FOR LEASE

WiredScore GOLD

JLL

701 SF TO 6,001 SF

CLASS A OFFICE BUILDING WITH PRIME HIGHWAY VISIBILITY

1425

TRANSCANADA

Jones Lang LaSalle Real Estate Services, Inc.

1425 TRANSCANADA

Prime Location on one of West Island's main arteries with excellent highway visibility and a possibility of signage on building and on pylon.
In close proximity from Montreal-Pierre Elliott Trudeau International Airport and neighbors a variety of amenities including Galeries des Sources and Fairview Mall. Accessible by public transit and the new Sunnybrook REM Station. The building offers numerous on-site services and a fully equipped gym.

BUILDING FEATURES

Building Area:	75,173 SF
Typical Floor Size:	17,000 SF
Number of Floors:	5
Building Class:	A
Year Built:	1989
Security:	24/7 security cameras & card access
Parking:	Exterior: 180 stalls Interior: 16 stalls
Net Rent:	Contact Broker
Additional Rent (est. 2024):	**Total: $10.99**
Emergency Generator:	Yes
Certification:	WiredScore - Gold Level

Close proximity to public transit

Adjacent to one of Montreal's largest green space city park, Parc-Nature du Bois-de-Liesse

Abundant natural light

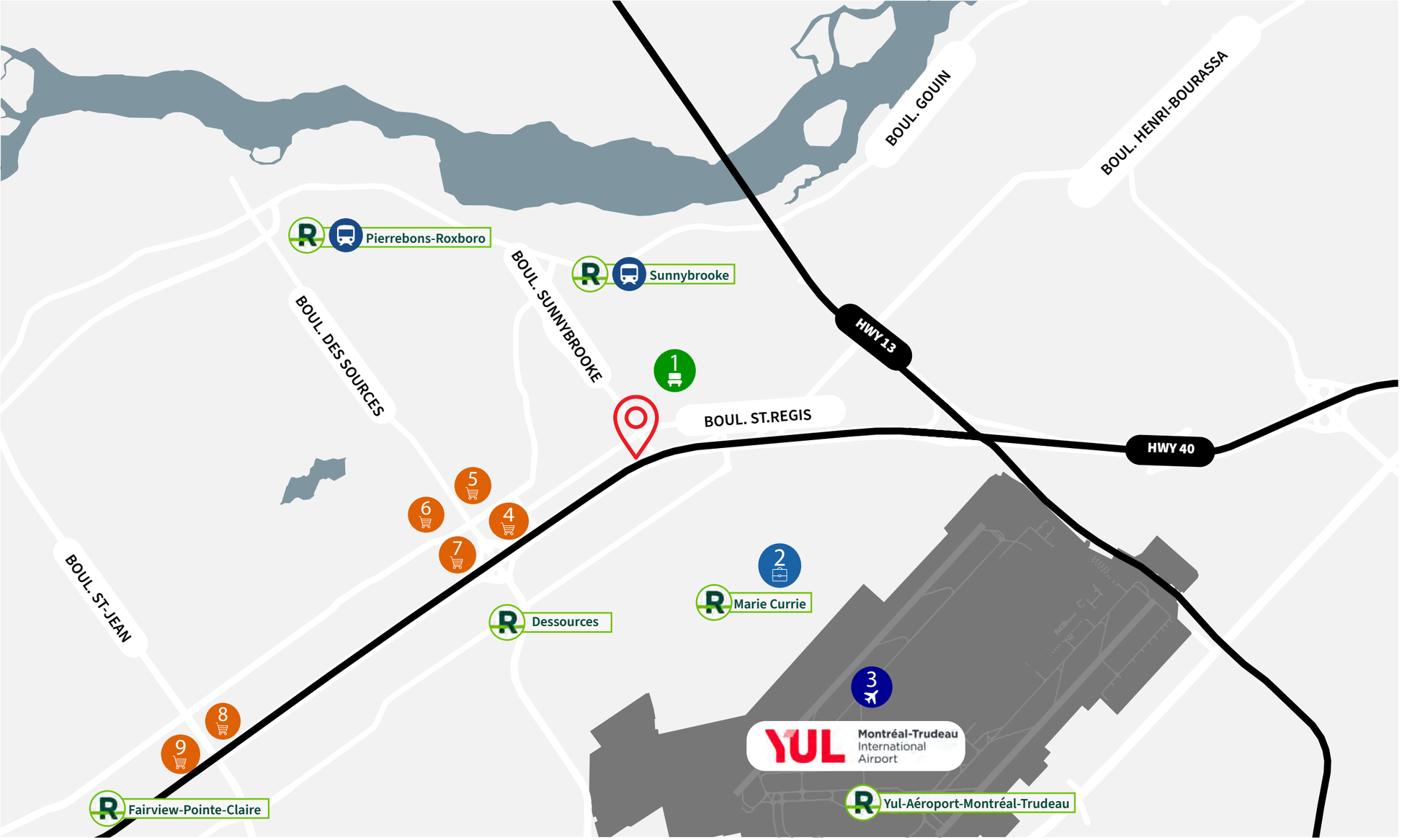
New fully equiped gym

Access to conference room

WiredScore GOLD

AVAILABILITIES

	Suites	Area (SF)	Availability	Floor Plans
	120	5,143	Immediate	Click here
	200	6,001	Immediate	Click here
	220	701	Immediate	Click here
	230	918	Immediate	Click here
	340	2,213	Immediate	Click here
LEASED	~~350~~	~~4,027~~	~~Jan. 1, 2024~~	~~Click here~~
LEASED	~~400~~	~~17,104~~	~~Immediate~~	~~Click here~~



10 min Laval

23 min Downtown Montreal

15 min Montréal-Trudeau Airport

11 min Highway 20

10 min Highway 15

5 min Highway 13

5 min Ville Saint-Laurent

AREA ACCESSIBILITY

1. Parc Nature du Bois-de-LIesse
2. TechnoParc Montréal
3. Aéroport Montréal-Trudeau
4. Galeries des Sources
5. Centennial Plaza
6. Marché de l'Ouest
7. Méga Centre des Sources
8. Complexe Pointe-Claire
9. CF Fairview-Pointe-Claire

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