

FOR LEASE



701 SF TO 17,103 SF

**CLASS A OFFICE BUILDING
WITH PRIME HIGHWAY VISIBILITY**

1425

TRANSCANADA



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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 equipped gym



Access to conference room



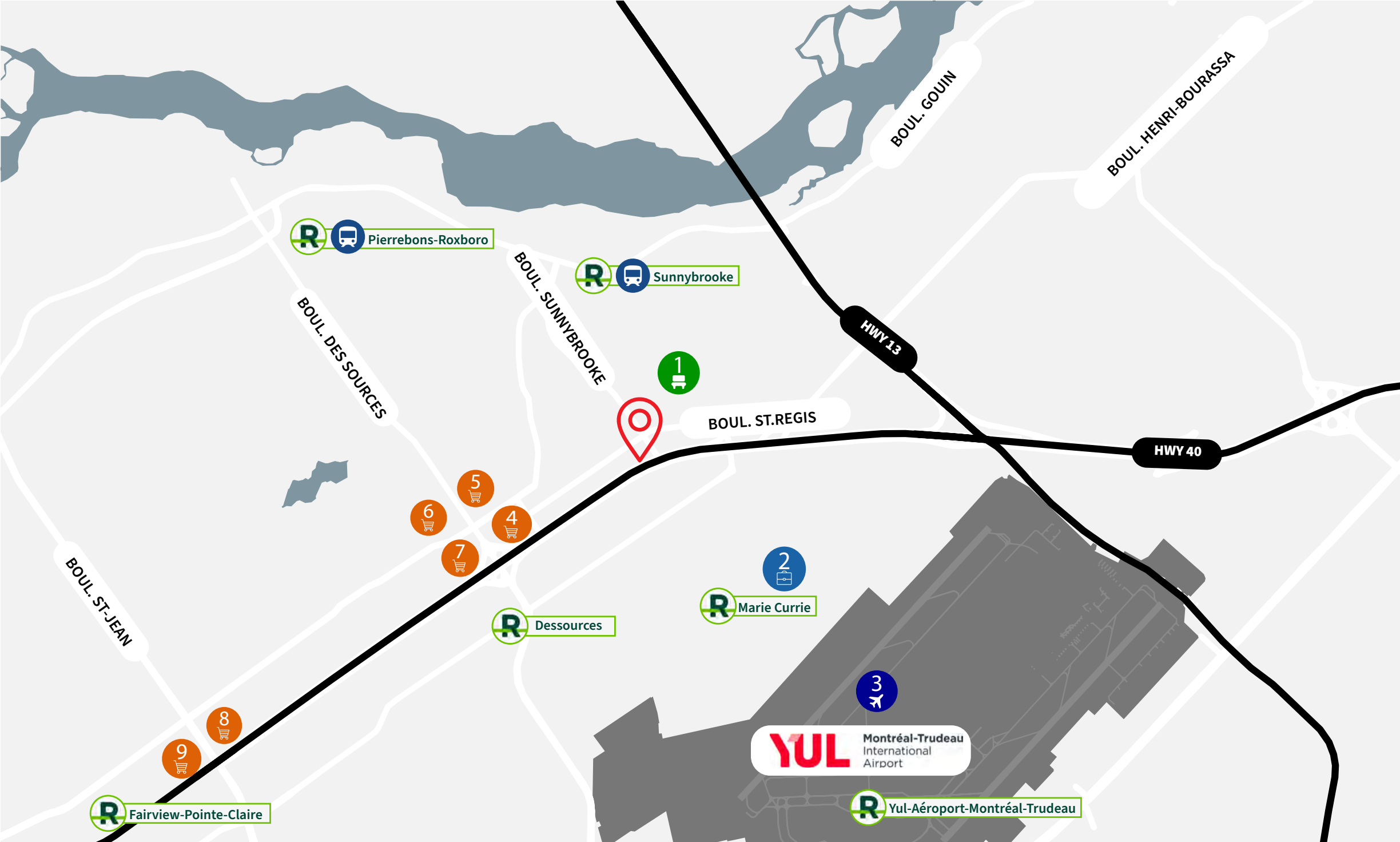


AVAILABILITIES

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
350	4,027	Jan. 1, 2024	Click here
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

- Parc Nature du Bois-de-Llesse
- TechnoParc Montréal
- Aéroport Montréal-Trudeau

- Galeries des Sources
- Centennial Plaza
- Marché de l'Ouest

- Méga Centre des Sources
- Complexe Pointe-Claire
- CF Fairview-Pointe-Claire

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