

455

LE FÉNELON

455 FÉNELON BLVD., DORVAL, QC

WHERE MONTRÉAL CONNECTS.

Le Fénelon is a boutique office property designed for companies that value flexibility, accessibility, and a well-rounded workplace experience. With a range of suite sizes and layout options, the building accommodates everything from small private offices to large scale users.

BUILDING HIGHLIGHTS



FLEXIBLE SPACES

From 600 SF to 8,000+ SF, suites adapt to your team's size and needs.



CENTRALLY LOCATED

In close proximity to Montréal-Trudeau Intl. Airport, Highways 20/40/520, bus and train stations.



AMPLE PARKING

200+ outdoor and 60+ indoor spaces make commuting and visitor access effortless.



PROFESSIONALLY MANAGED

A dedicated team ensures smooth operations and tenant satisfaction.



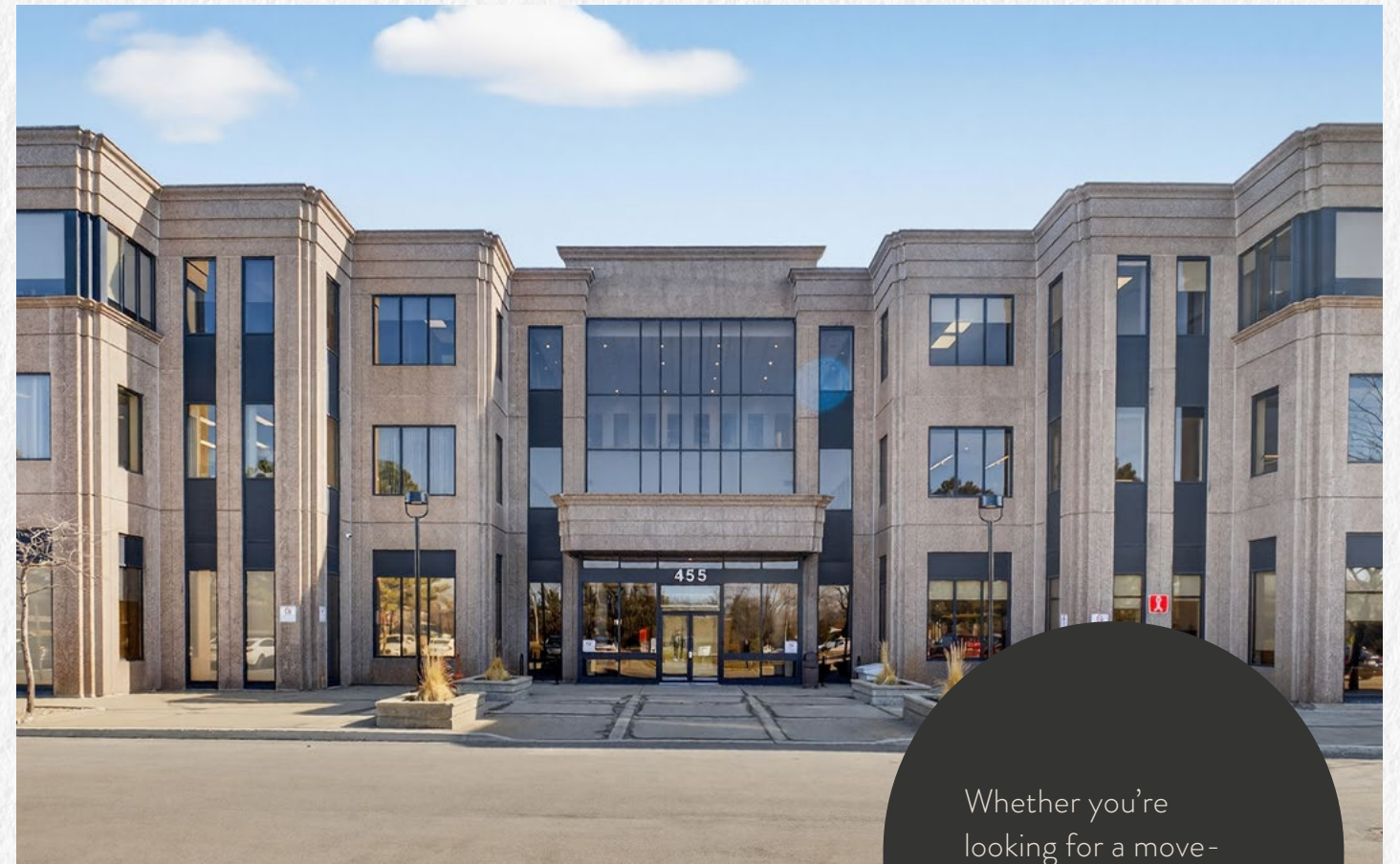
ENGAGED COMMUNITY

On-site events foster connection, collaboration, and a sense of community.

