

OBERFELD SNOWCAP

FOR LEASE ↘

**6400-6476 Rue Jean-Talon E
Saint-Léonard, QC**

Place Elysée

Manon Larose *

Managing Director
Commercial Real Estate Services
438.990.8968
manonl@oberfeldsnowcap.com

*Chartered real estate broker, DA

Michelle Marcotte-Blart **

Director
Commercial Real Estate Services
514.972.6163
michelle@oberfeldsnowcap.com

**Commercial real estate broker

Robert Lefort **

Director
Commercial Real Estate Services
514.806.4819
robertl@oberfeldsnowcap.com

**Commercial real estate broker



Overview

SQUARE FOOTAGE	6432 : 1,895 SF 6436 : 4,363 SF Office: #210: 1,263 SF Office: #216: 880 SF
ADDRESS	6400-6476 Rue Jean-Talon E, Saint-Léonard, QC
AVAILABILITY	Office #210 : Immediate Unit 6432, 6436 & Office #216 : January 1 st , 2026
NET RENT	Ask listing brokers
ADDITIONAL RENT	\$8.91 PSF

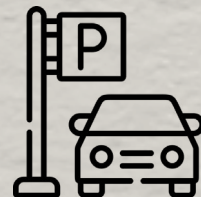
STRIP CENTER WITH
HIGH TRAFFIC



HANDICAP
ACCESSIBLE



PARKING RATIO:
3.2/1000 SF



AT THE INTERSECTION
OF 2 MAIN BOULEVARDS



**OBERFELD
SNOWCAP**

Area Demographics

RADIUS : 5KM

2024 Population
444,590

Total Households
196,339

2024 Daytime Population
434,486

Average Household
Income
CA\$88,695

Median Age
40.0

Average Household
Expenditure
CA\$74,658

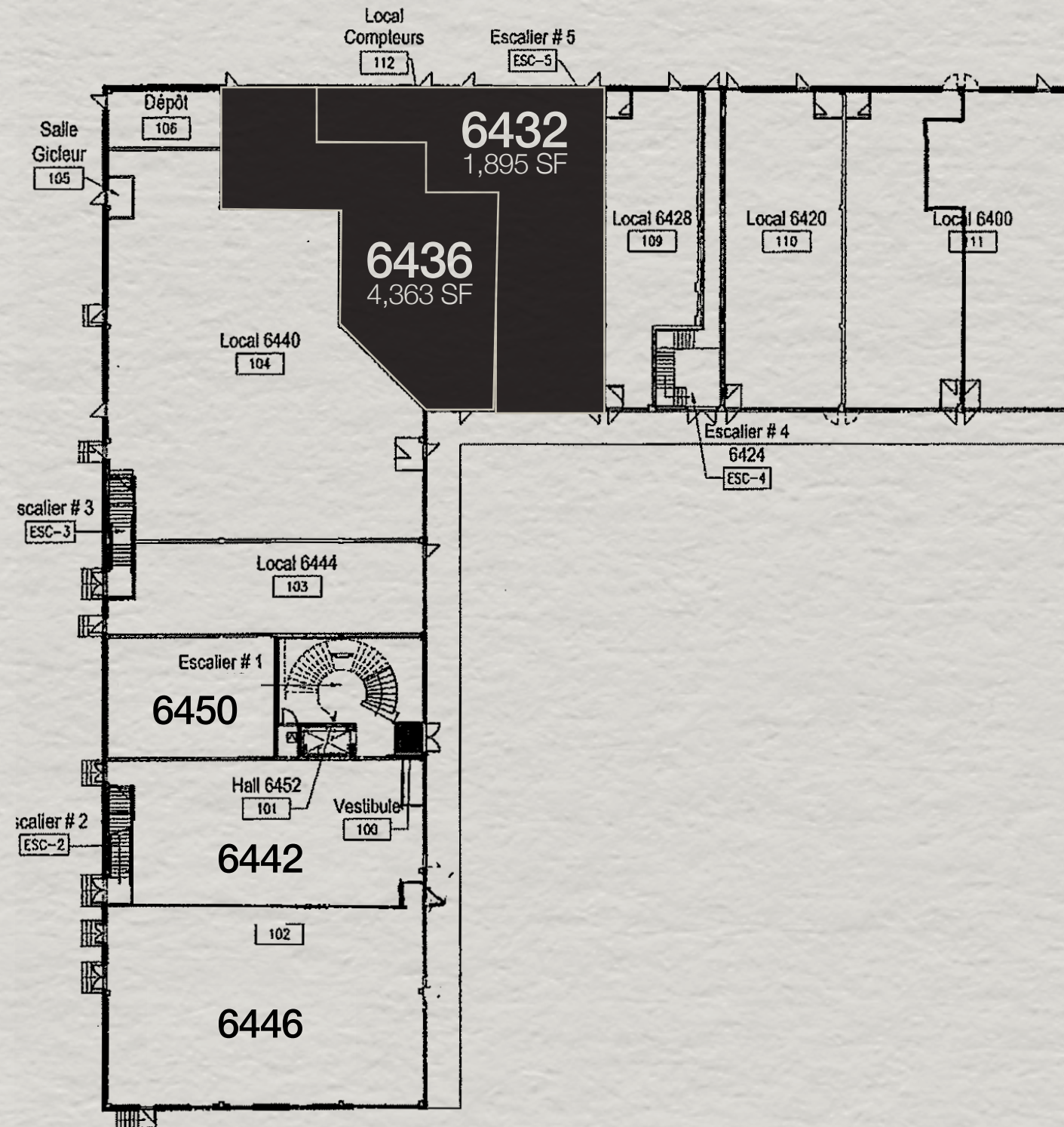


Key Facts

Demographic Data Source: Environics (2024)

