

The Colliers logo is a dark blue rectangle with the word "Colliers" in white serif font. Below the text are three horizontal stripes: yellow, red, and blue.

Strategically Located Office Space For Sublease

10500 Ryan Avenue, Dorval, QC

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Property Overview

Strategically located at the northwest corner of Highways 40 and 520, and minutes from the airport, 10500 Ryan Avenue is an excellent “Plug & Play” office space opportunity in a prime location.

Civic Address	10500 Ryan Avenue
Location	Dorval
Available Area	± 6,000 SF
Asking Gross Rent	\$25.00 PSF (Turn-key. Furniture included)
Lease Expiry	December 4 th , 2029
Availability	Immediate



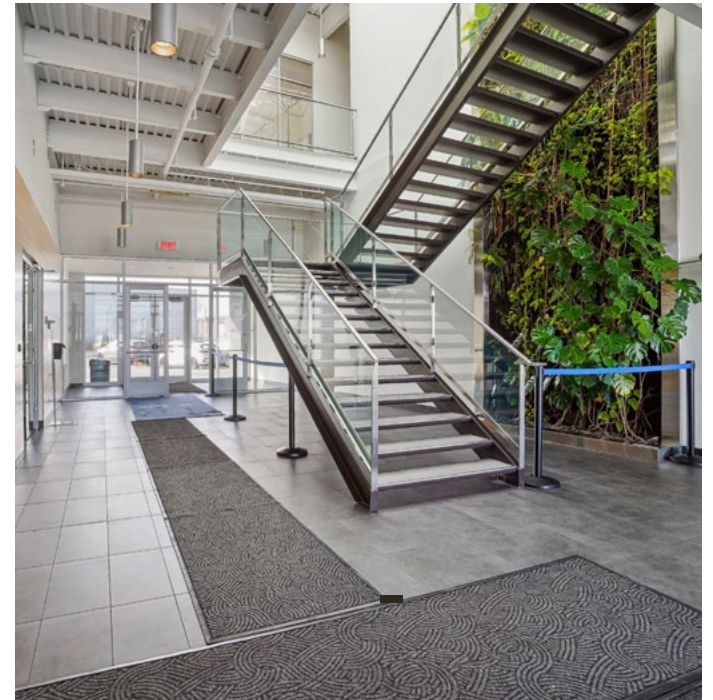
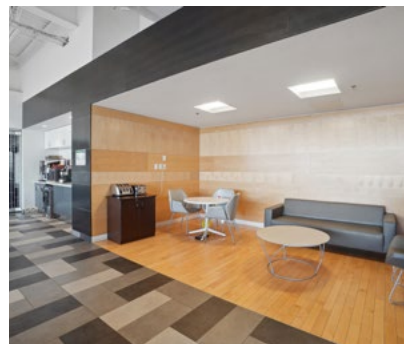
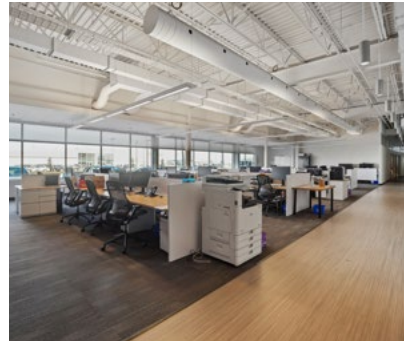
Plug & Play office space



