



**westbury**  
GREEN

6993 DECARIE BLVD. / 5139-5301 DE COURTRAI AVE.

**Prime**

**Office Spaces**

**For Lease**

**Additional Rent  
\$7 PSF only\***

\*Certain conditions apply



DEVMONT

Another Devmont Project





WESTBURY MONTREAL

# The Neighbourhood Of Tomorrow

When you choose **Westbury Montréal**, you become part of a growing and lively neighbourhood. Located in the heart of the Côte-des-Neiges-Notre-Dame-de-Grâce district, this true and privileged node in the midst of a green oasis, has everything you are looking for to make your daily life enjoyable.

Within a walking distance to numerous bars, gourmet restaurants, delicatessens as well as in near proximity to the Royalmount megamall project, **Westbury Montreal** boasts a strategically advantageous

location and provides tenants a superior-quality professional environment.

Identified as TOD (transit oriented development), the district is designed around the Namur and Plamondon metro stations.

A few steps from the public transport network, the neighborhood brings together active transportation, social interaction and urban design.

**Westbury Montreal** allows you to go anywhere, quickly; **a whole new vibrant neighborhood in Montreal.**

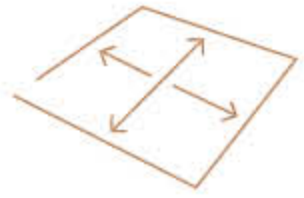




AN UNPARALLELED WORKSPACE

# Welcome To Your New Offices

Offer your employees an unparalleled workspace in the heart of a lively and trendy district. Vitalize your day thanks to the breathtaking view of a park of more than 40,000 SF, bright offices and numerous nearby businesses and services.



± 60,000 SF  
OF PRIME  
OFFICE SPACE  
AVAILABLE



INDOOR  
PARKING  
AVAILABLE



FLOOR TO  
CEILING  
WINDOWS



ROOFTOP  
TERRACE



SIGNAGE  
OPPORTUNITY  
FOR LARGER  
TENANTS







AN UNPARALLELED WORKSPACE

# Amenities For Your Well-being

Your employees will be delighted by their new workspace in Westbury Montréal and also by the neighbourhood, with its large central park, fitness center and facilities offered by the Hilton Garden Hotel, an integral part of the Westbury Montréal project.