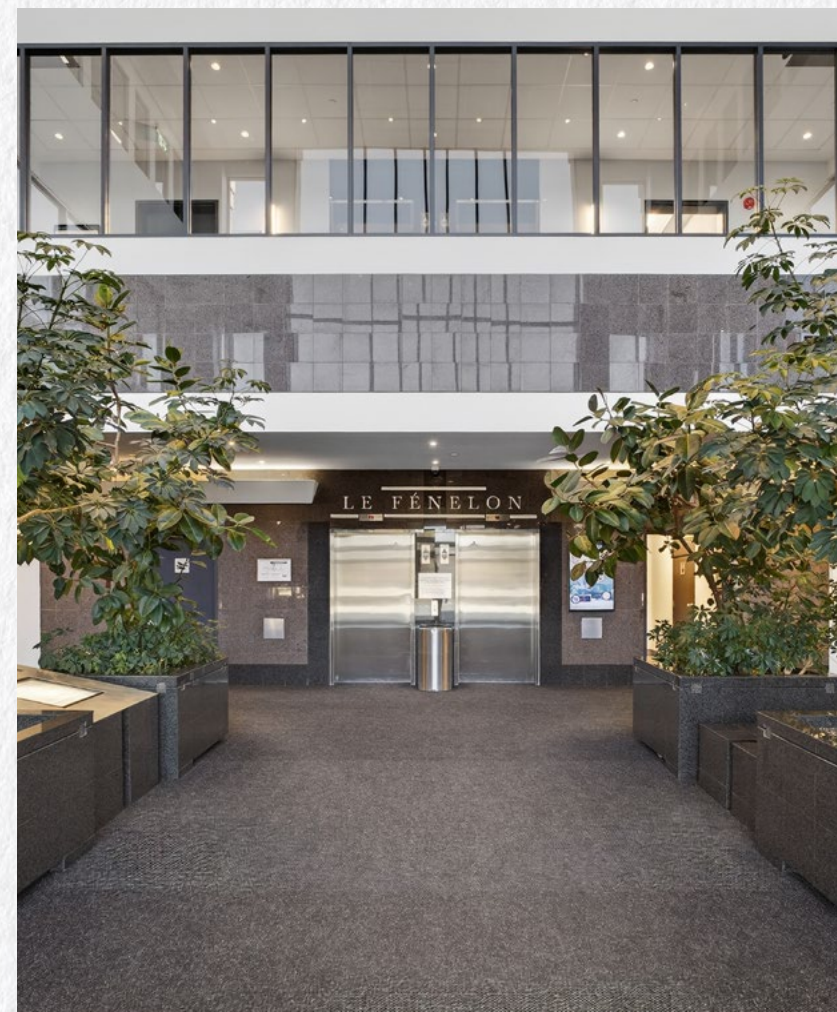


NEARBY AMENITIES

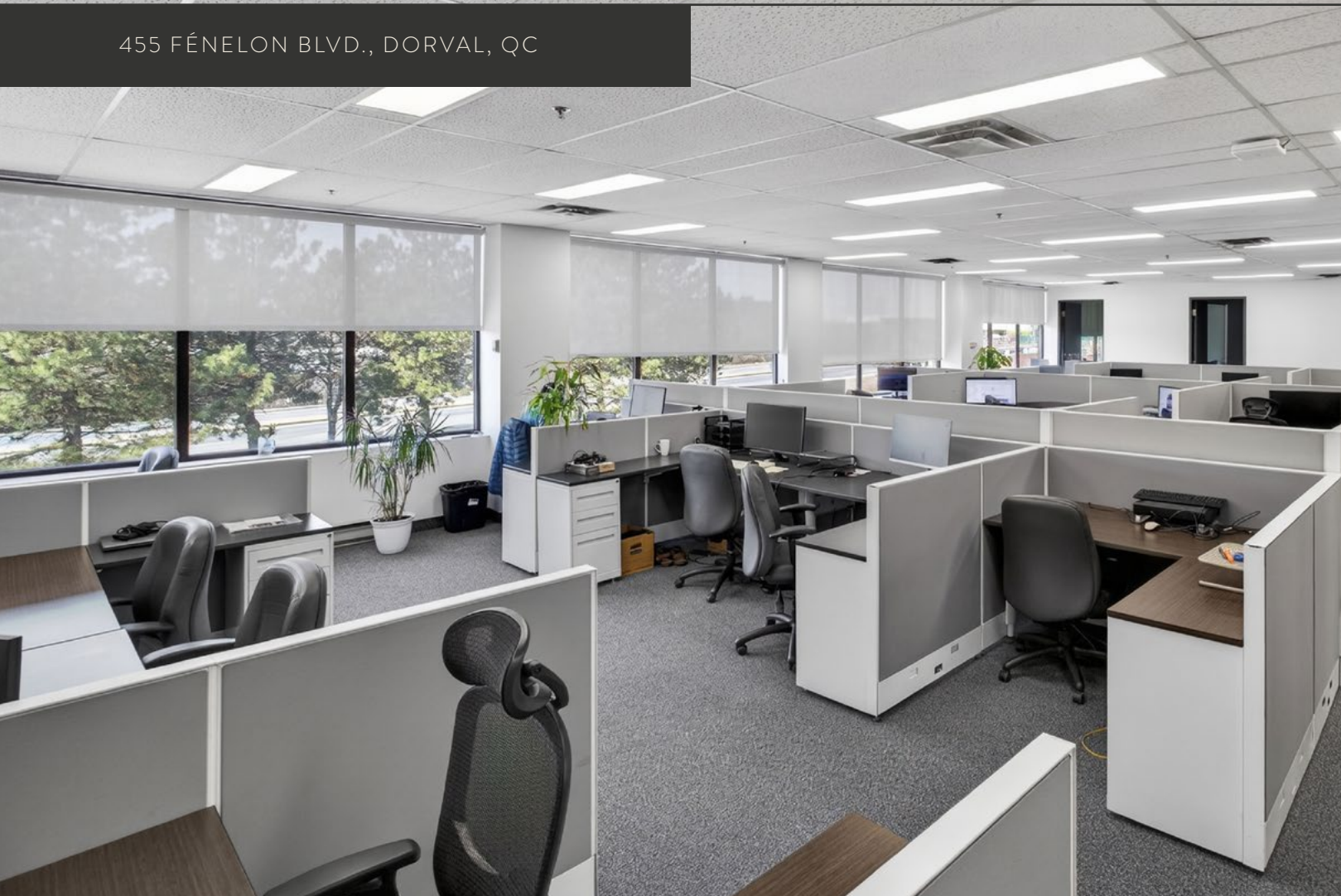
Cafés, dining, and retail options are just steps from your door.



