



**1855 Saint-Régis Boulevard**

Office space with abundant natural light available **for lease.**

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# Property Overview



Easy access to Highway 40 & 13



Space is subdivisible



Accessible by public transport



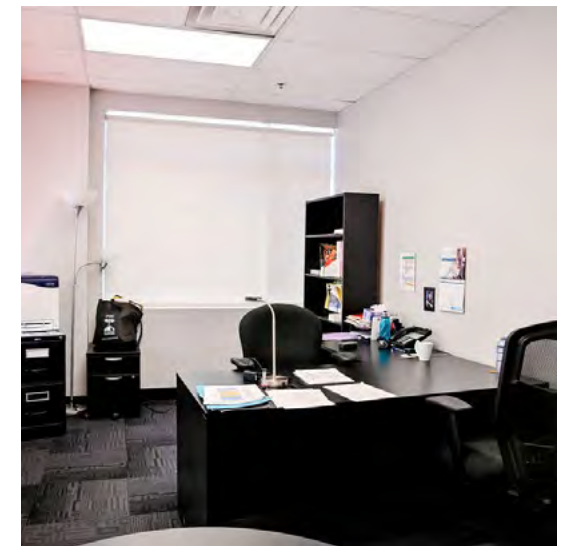
Near future REM station



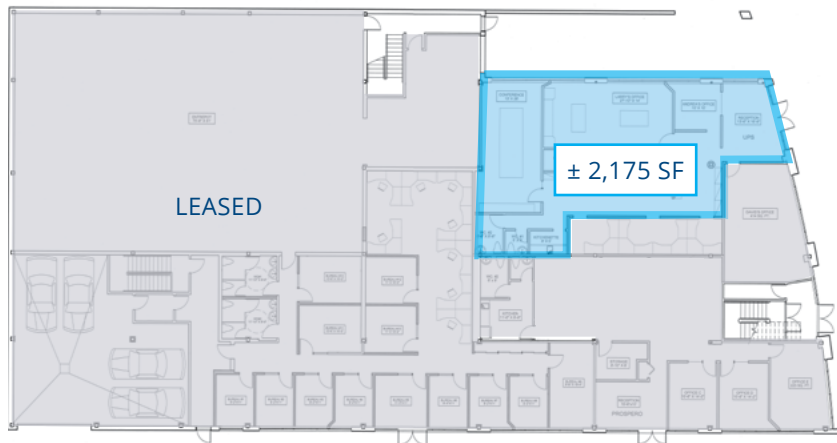
Ample Parking

Office space with abundant natural light available for lease in Dollard-des-Ormeaux on the west island of Montreal. The property is ideally located in close proximity to Highway 40 and 13. Furthermore it's well serviced by public transportation and the future REM station on Sources Boulevard. Ample parking for employees on site.

<b>Civic Address</b>	1855 Saint-Régis Boulevard
<b>Lot Number</b>	3 232 879
<b>Location</b>	Dollard-des-Ormeaux
<b>Year Built</b>	2006
<b>Ground Floor</b>	2,175 SF
<b>2nd Floor</b>	10,350 SF
<b>Total Area (Subdivisible)</b>	<b>2,175 SF - 12,525 SF</b>
<b>Asking Gross Rent</b>	\$22.00/SF (Ground Floor) \$20.00/SF (2nd Floor)
<b>Availability:</b>	Immediate



