

2425

Pitfield Boulevard, Saint-Laurent, QC



*Multi-tenant opportunity with
prominent brand visibility*

25,875 to 65,625 sq. ft. | OFFICE/INDUSTRIAL SPACE FOR LEASE



Highlights



PROMINENT BRAND VISIBILITY

This property provides prominent brand visibility and accessibility due to its frontage off of Highway 13.



OFFICE SPACE

Two storeys of bright and functional office space, featuring private office suites, open workstations, conference rooms, a kitchen with rooftop terrasse, and more.



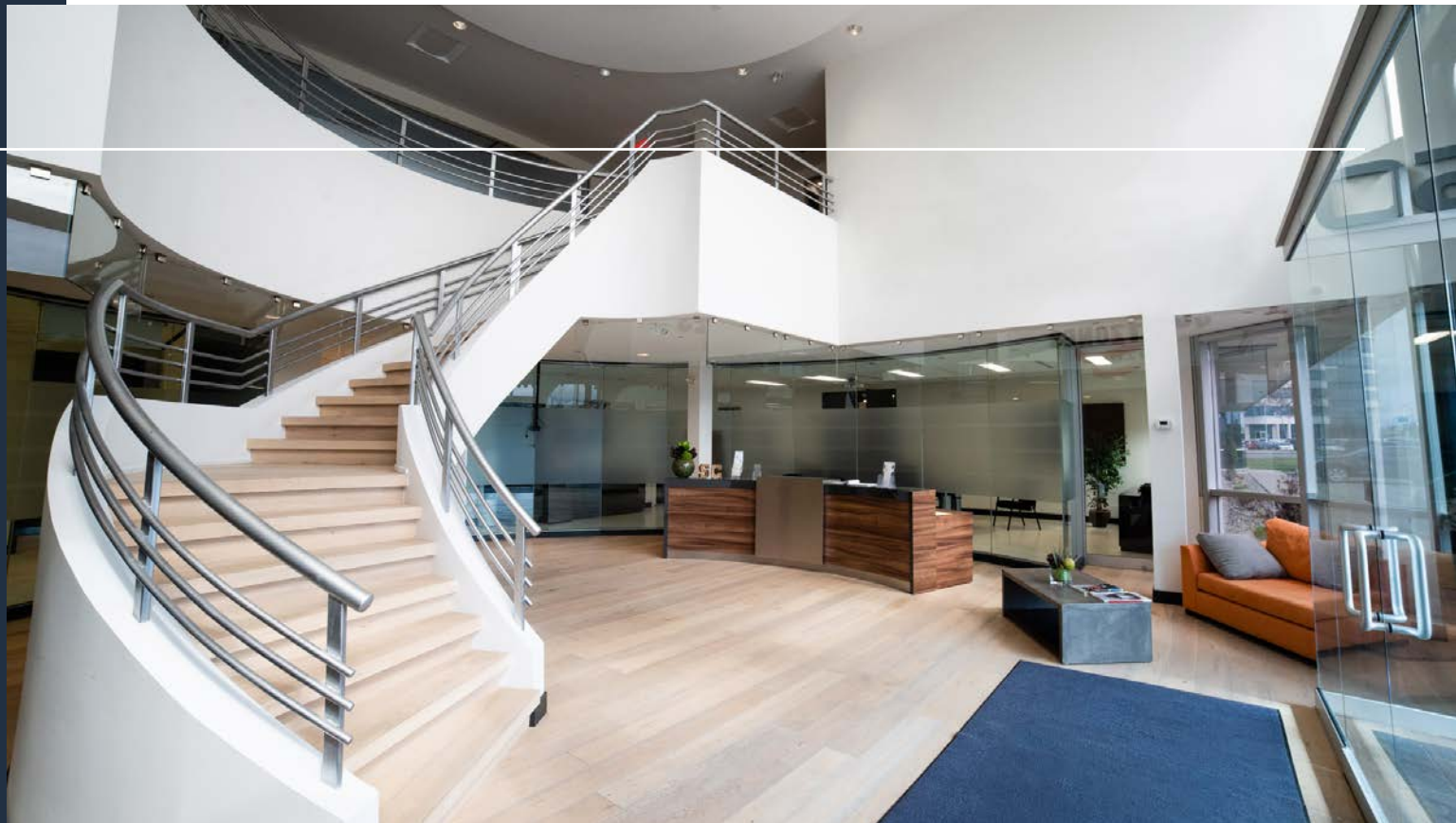
INDUSTRIAL SPACE

Equipped with 4 drive-in doors, including 1 wide door, and 1 truck-level dock.