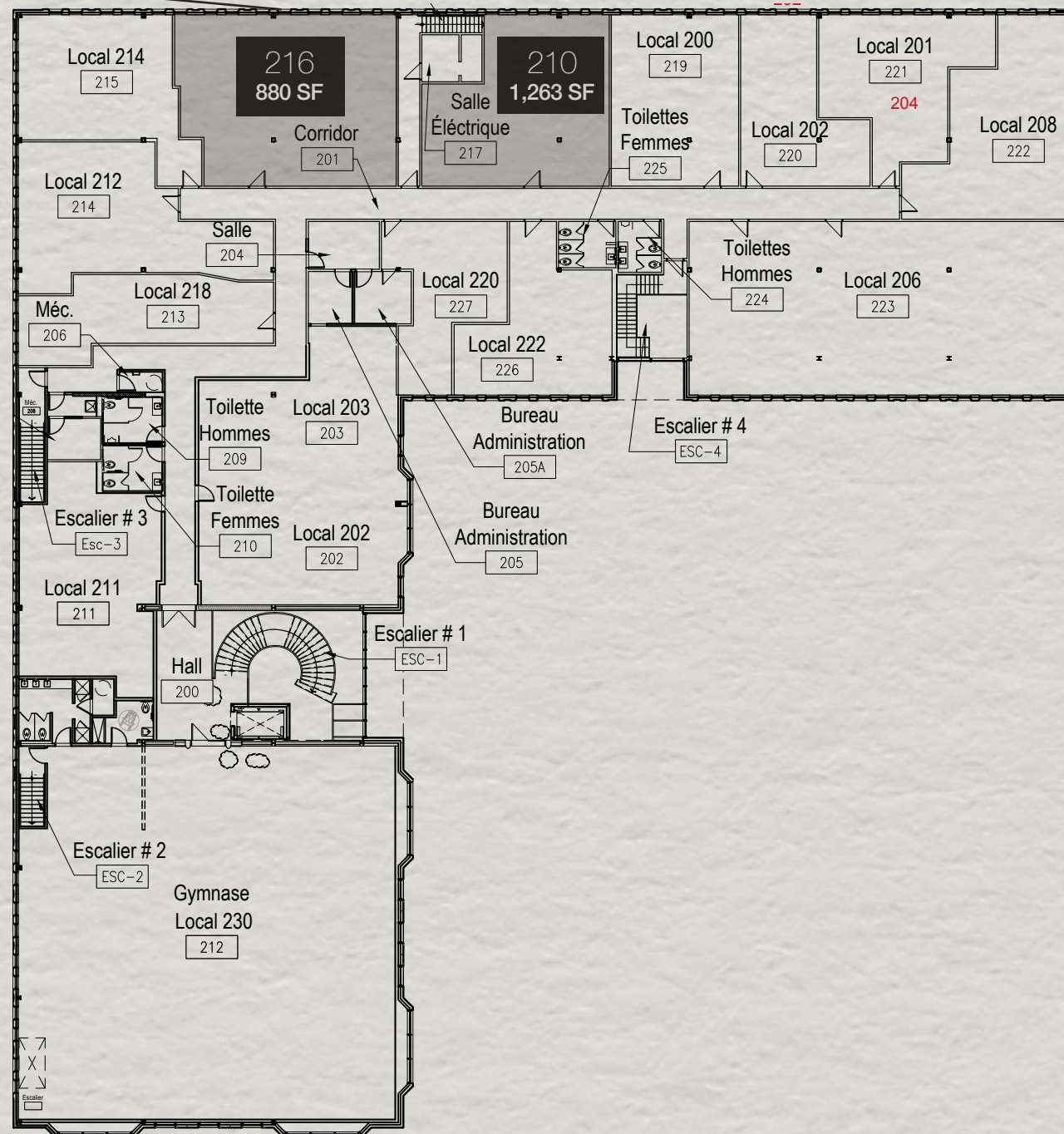
Plan

The unit #6476 will be occupied by les Arpenteurs & the unit # 6444 will be occupied by Synergie



Plan - Office

Includes 3 closed office spaces
Perfect walk-in condition



Retailer Map



www.oberfeldsnowcap.com

OBERFELD SNOWCAP

Manon Larose *

Managing Director
Commercial Real Estate Services
438.990.8968
manonl@oberfeldsnowcap.com

Michelle Marcotte-Blart **

Director
Commercial Real Estate Services
514.972.6163
michelle@oberfeldsnowcap.com

Robert Lefort **

Director
Commercial Real Estate Services
514.806.4819
robertl@oberfeldsnowcap.com