



**For Lease**

# Office Space

with excellent highway frontage

**4141-4149 Highway 440**  
**Laval | QC**

## Featured Benefits



Rooftop  
air conditioning unit  
for office space



Bicycle parking



Ample parking



# Property Overview

**Civic Address** 4141-4149 Highway 440, Laval, QC

## Availabilities

**Suite (#)** 104A (RDC)

**Office Area** ±7,588 SF

**Availability** Immediate

**Suite (#)** 4145 (RDC)

**Office Area** ±9,195 SF

**Availability** Immediate

**Suite (#)** 200

**Office Area** ±12,601 SF

**Availability** Immediate

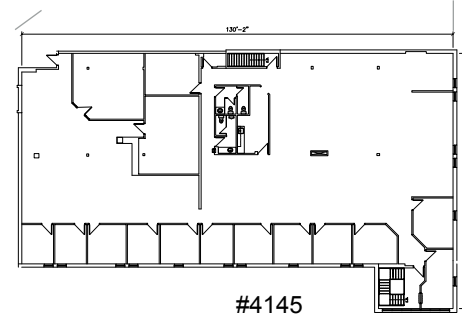
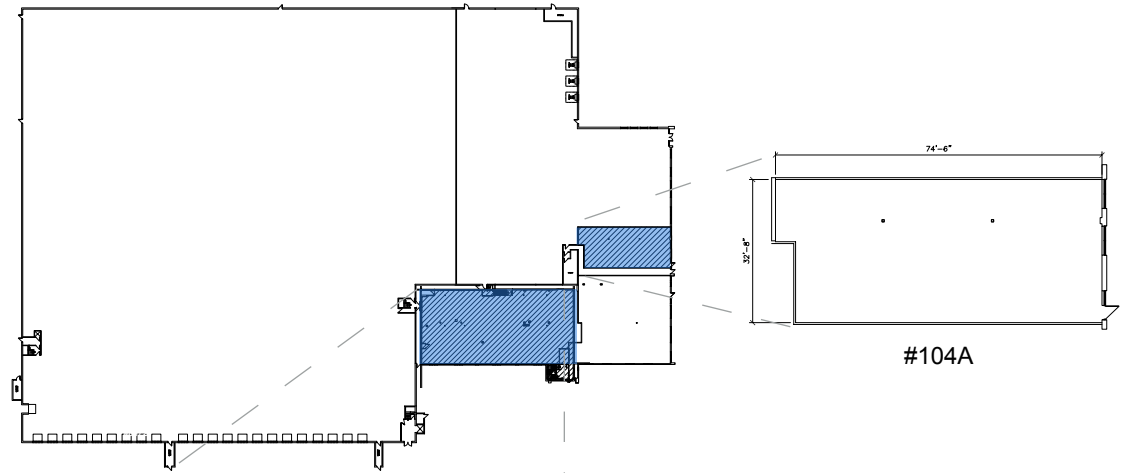
## Lease Information