A VERSATILE OPPORTUNITY

This flexible space can be used as is with an office/industrial build-out, or be adapted to suit your needs.



1ST FLOOR

Square footage	39,750 sq. ft.
Type	Office & industrial
Availability	10/2026

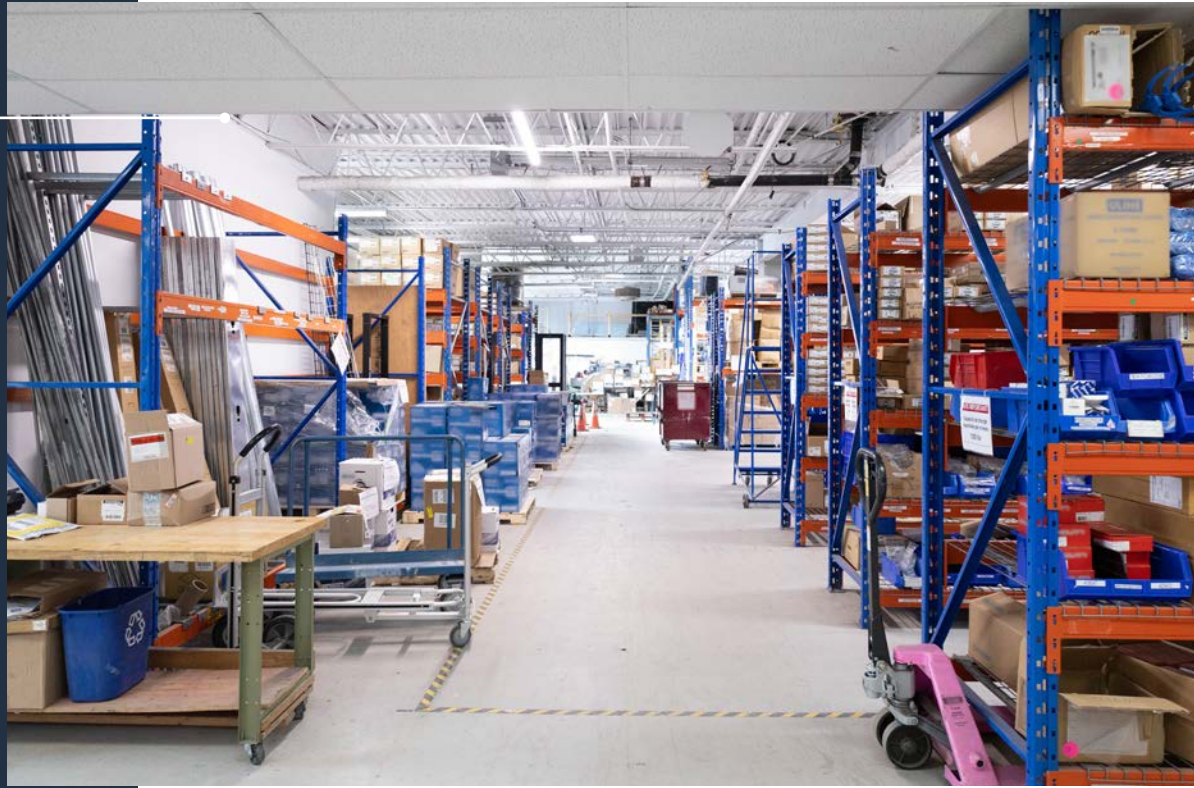
2ND FLOOR

Square footage	25,875 sq. ft.
Type	Office
Availability	Immediate

Drive-in doors	4, including 1 wide door
Truck-level dock	1
Garbage and recycling doors	2
Warehouse clear height	16.2 feet
Electrical entry	2,000 amps
Sprinklers	Yes
Parking	± 226 exterior stalls
Year built	1988, renovated in 2016
Zoning	B06-002

1st FLOOR | INDUSTRIAL

The warehouse provides *flexibility for your business activities*, with drive-in doors and a truck-level loading dock.



