

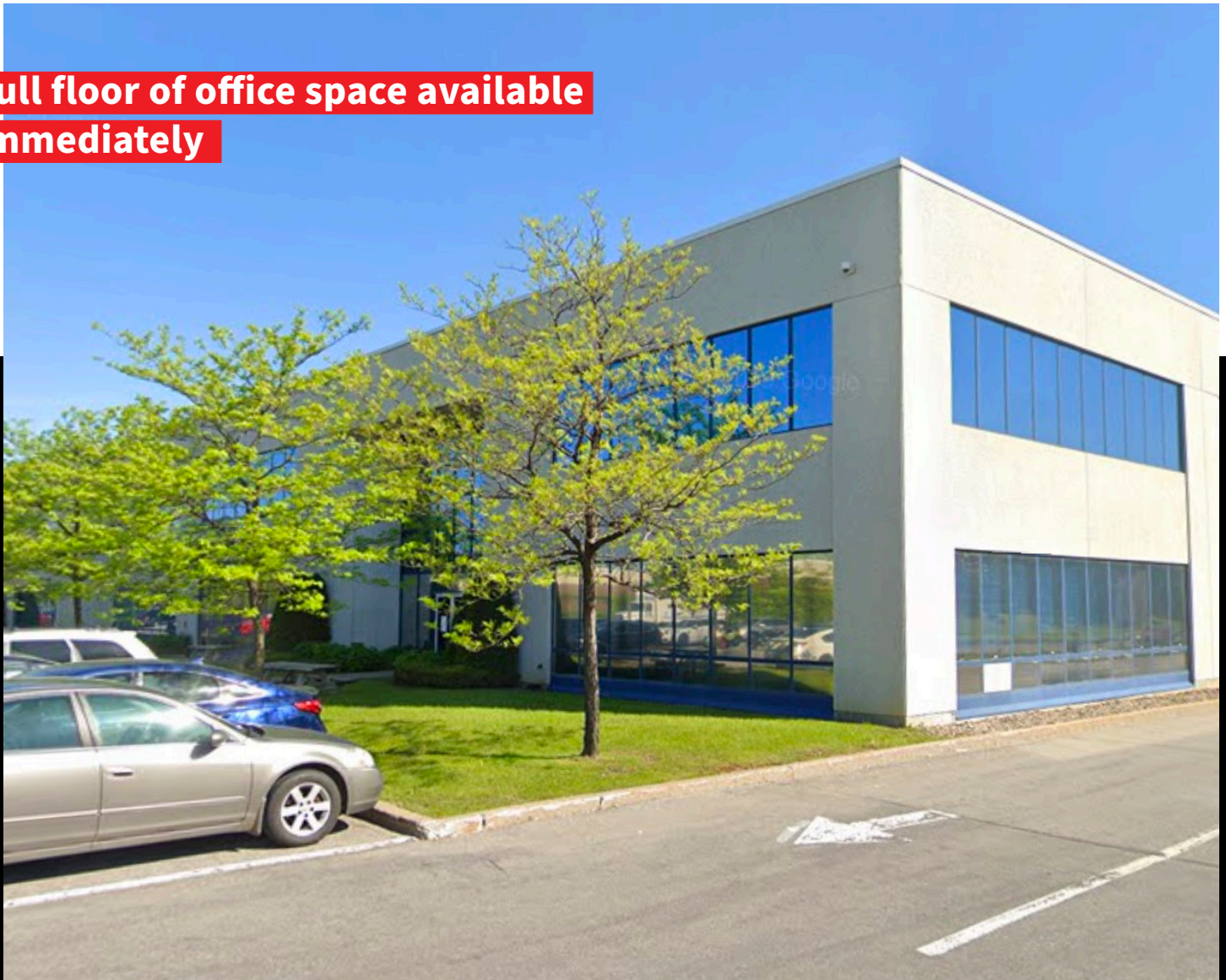
# For Sublease

## 3495 CÔTE-VERTU BLVD WEST

Ville St-Laurent, Montréal QC

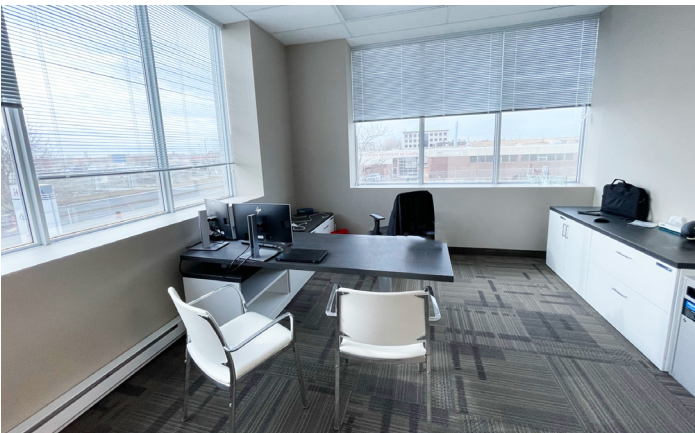
Excellent sublease opportunity in the Ville Saint-Laurent area

**Full floor of office space available  
immediately**