INCREDIBLE  
VIEWS OF THE  
ON-SITE PARK



CONFERENCE  
CENTER



A BRAND  
NEW FITNESS  
CENTER IN EACH  
BUILDING



HILTON  
GARDEN INN &  
HOMEWOOD  
SUITES



RECEPTION  
ROOM



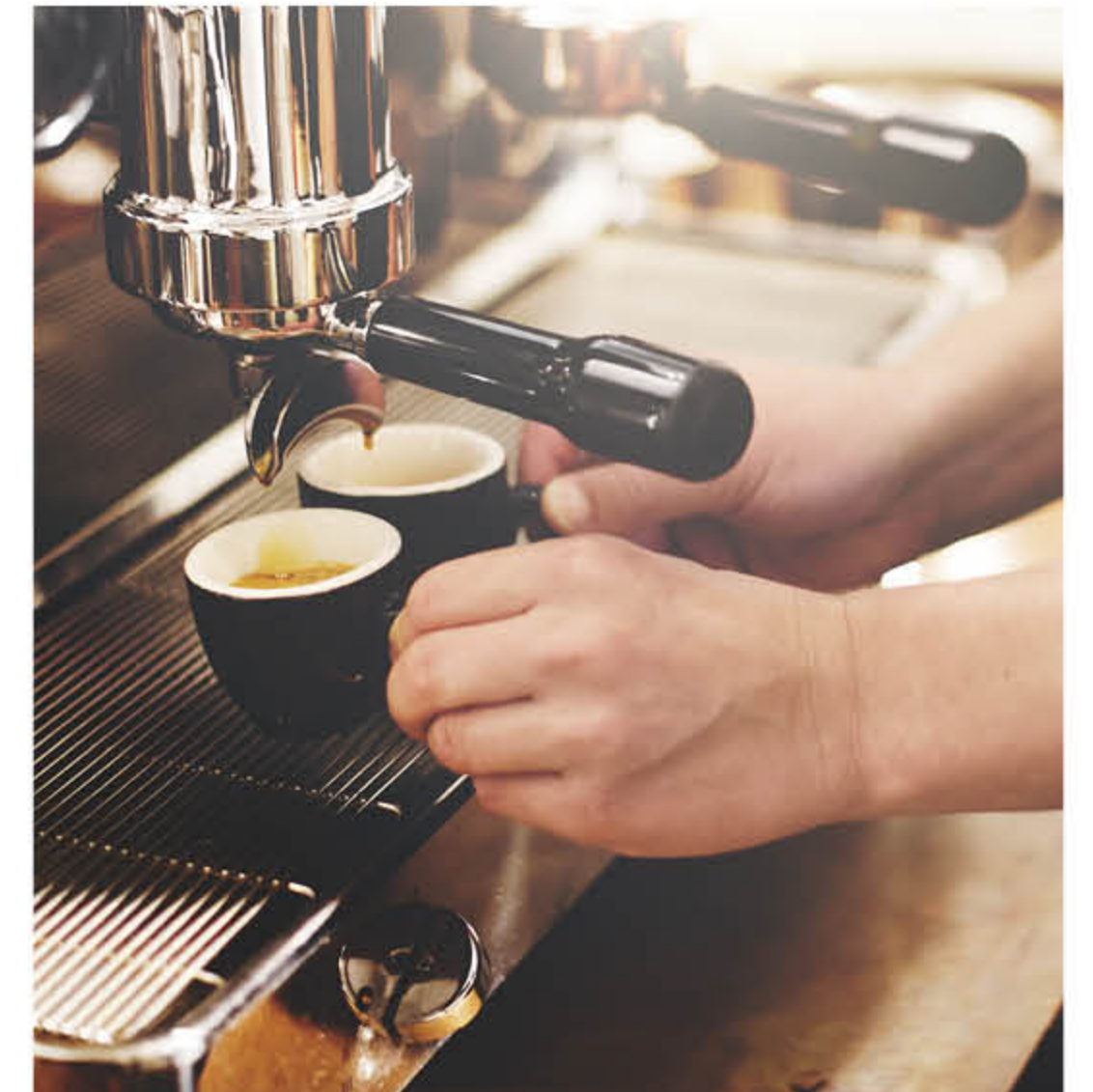


AN UNPARALLELED WORKSPACE

# Shops & Restaurants

## At Your Fingertips

In order to offer an unequalled quality of life to workers present in the district, several businesses have been established. Start your day with fresh products from the local bakery or café, and end it with a hearty meal on the terrace of one of the restaurants







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+ 60,000 SF OF PRIME OFFICE SPACE

Where **Your**  
**Future Workplace**  
Awaits You.

Additional Rent  
**\$7 PSF only**  
(more details p.8)

DELIVERY  
**May 2024**







Elevators



Lobby



Rooftop terrace



Lobby



Tenant-accessible gym (18th floor)







# Available Office Spaces

W7 / 6993 Decarie Blvd.

Floor	Area (SF)	Date	Asking rent	Additional	Description
3rd	± 13,200	May 2024	Negotiable	\$7.04 (2023 est.)	The Westbury Urban District is a state of the art and highly amenities mixed-use urban campus featuring ± 60,000 SF of prime office space.
4th	± 14,750	May 2024			
5th	Leased	May 2024			
6th	Leased	May 2024			

Subsidy Program that will limit Municipal Tax increase for the first 5 years of the lease