Drive-in doors



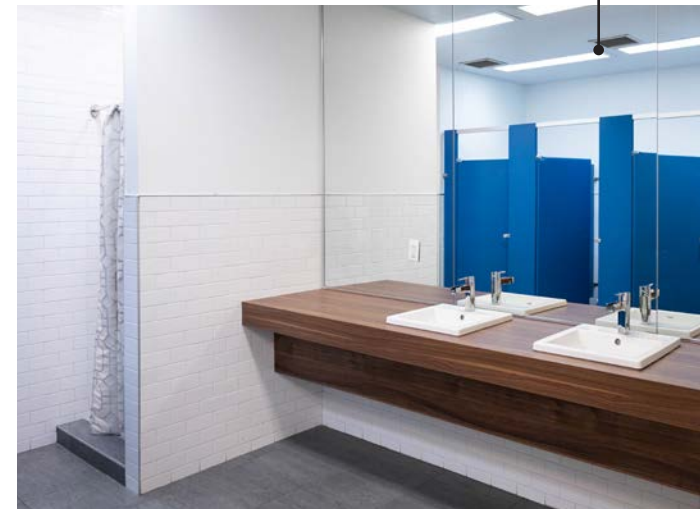
1st FLOOR | INDUSTRIAL



Drive-in
doors



Fully equipped bathrooms
with showers



1st FLOOR | OFFICE

The *first floor* office space offers *versatility* with its *spacious open* *workstations*, executive office suites, and closed conference rooms.

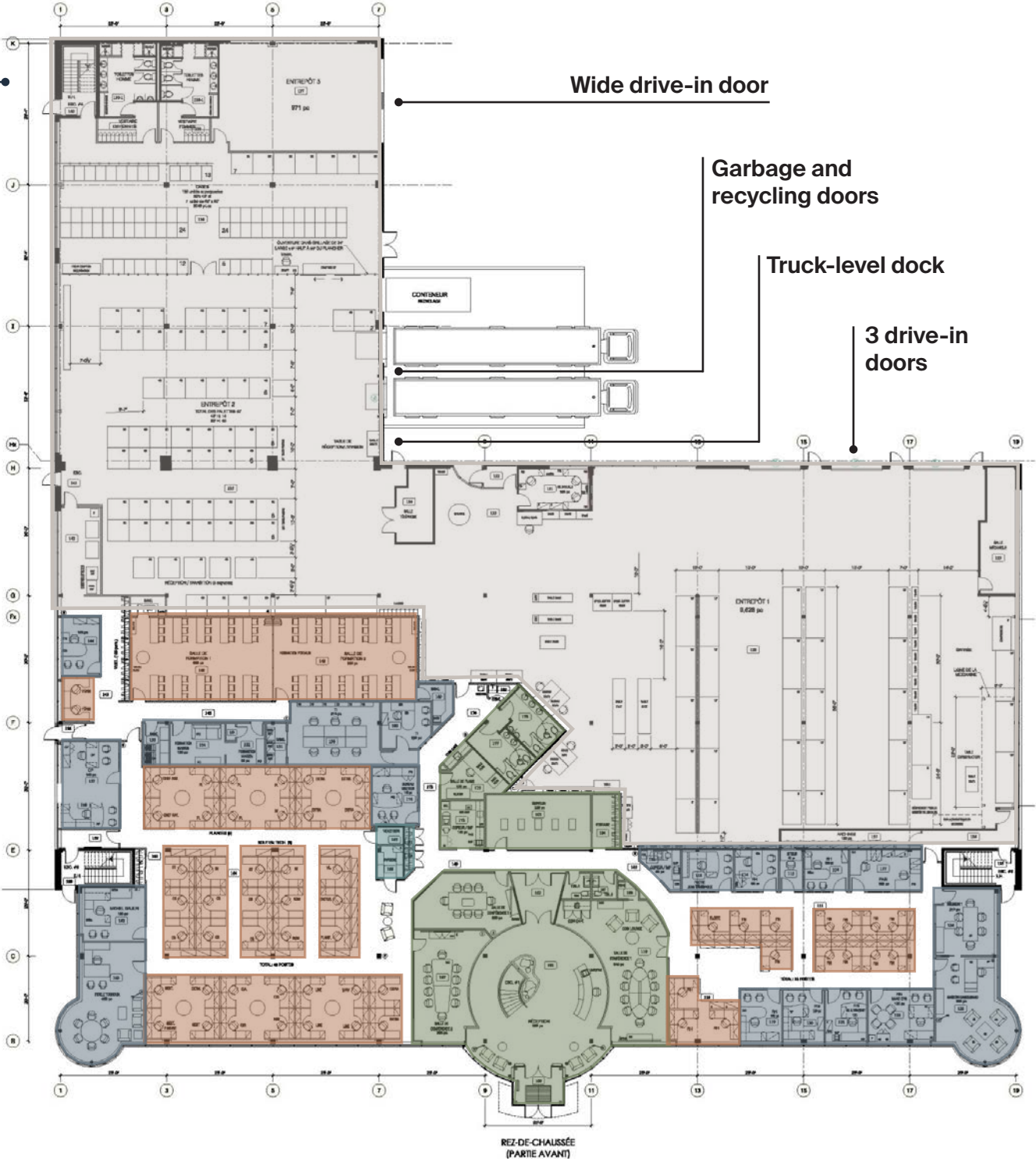


1st floor | 39,750 sq. ft.*

Floorplan

- Industrial component
- High-density open workstations
- Private office suites
- Reception area, conference rooms & copy rooms

*Can be divided.



