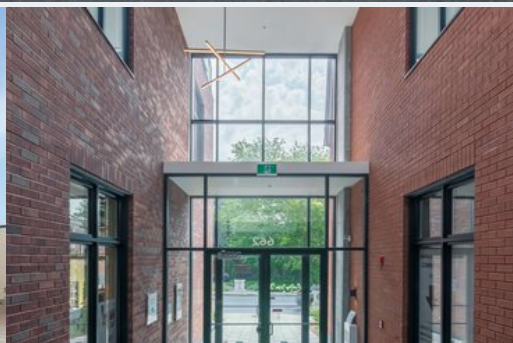


## Building Brochure

### Maison Wickham

662, avenue Victoria, Saint-Lambert, Quebec



## Building Information

Building Size:  
20336 sf

Number of Floors:  
3

Public Transport:  
no

Year of Construction:  
2019

Number of Elevators:  
1

## Building Description

The **662 Victoria Avenue** is a mixed-use real estate complex offering **modern commercial spaces, high-quality office spaces, and luxury rental apartments**. This unique location will charm you with its many advantages:

- **A strategic location** in the heart of downtown Saint-Lambert, providing privileged access to essential services: pharmacies, grocery stores, cafés, restaurants, boutiques, and much more.
- **Unparalleled proximity** to downtown Montreal, accessible within minutes by car or public transit.
- **A prestigious setting** in a neighborhood where modernity meets historic charm, ideal for a stimulating and inspiring work environment.
- **Heritage preservation** through the restoration and enhancement of the historic Wickham House, adding a touch of history and character to the complex.
- **Optimal accessibility** with the commuter train station just a two-minute walk away, making travel to downtown Montreal effortless.
- **Practical amenities** including visitor and indoor parking, as well as electric vehicle charging stations in the indoor parking area.
- **Superior comfort** with a concrete structure ensuring optimal soundproofing for a peaceful environment.
- **A rooftop terrace** providing a beautiful space to relax, socialize, or simply enjoy the view.

The **662 Victoria Avenue** is much more than just a building: it's a place where modernity, comfort, and history come together to offer a truly unique experience to its occupants.

**For more information, feel free to contact us at:**

(450) 671-6300 #23



## General

### Year of construction

2019

### Building website

[www.immocredit.ca](http://www.immocredit.ca)

### Building zoning

Commercial and office

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## Cost of the tenant

### Description

None

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## Building size

### Number of floors

3

### Total office space

15208 sf

### Total office space

20336 sf

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## Construction

### Toilet rooms per floor

2

### Optical fiber capacity

yes

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## Elevators

### Number of elevators

1

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## Security and Access

### Fire detection system

yes

### Security System

yes

### Barrier-free access

yes

### Sprinkler system

yes

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## Parking

### Surface Stall Ratio

ND sf

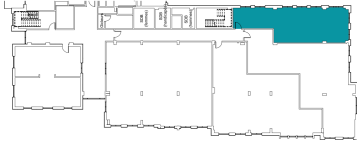
### Above Ground Ratio

ND sf



## Available Suite(s)

### Suite 2400



**Size**  
1038 sf

**Availability**  
Immediately

**Type**  
Office

**Rate**  
[Inquire](#)

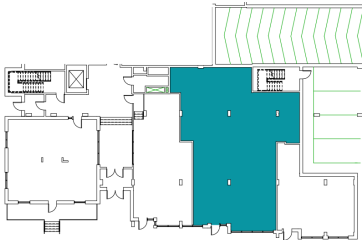
**Notes regarding the suite**

**Term 10 years:** Available on demand

**Term 5 years :** Available on demand

**Additional Rent :** Available on demand

### Suite Commerciale - 668 Victoria



**Size**  
2240 sf

**Availability**  
Immediately

**Type**  
Commercial

**Rate**  
[Inquire](#)

**Notes regarding the suite**

**Term 5 years:** Available on demand

**Term 10 years:** Available on demand

**Additional Rent :** Available on demand