**Asking Rental Rate** Contact Broker

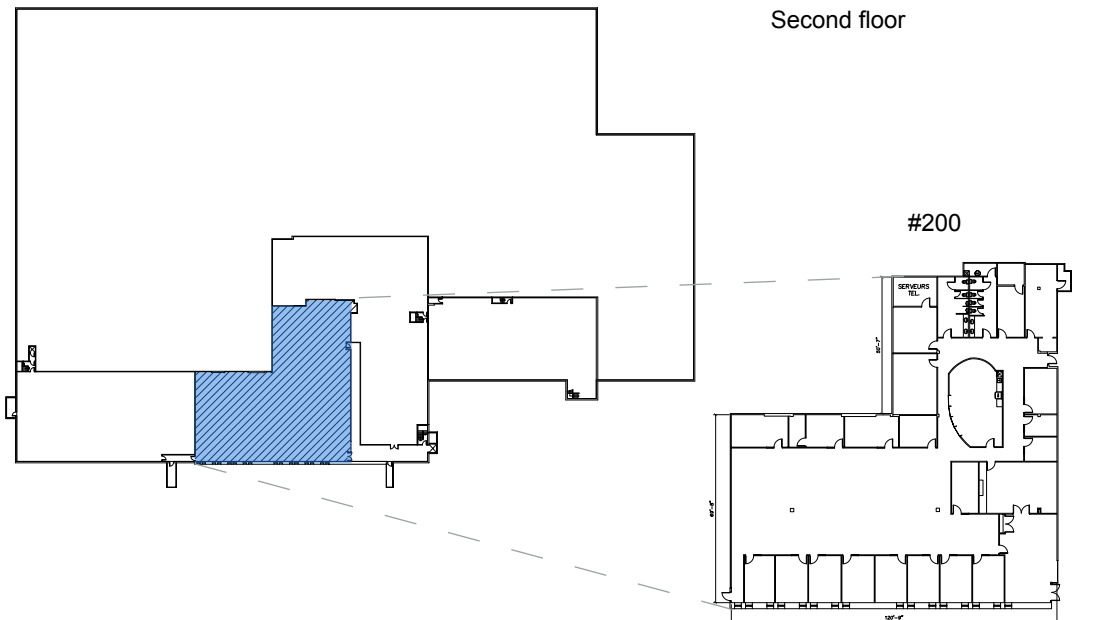
**Opex/Taxes** \$10.30

**Hydro** Included

**Cleaning** Excluded



Ground floor



Second floor



# Nearby Amenities



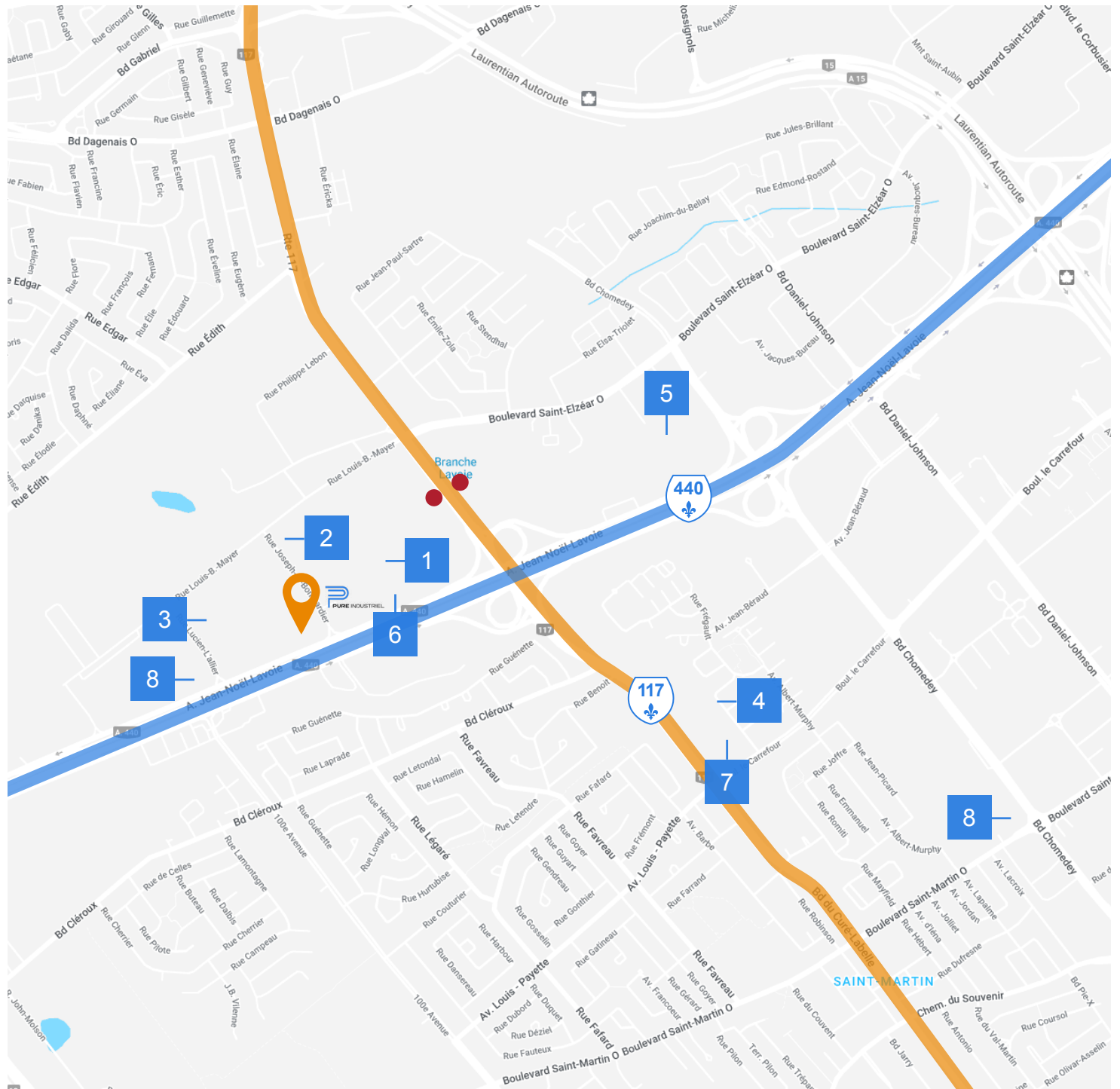
4141-4149 Autoroute Laval  
Laval, QC

- |   |                        |
|---|------------------------|
| 1 | Tony's Le Fameux       |
| 2 | Susie Sans Gluten      |
| 3 | Café Agga              |
| 4 | Adonis                 |
| 5 | Marché 440             |
| 6 | Guimond Sports Complex |
| 7 | TD Canada ATM          |
| 8 | Ultramar               |

Highway 440  
0 m | 0 minutes

Route 117  
0.5 km | 2 minutes

Bus 55, 151  
1 km | 15 minutes (on foot)



# Our Team



Pure Industrial is one of Canada's leading providers of industrial real estate.

Headquartered in Toronto, with offices in Montreal, Quebec City, and Vancouver, Pure Industrial owns and operates a portfolio of over 40 million square feet of high-quality and well-located assets, ranging from small warehouses to large industrial developments.

Our strategic focus has enabled us to develop and refine our unique industrial real estate offering in order to serve the needs of customers, with premium industrial real estate in locations that are critical for the Canadian supply chain, from the first mile, to the last.

Pure prides itself on its professional and customer service-oriented team, building long-term relationships with tenants based on providing highly-responsive, personalized service.

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With annualized revenues of \$3.6 billion (\$4.0 billion including affiliates) and \$46 billion of assets under management, we maximize the potential of property and accelerate the success of our clients and our people.

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