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## Availabilities

Suite	Area (sq. ft.)	Term
2nd floor (full floor)	3,500	November 30, 2025

## Financial details

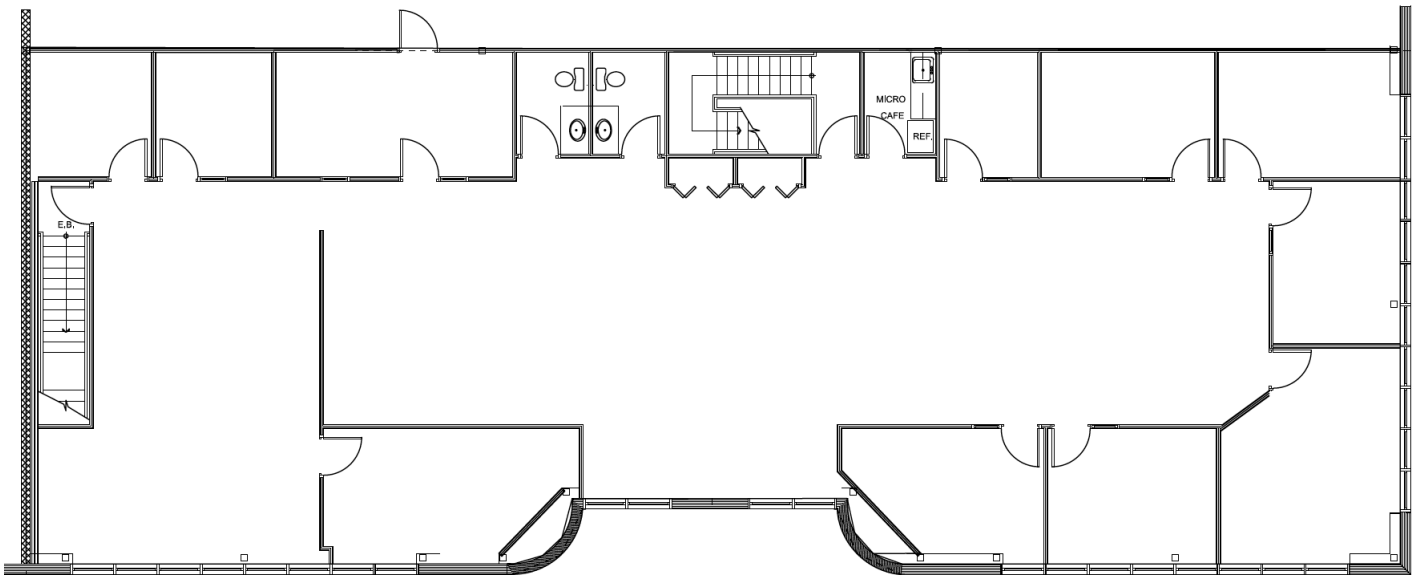
Net rent \$7.16 / sq. ft.

Additional rent (2021) \$5.10 / sq. ft.