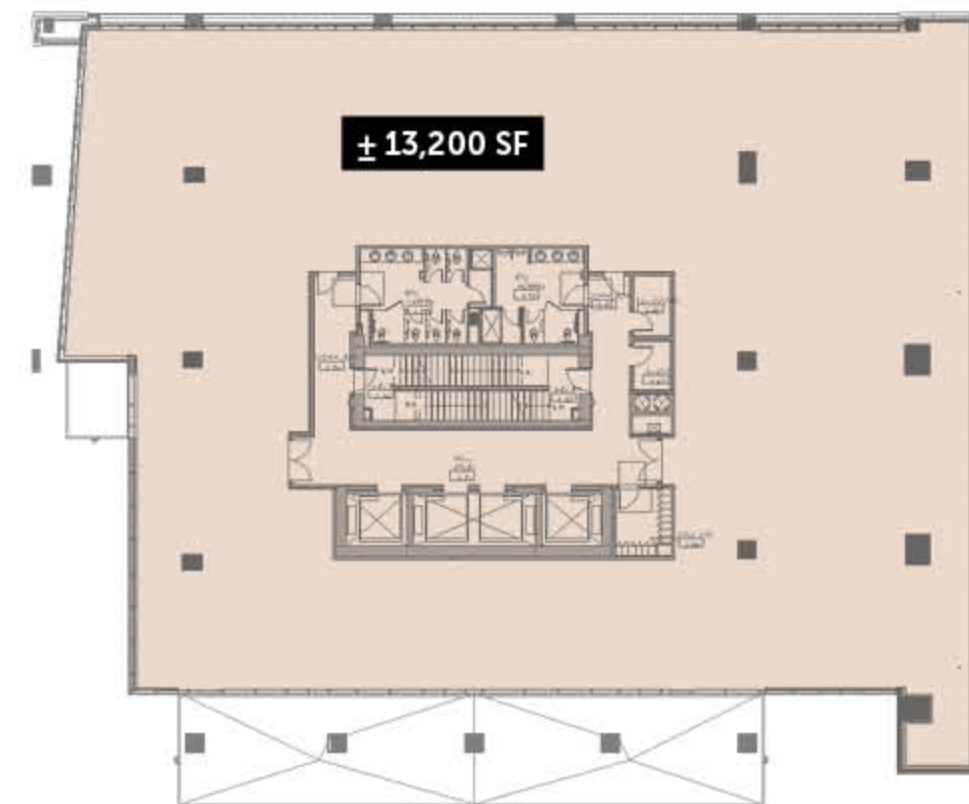
Electricity metered and cleaning excluded

WC / 5139-5301 de Courtrai Ave.

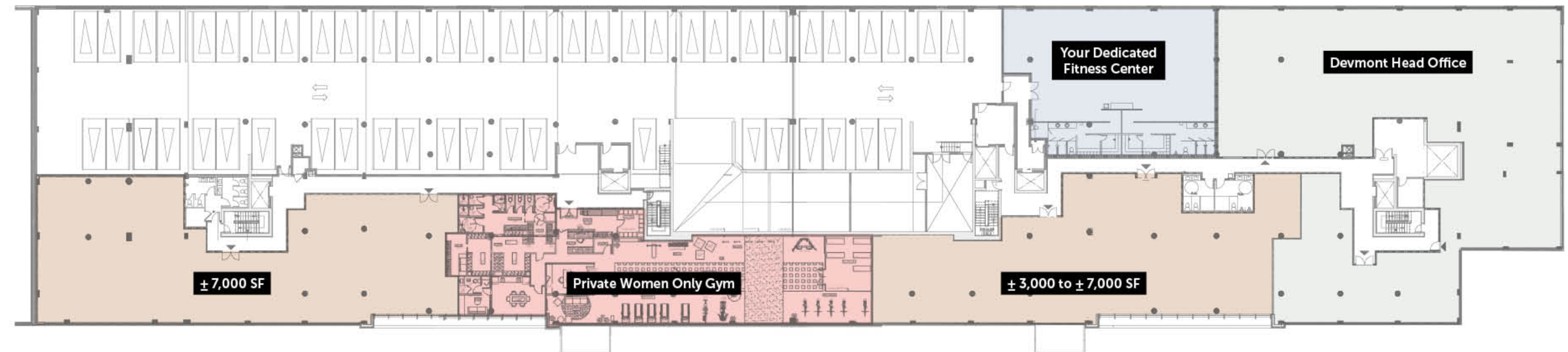
Floor	Area (SF)	Date	Asking rent	Additional	Description
3rd	± 7,000	Immediately	Negotiable	\$9.91 (2023 est.)	This existing building, adjacent to the future Westbury office building, offers two office spaces (base building) on the 3 <sup>rd</sup> floor.
	from ± 3,000 to ± 7,000	Immediately		Electricity included and cleaning excluded	

Bright office spaces with numerous nearby businesses and services. Very close proximity to major highways (15 and 40) and to Namur metro station. Indoor parking available.

W7 / 6993 Decarie Blvd.



WC / 5139-5301 de Courtrai Ave.







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**THE FIRST VERTICAL GREEN BUILDING**



# Get **In Touch**

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