



# 4080 Wellington

Verdun, QC, H4G 1V4

Loft style offices and prime retail opportunities in the center of the vibrant Verdun neighbourhood.

**UNITED**  
PROPERTIES

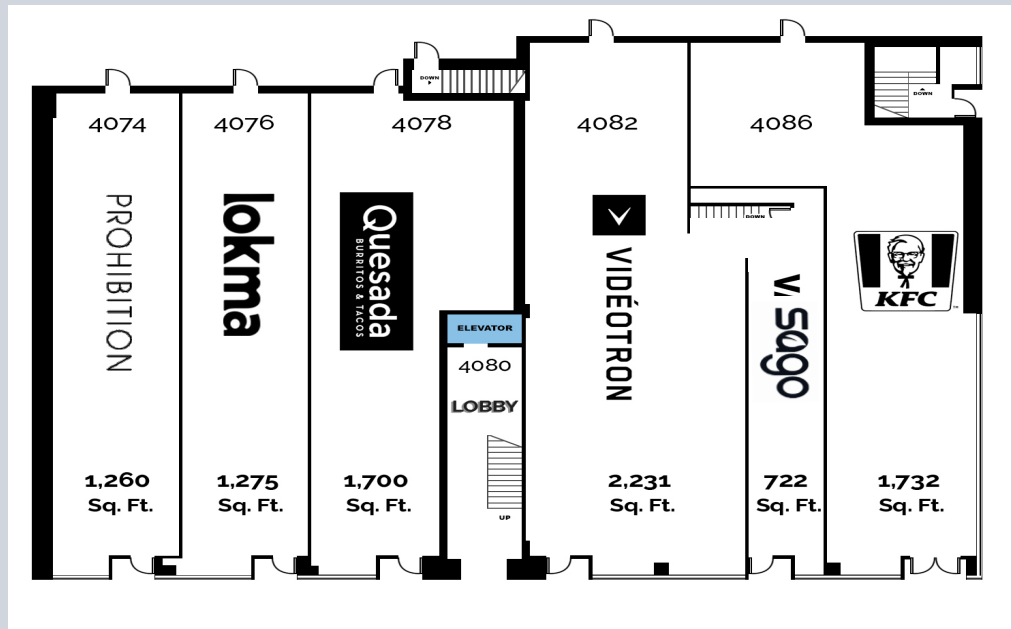
# Overview

The Steel Building, built in 1940, has recently undergone a complete facade revitalization as well as new elevators. The property has incredible visibility and frontage, located on one of the busiest intersections in Verdun, on the corner of Wellington and De l'Église. The property is surrounded by a variety of amenities including pharmacies, restaurants and bars. Just steps from De l'Église metro station.



## Property Highlights

- 8,966 Sq.Ft. retail space below 27,229 Sq.Ft. of office space
- On Promenade Wellington, a pedestrian thoroughway in Verdun
- Excellent retail signage opportunities
- Current retailers: KFC, Videotron, Quesada, Prohibition