## Other details

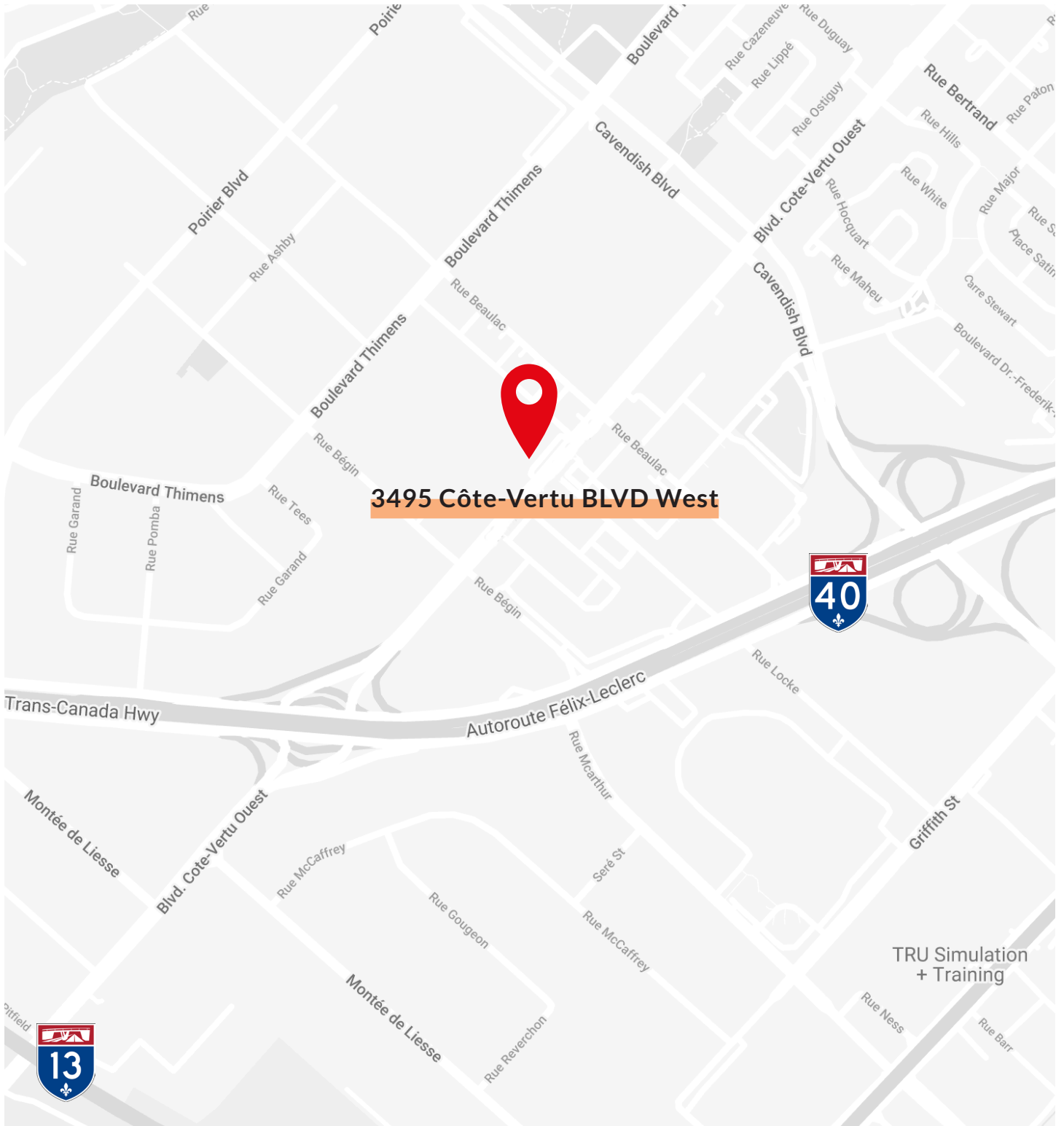
Electricity Included

## Floor Plan



## Location

The property is located between Cavendish Boulevard and the Trans-Canada Highway near the Bois-Franc district. Easily accessible by highways 40 and 13, the building is close to public transportation and all services including the Place Vertu shopping center within walking distance. The property is also a 15-minute bus ride from the Côte-Vertu metro station (orange line) and 10 minutes from the future Bois-Franc REM train station.



## For leasing inquiries, please contact:

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