

The address in motion

Join a modern corporate hub



The opportunity

In motion

A high-performing corporate environment in the heart of Candiac.

Home to an international organization, the building combines modern workspace, operational efficiency, and a location where nature and connectivity are in balance.



Move-in ready space



Flexible work spaces



Abundant fenestration



Signage opportunity

A space that moves with you ~



The neighbourhood

Strategic South Shore location

Located on Marie-Victorin Boulevard in Candiac, 77 Marie-Victorin benefits from a strategic location at the heart of an established industrial and corporate hub on Montreal’s South Shore.

The property offers efficient access to Highways 15 and 30, as well as the Greater Montreal area, while providing a cost-effective alternative to downtown for businesses seeking accessibility and occupancy cost control.



Direct waterfront access within minutes



Across from Parc André-J.-Côté for wellness breaks



Close to a wide range of retail and services



Easy connectivity to major transportation routes



The property

Single-tenant building opportunity

Offering a standalone office component within a large-scale corporate campus, 77 Marie-Victorin represents a rare opportunity for companies looking to establish a strong and long-term presence on Montreal's South Shore.

This opportunity allows tenants to maintain greater control over their corporate identity while supporting long-term stability and team consolidation within a cohesive and centralized environment.



Well-maintained building with institutional presence



Abundant no cost exterior parking for tenants and visitors



3 electric vehicle charging stations



Prime corporate visibility along a high-traffic corridor

The employee experience

Amenities designed for your team

Designed to support occupant well-being and productivity, 77 Marie-Victorin offers tenants a variety of amenities that promote a seamless and enjoyable workday experience.

Fitness facilities, shared common areas, a communal kitchen, and lounge areas contribute to a complete professional environment tailored to the needs of modern teams.



Professional environment supporting employee comfort



Large kitchen and dining areas accessible to occupants



Common areas designed for informal meetings and breaks



On-site fitness facility promoting tenant well-being



The spaces

Turnkey office opportunity

Designed to meet the needs of businesses seeking an efficient and quick to deploy solution, 77 Marie-Victorin offers a turnkey office opportunity within an established corporate environment.

The existing infrastructure allows for rapid occupancy while minimizing upfront capital investment. The spaces are suitable for a variety of uses, including administrative, operational, or head office functions.



