

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



WiredScore  
GOLD

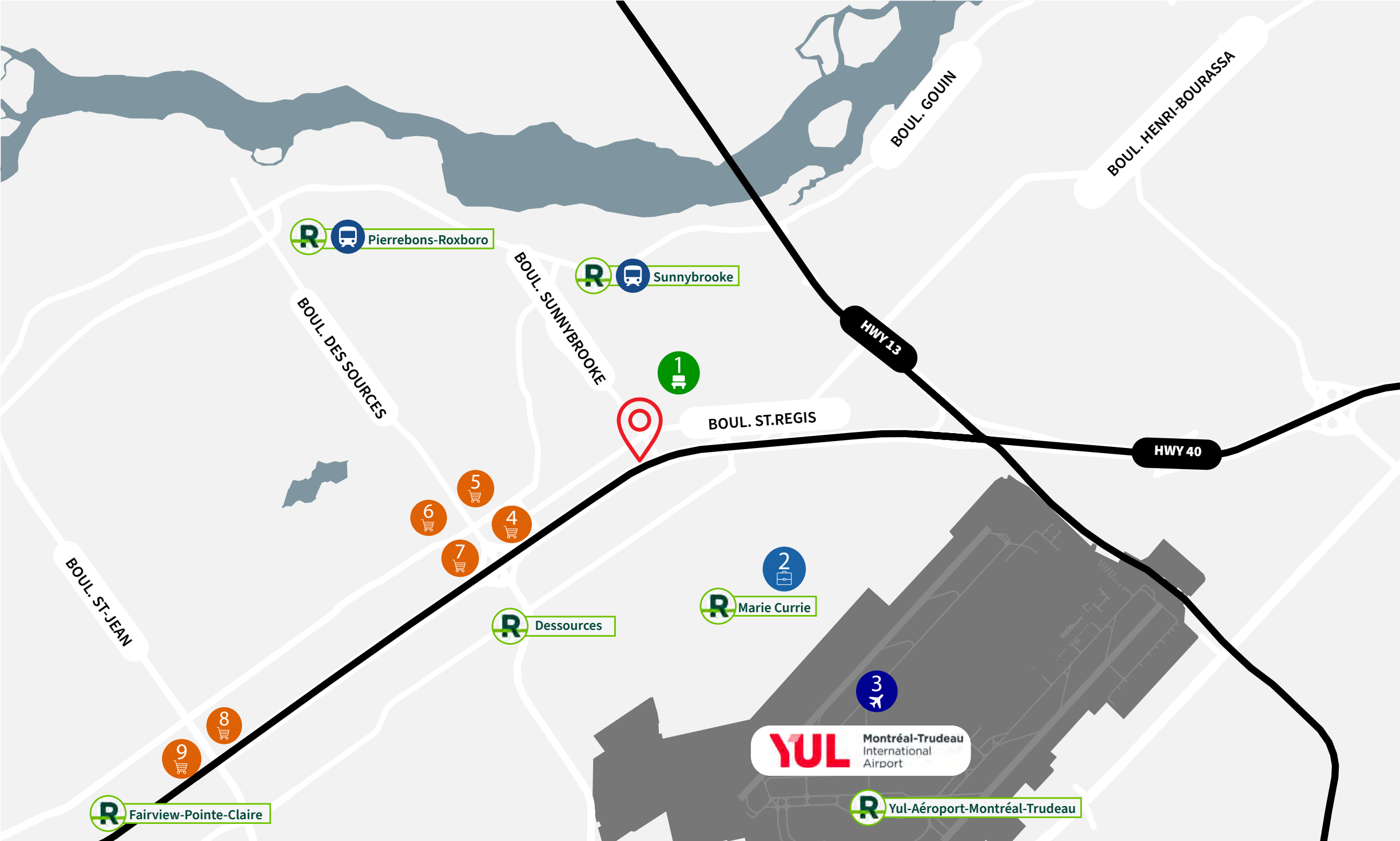












**10 min** Laval

**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
- 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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