

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



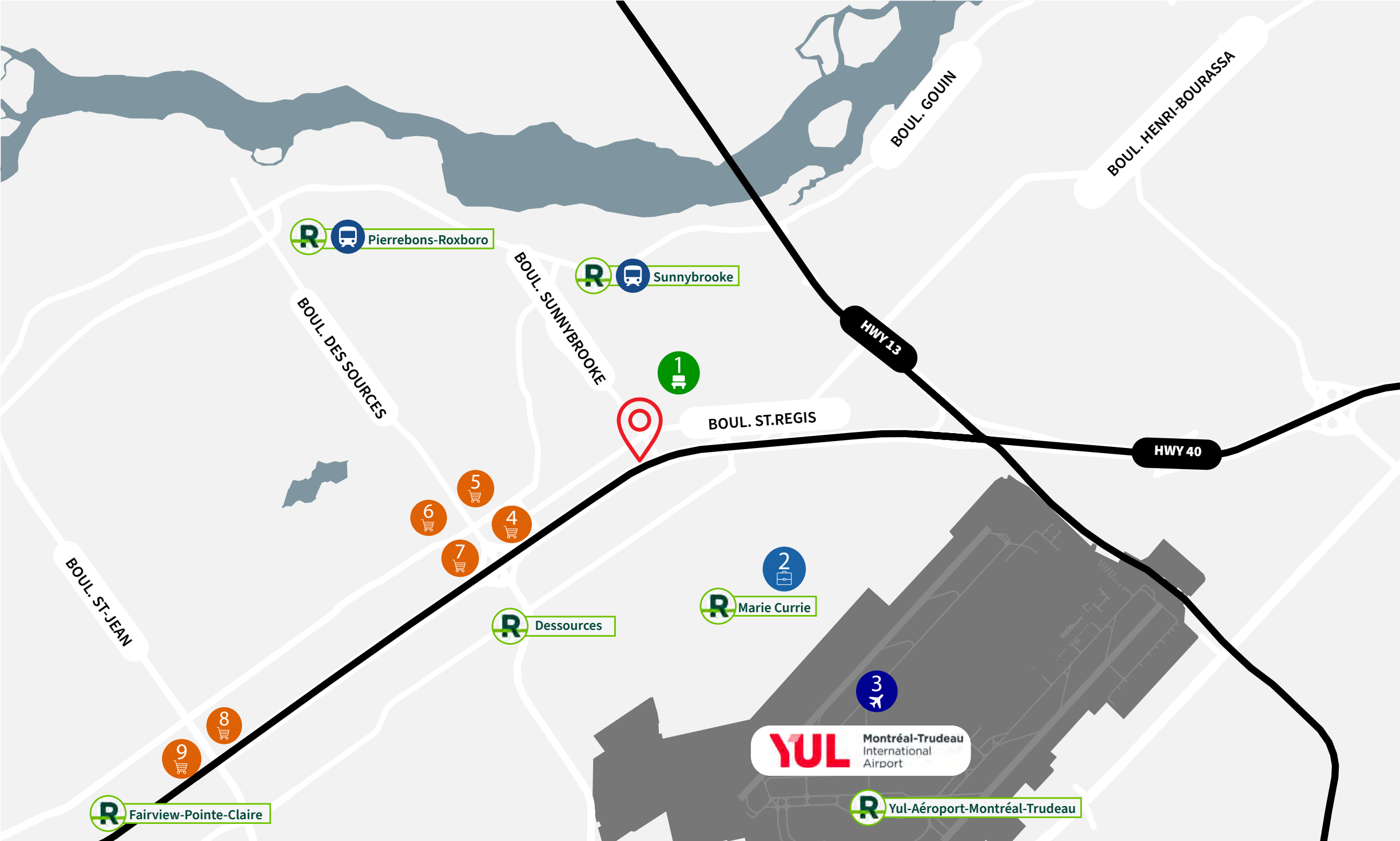












- 
- 10 min** Laval
  - 23 min** Downtown Montreal
  - 15 min** Montréal-Trudeau Airport
  - 11 min** Highway 20
  - 10 min** Highway 15
  - 5 min** Highway 13
  - 5 min** Ville Saint-Laurent
- 

# AREA ACCESSIBILITY

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

For more information, please contact:

**Michel (Michael) Belina\***

Executive Vice President

Real Estate Broker

Jones Lang LaSalle Real Estate Services (Real Estate Agency)

+1 514 886 3010

michael.belina@jll.com

\*Real Estate Broker acting with the business corporation Services  
Immobiliers Michel Belina Inc.

**Marie Laurence**

Vice President

Commercial Real Estate Broker

Jones Lang LaSalle Real Estate Services (Real Estate Agency)

+1 514 927 7657

marie.laurence@jll.com

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