2nd FLOOR | OFFICE

The *second floor office* space combines *function and elegance*, with open workstations, private office suites, bright conference rooms as well as a gym.



2nd FLOOR | OFFICE



Terrasse



Executive
office suites



Gym



2nd floor | 25,875 sq. ft.

Floorplan

- Multifunctional recreational space: gym, cafeteria, kitchen, and lounge
- High-density open workstations
- Executive wing: private office suites, meeting rooms, kitchen and dining room
- Reception area



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prominent brand visibility
and accessibility due to its
frontage off of Highway 13.



EASILY ACCESSIBLE VIA
HIGHWAYS 40 & 13



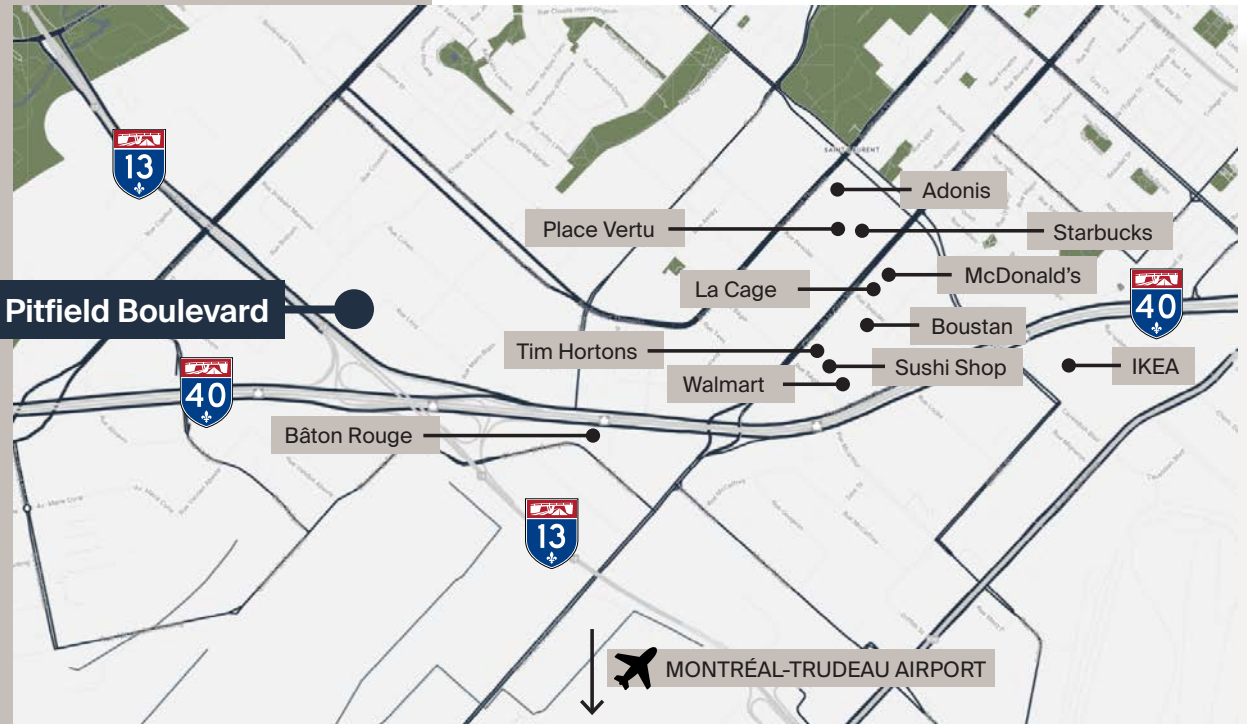
REACHABLE VIA
PUBLIC TRANSIT

Busses 70 & 213 stop only
a 5-minute walk away



IN PROXIMITY TO AMENITIES

10-minute drive to several amenities
including restaurants, shopping
malls, hotels & more.





Let us help you build
the environment that
fits your vision.

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