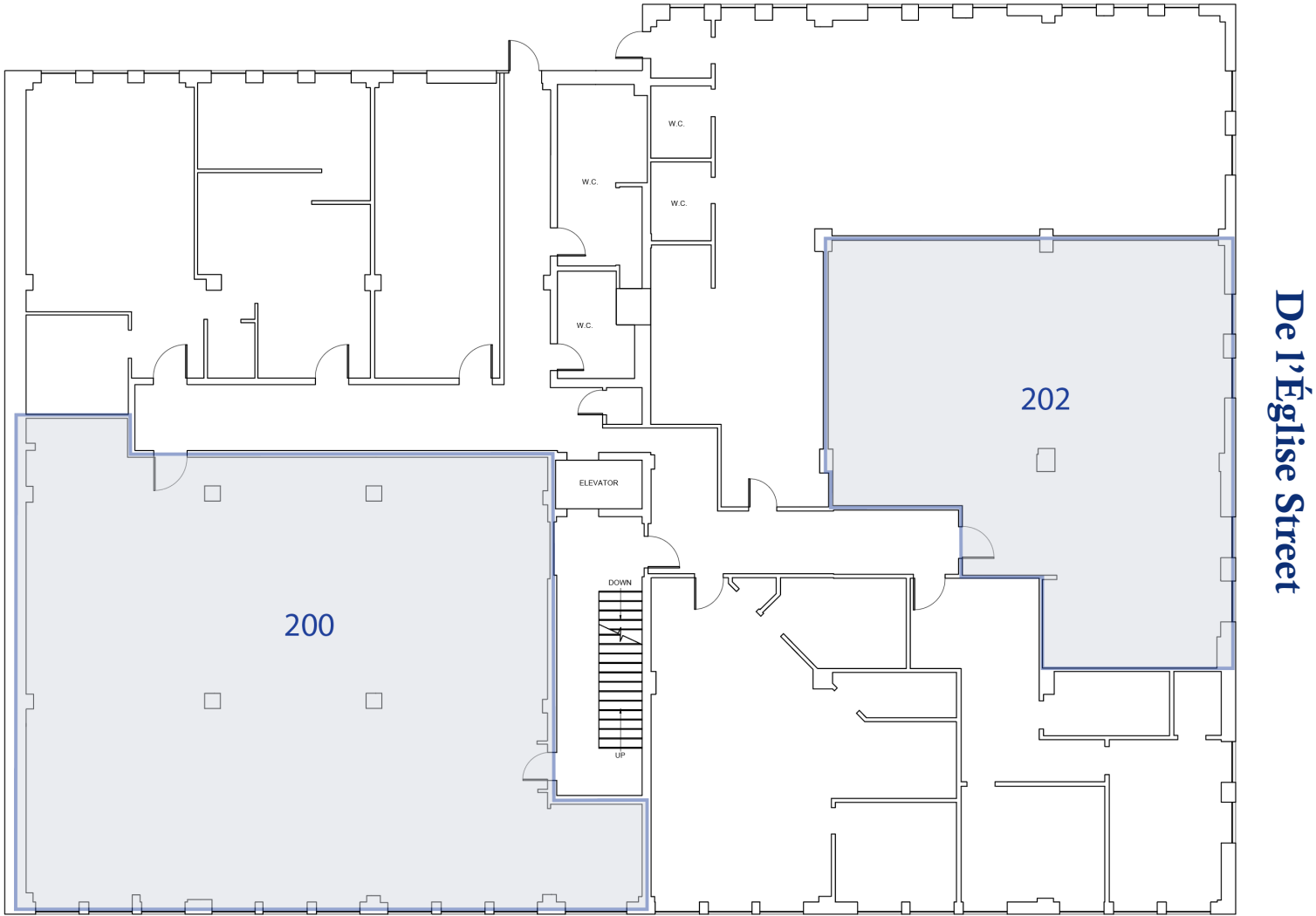


# Current Availabilities

Suite	Area	Available	Type
200	2,530 Sq.Ft.	Immediate	Office
202	1,500 Sq.Ft.	Immediate	Office
300	4,302 Sq.Ft.	Immediate	Office

