

FOR LEASE



701 SF TO 5,143 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. 2025):	Total: \$9.73
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



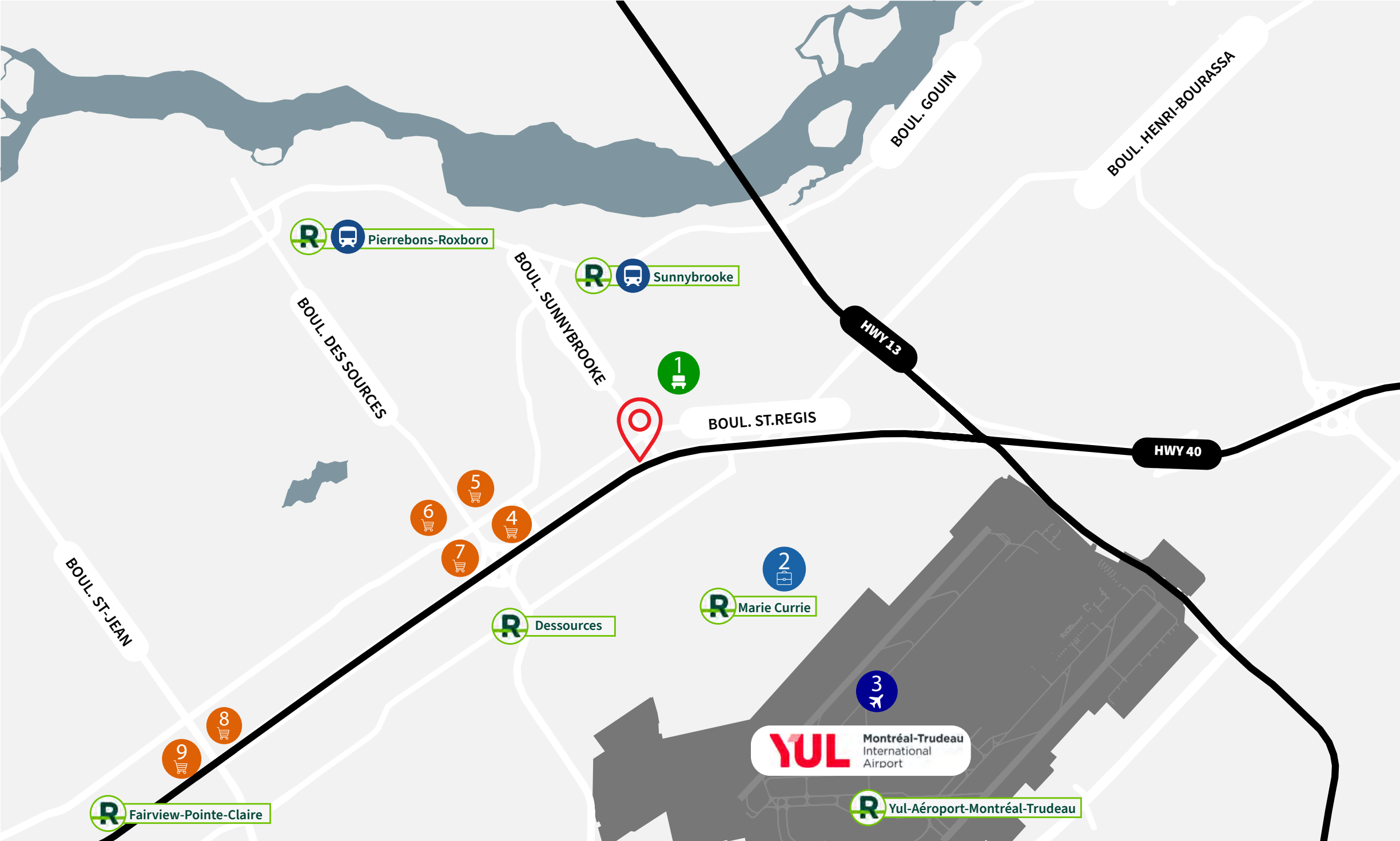
New fully equipped gym



Access to conference room







-
- 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-Llesse | 4 Galeries des Sources | 7 Méga Centre des Sources |
| 2 TechnoParc Montréal | 5 Centennial Plaza | 8 Complexe Pointe-Claire |
| 3 Aéroport Montréal-Trudeau | 6 Marché de l'Ouest | 9 CF Fairview-Pointe-Claire |

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