Abundant fenestration and generous natural light



Flexible spaces suited to various occupancy profiles



Efficient solution for rapid market delivery



Existing corporate buildouts already in place



The spaces

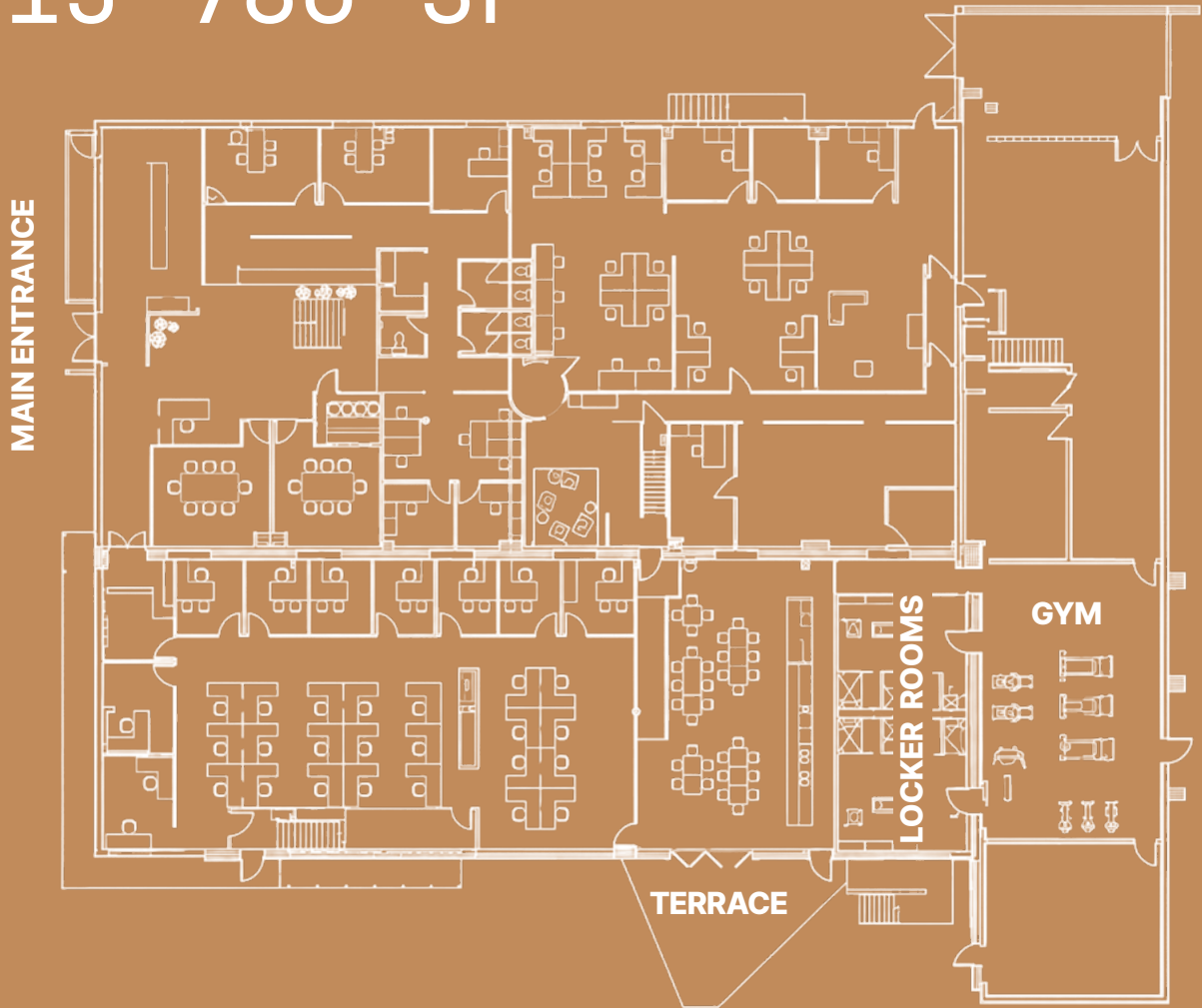


 Asking gross rent: Contact broker



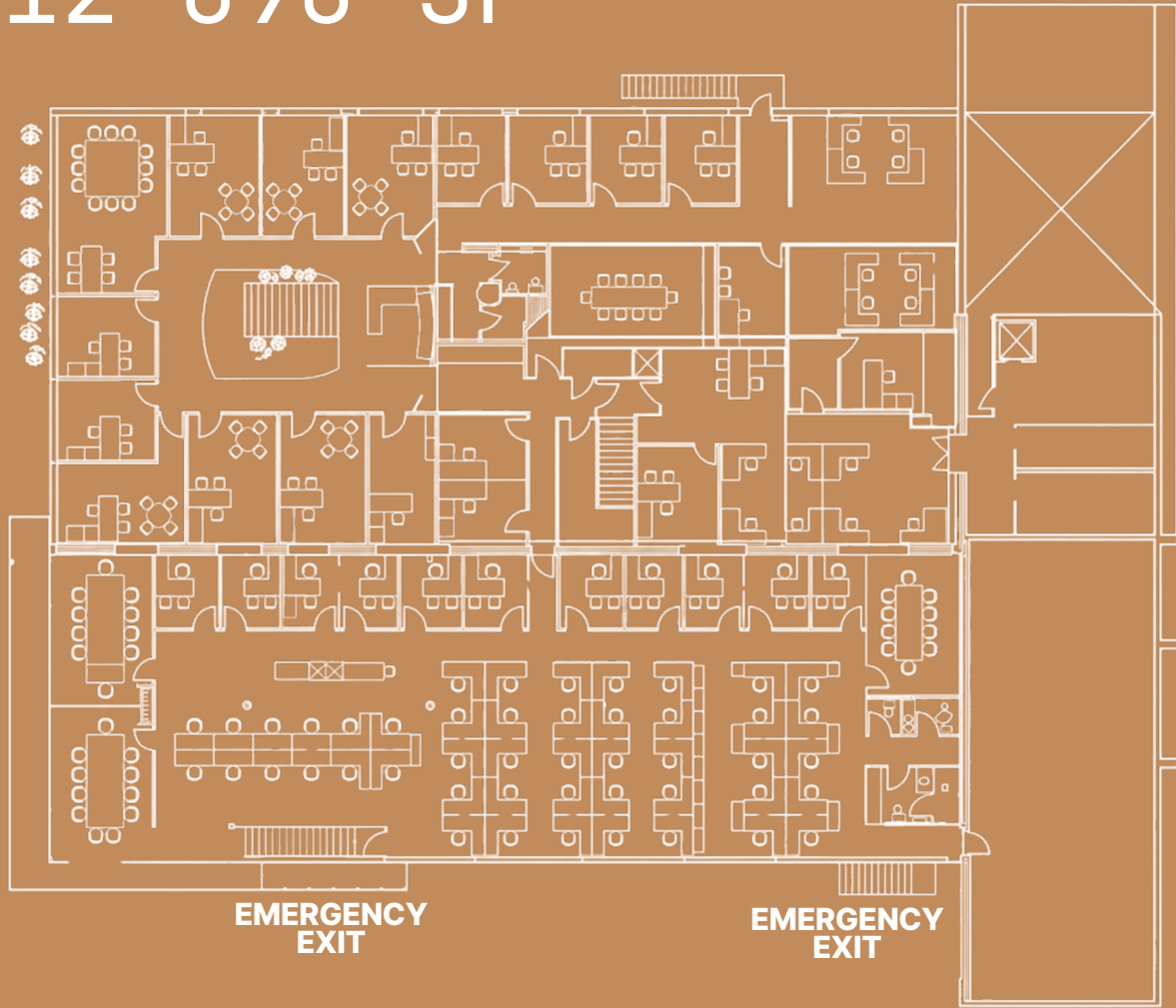
Ground floor

13 786 SF



2nd floor

12 090 SF



An address in motion

77 Marie-Victorin Boulevard
Candiac, QC J5R 1C2



Contact us for more information

James Lavinkas
Associate Vice President
Commercial Real Estate Broker

+1 514 912 4556
james.lavinkas@avisonyoung.com

Kevin Dopp
Vice President
Real Estate Broker

+1 514 349 7953
kevin.dopp@avisonyoung.com

avisonyoung.ca

© 2026. Avison Young Commercial Real Estate Services, LP, Commercial Real Estate Agency.

Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein. Some imagery may have been edited using AI tools for visualization purposes.