Whether you're looking for a move-in ready solution or a space tailored to your exact needs, Le Fénelon provides the versatility to make it your own—supported by professional management and a tenant-focused environment.



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CURRENT AVAILABILITIES

SUITE 100 | 1,700 - 8,037 SF

SUITE 104 | 3,733 SF

SUITE 108 | 600 SF

SUITE 210 | 1,700 - 4,066 SF

SUITE 302 | 7,424 SF

SUITE 360 | 7,186 SF

UPCOMING AVAILABILITIES

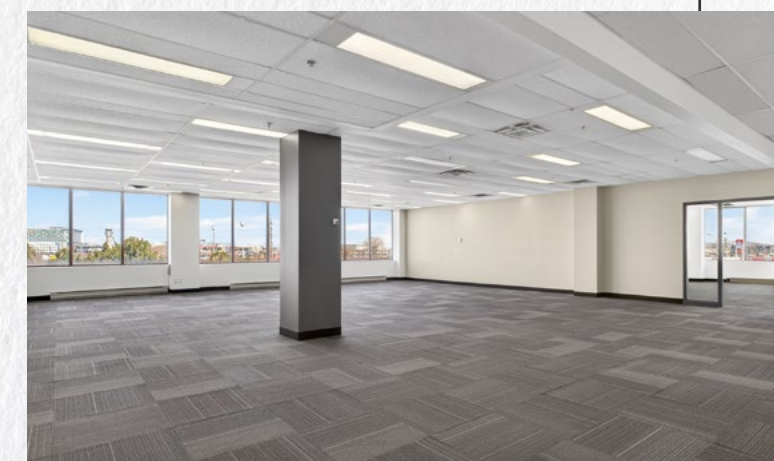
SUITE 200 | 3,537 SF

Available September 1st, 2026

FLEXIBLE OPPORTUNITIES.

A variety of suites are available to support different business needs and team sizes.

Select suites are fully renovated and move-in ready, while others offer a blank canvas for custom buildouts—allowing you to create a workspace that reflects your brand and workflow.



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Positioned in the heart of Dorval, Le Fénelon offers seamless access across Montréal and beyond.

Just minutes from Montréal-Trudeau International airport and major highways 13, 20, 40, and 520, the property is ideally suited for teams that are constantly on the move.

Surrounded by everyday amenities, including cafés, restaurants, and retail at Les Jardins Dorval, the location makes it easy for employees to step out, recharge, and stay connected throughout the day.

GLOBAL ACCESS. LOCAL CONVENIENCE.

EXO COMMUTER RAIL

- Candiac
- Saint-Jérôme
- Vaudreuil-Hudson

LIGHT RAIL (REM)

- Under Construction

COMMUNITY, CONVENIENCE, CONNECTION.

At Le Fénelon, the workplace extends beyond the four walls of your suite.

Tenants benefit from a welcoming, community-oriented environment, with opportunities to connect through curated events and shared experiences hosted by Management. Combined with the convenience of nearby amenities, the building supports both productivity and day-to-day ease.



WALK SCORE

80



BIKE SCORE

83



RESTAURANTS (3KM)

44



HOTEL (3KM)

13

*Score reflects proximity and accessibility to surrounding amenities. A score closer to 100 indicates greater walkability/bikeability and convenience.





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FOR MORE INFORMATION, PLEASE CONTACT

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