



## Office space with direct access to Highway 40 in Saint-Laurent

- Great opportunity to lease office spaces located in an office building in Ville Saint-Laurent.
- The premises are perfectly suited for all types of professional offices and services firms and benefit from ample parking for employees at the front and back of the building.
- The property has an ideal location in Ville Saint-Laurent, with direct access to Highway 40.



Spaces ranging from 765  
to 6,564 square feet



Several spaces  
available immediately



Fenestration providing  
abundant natural light



Camera surveillance,  
access card system

**Get more  
information**

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## Lease details

Building area	82,000 sf
Number of floors	6 floors
Building class	B
Construction year	1975, renovated in 2005
Typical floor	13,567 sf
Gross asking rent	Contact broker
Electricity	Included
Parking	215 outdoor spaces and 27 indoor spaces
Security	Camera surveillance, access card system Building doors locked after 6:00 PM

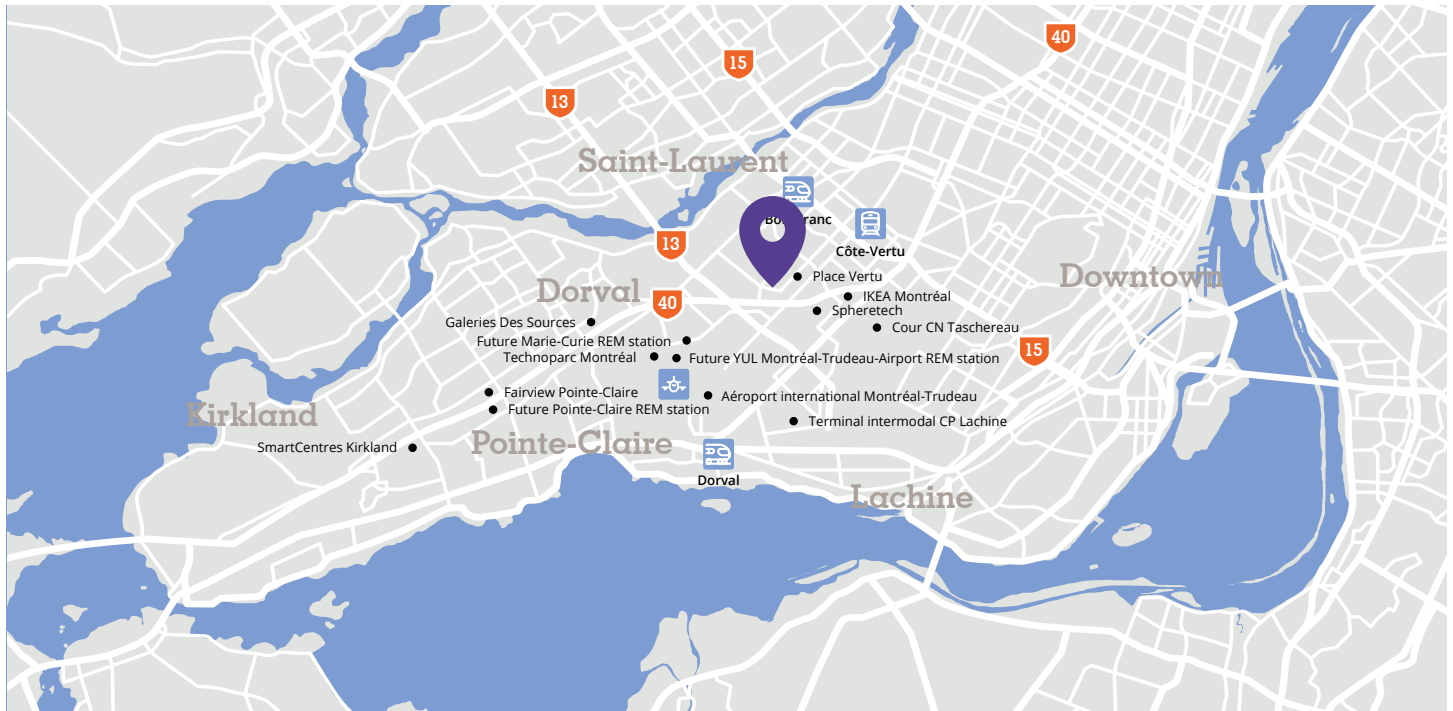
## Available spaces

Ground floor (suite 103)	1,488 sf
Ground floor (suite 104)	1,060 sf
Ground floor (suite 105)	2,675 sf
2 <sup>nd</sup> floor (suite 200)	6,564 sf
2 <sup>nd</sup> floor (suite 205)	3,725 sf
3 <sup>rd</sup> floor (suite 305)	1,479 sf
4 <sup>th</sup> floor (suite 402)	765 sf
4 <sup>th</sup> floor (suite 403)	3,334 sf
5 <sup>th</sup> floor (suite 520)	896 sf
6 <sup>th</sup> floor (suite 600)	5,582 sf
6 <sup>th</sup> floor (suite 630)   December 2026	3,243 sf

## Get more information

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## Location

- Located in Ville Saint-Laurent at the intersection of Highways 13 and 40, providing the property with excellent accessibility from major thoroughfares.
- The building is directly accessible from the Trans-Canada Highway north and south service roads, and benefits from the proximity of Highways 13, 15, 40 and 520.
- The property is located 10 kilometers from the Montréal-Trudeau International Airport.
- Proximity to Place Vertu shopping mall (anchored by Adonis, Canadian Tire, Gold's Gym, Winners and an expansive food court).
- Nearby services include Staples, Cage aux Sports, Econofitness, Mikes, Rona, Tim Hortons and Walmart, located in the adjacent development.



Bus lines 64, 174-175-196 to Gare Bois-Franc  
Bus lines 175-196, 202 to Gare Dorval



Côte-Vertu metro station (orange line) via bus lines 174-196 (10 minutes)



Accessible via the new Bois-Franc REM station



15-minute drive to the Montréal-Trudeau International Airport



25-minute drive to downtown Montréal via major highways



## Want to plan a tour? Contact us for more information.

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