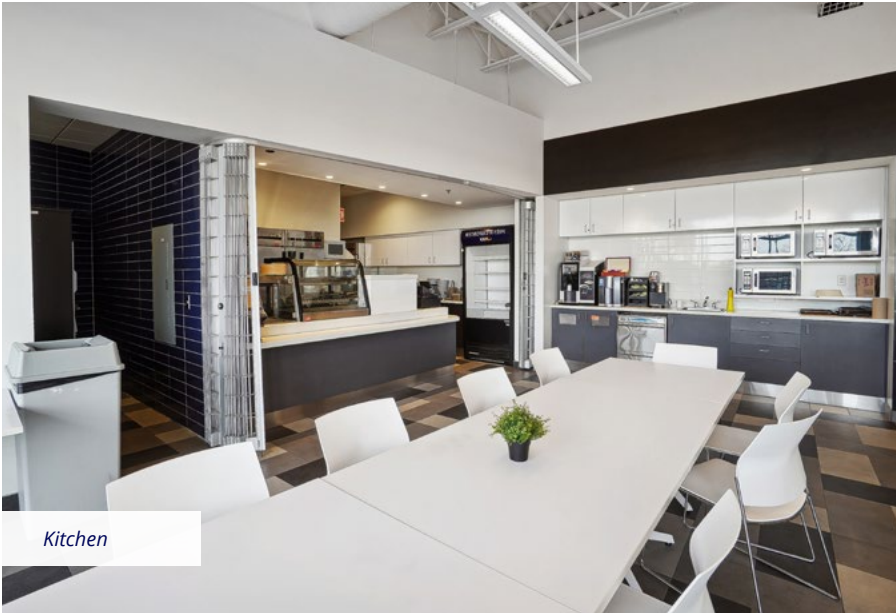
Great frontage on Hwy 520



Minutes from PET Montreal Airport



Property Photos



Kitchen



Open Workspace



Open Workspace



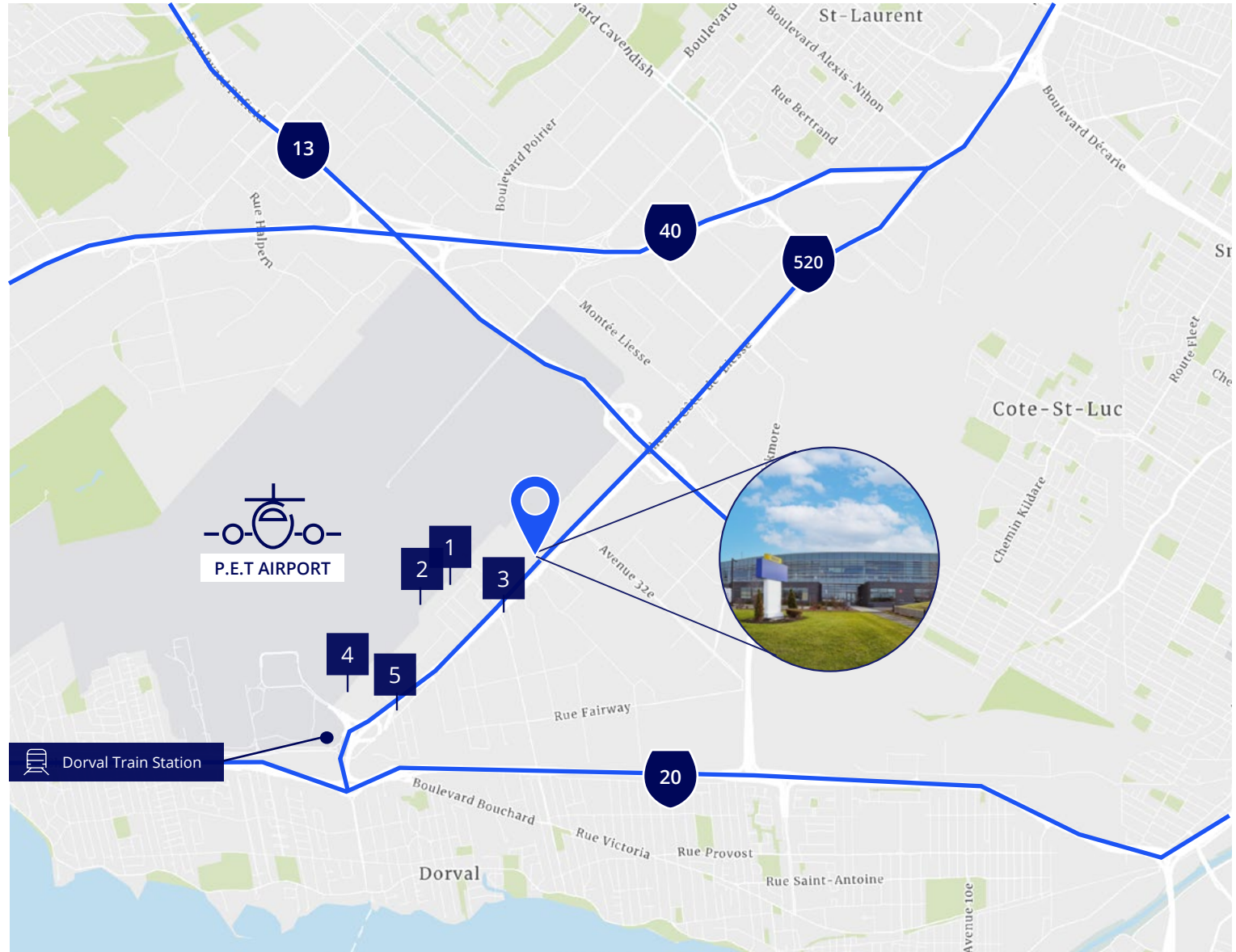
Lobby

Nearby Amenities

📍 10500 Ryan Avenue, Dorval, QC

- 1 Cafeteria Hollie
- 2 Simple Cuisine
- 3 Tim Hortons
- 4 Pharmacie Jean Coutu
- 5 RBC Bank

- **Highway 520**
420 m | 2 minutes
- **Highway 20**
900 m | 4 minutes
- **Highway 40**
5 km | 10 minutes
- **Dorval Train Station**
3.8 km | 6 minutes
- **Downtown Montreal**
19.4 km | 36 minutes





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