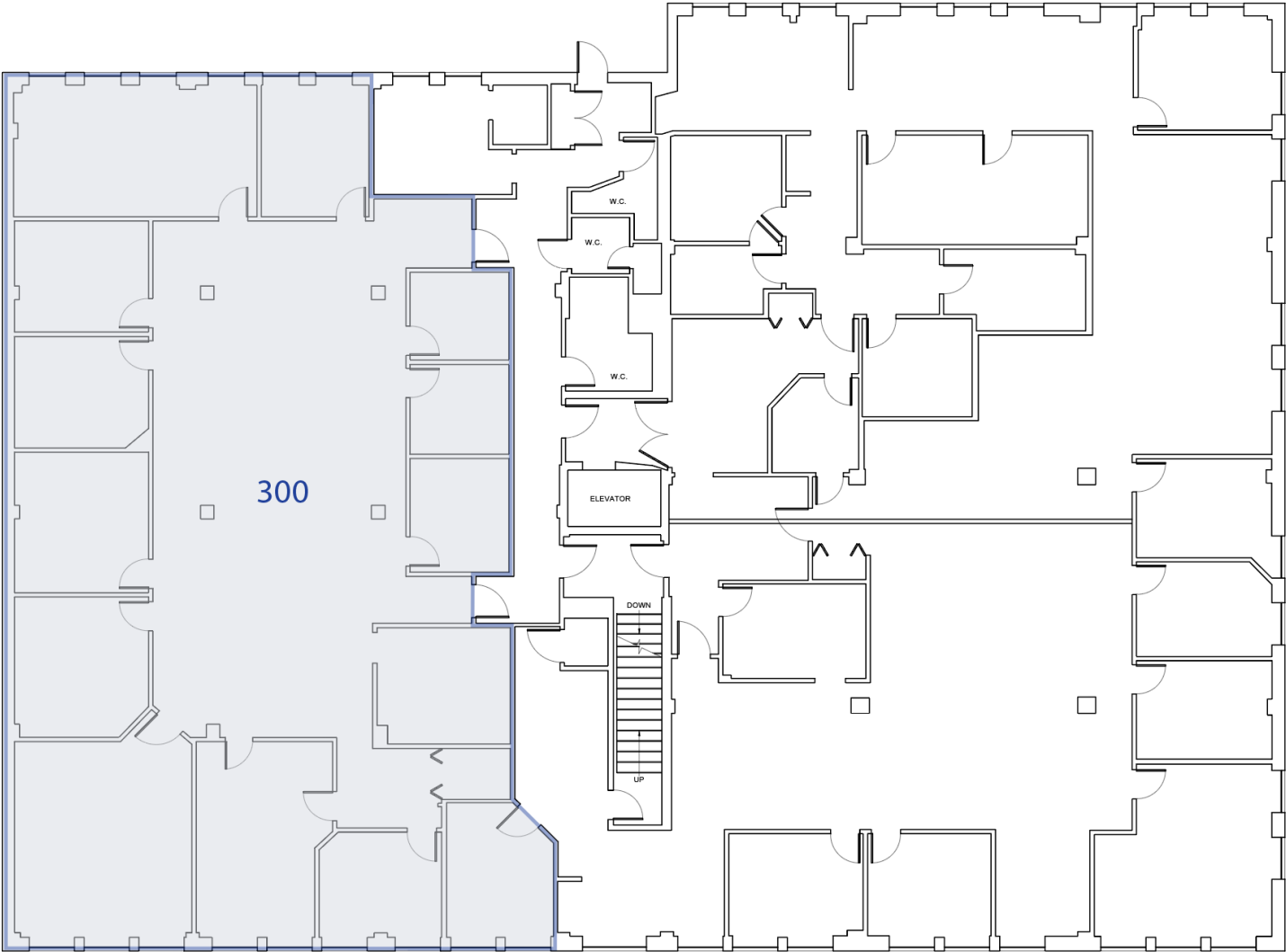


# Floor Plan - 2<sup>nd</sup> Floor



Wellington Street

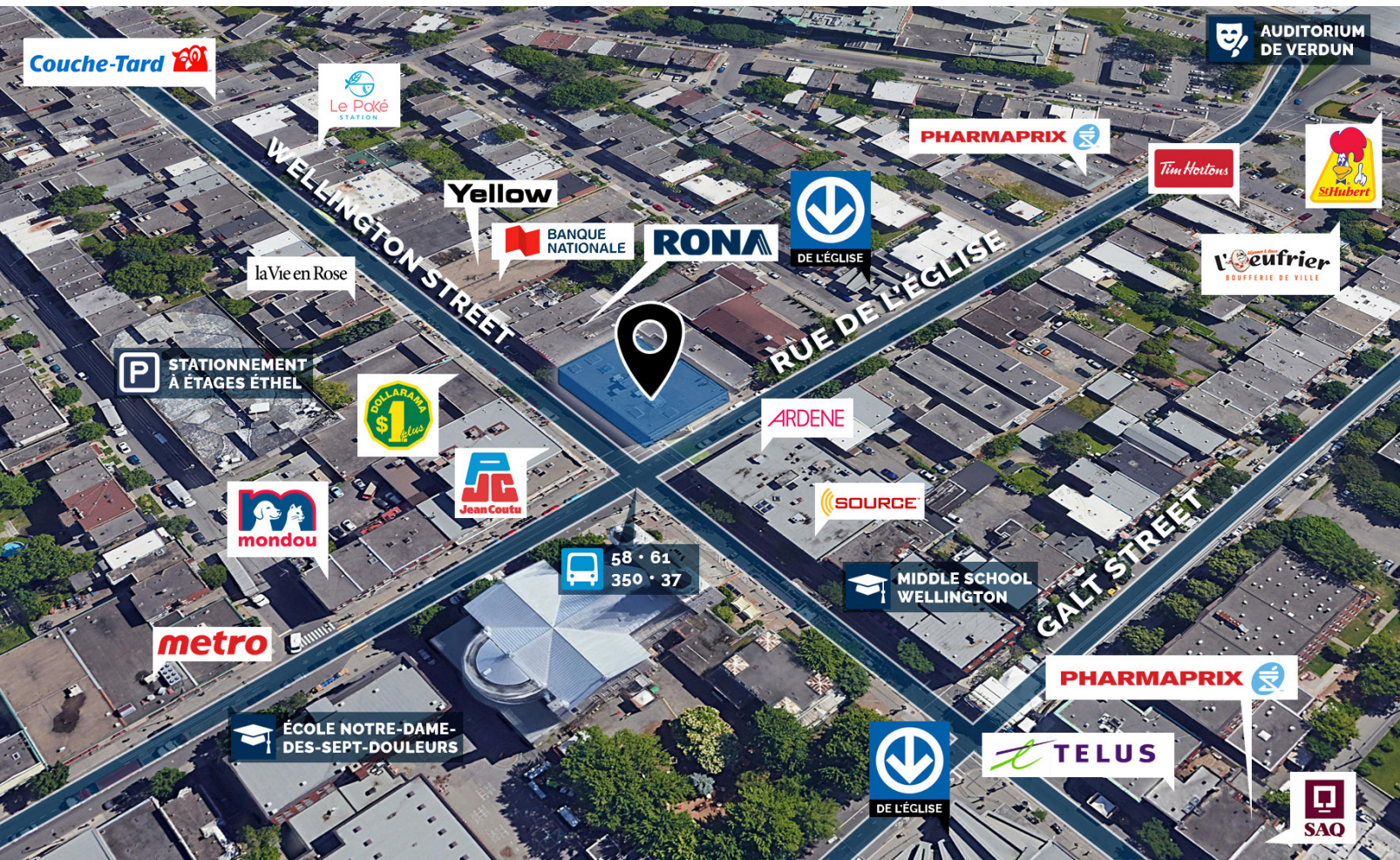
# Floor Plan - 3<sup>rd</sup> Floor



De l'Église Street

Wellington Street

# Location and Access



De l'Église  
2 min

Verdun  
4 min



Bus 12, 58, 61  
2 min



Bike Score  
89

## For inquiries:

Jeff Klaiman  
Vice President  
(514) 843-9999  
jklaiman@canadianasset.com

Maxwell Rubin  
Vice President  
(514) 843-9999  
maxwell@canadianasset.com

# UNITED PROPERTIES

240 Rue Saint Jacques, Suite 701, Montréal, QC  
www.unitedprops.com | info@unitedprops.com