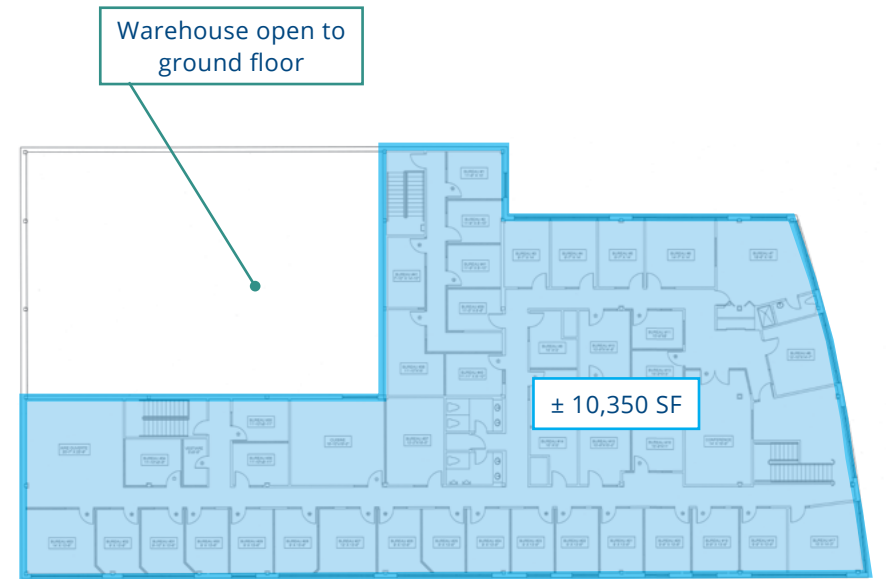
# Floor Plan



Ground Floor

## Ground Floor

Total Area ± 2,175 SF

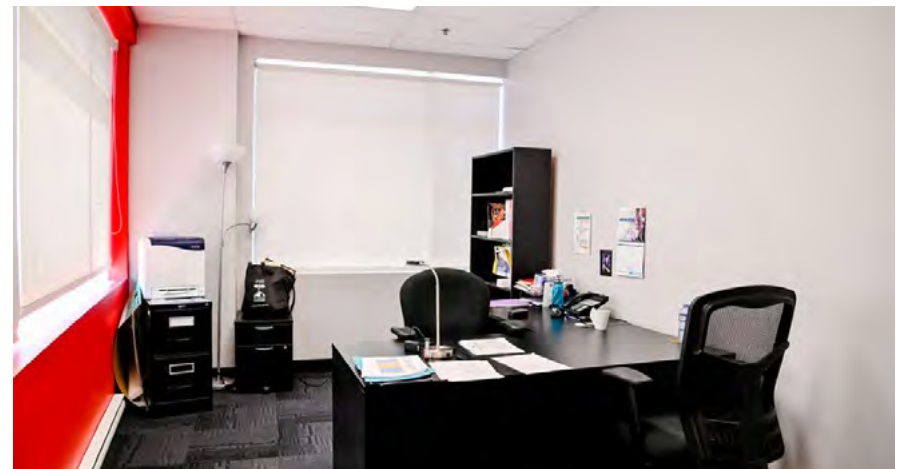


2<sup>nd</sup> Floor

## 2<sup>nd</sup> Floor

Total Area ± 10,350 SF







# Nearby Amenities

 1855 Saint-Régis Boulevard


- 1 Pizza Spano
- 2 Tim Hortons
- 3 McDonald's
- 4 Starbucks
- 5 Maiko Sushi
- 6 Rockaberry
- 7 RBC
- 8 Jean-Coutu
- 9 Cinémas Guzzo
- 10 Adonis
- 11 Canadian Tire

 **Galerias des Sources**  
walking dist. | 6 minutes

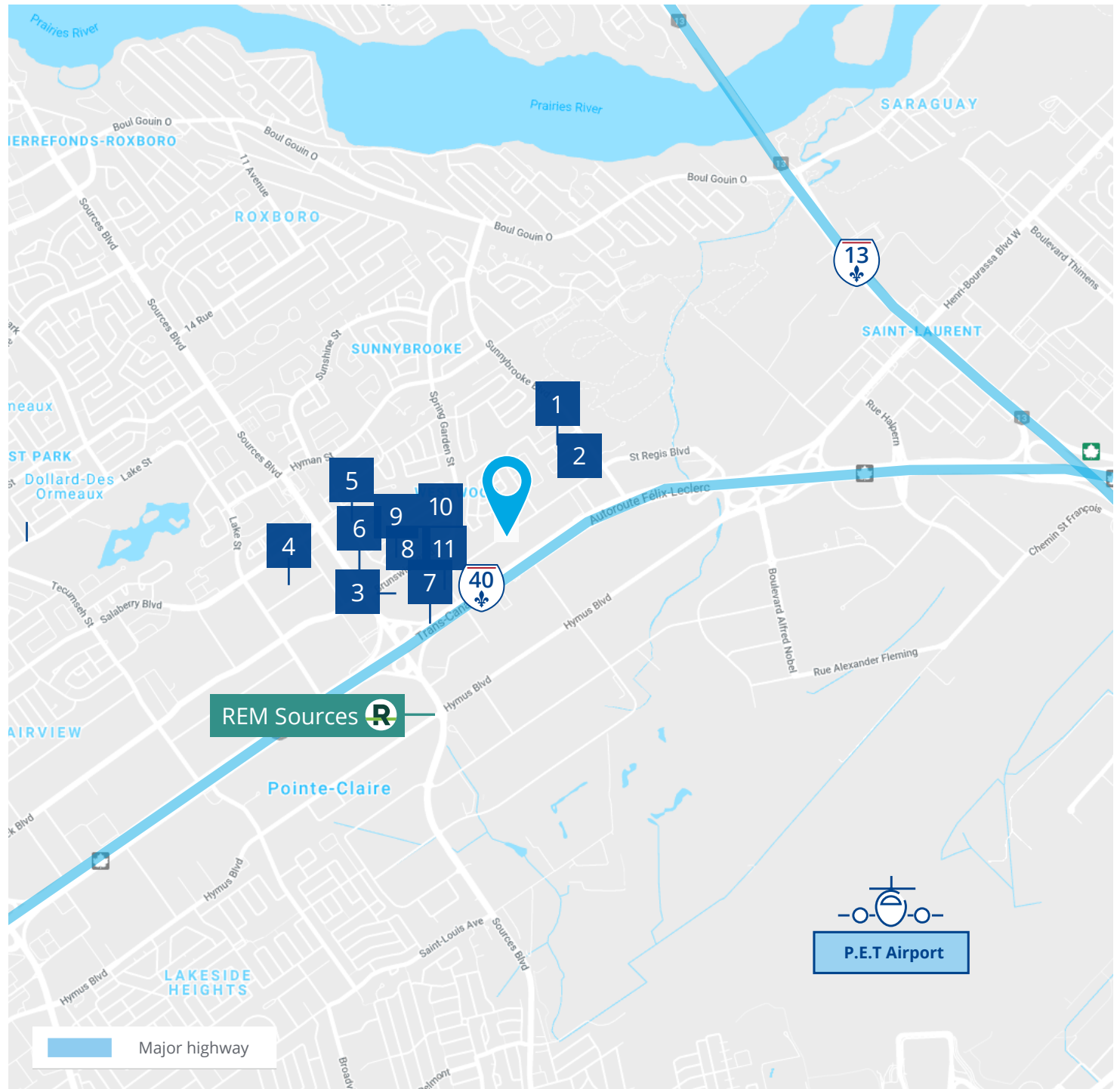
 **Highway 40**  
700 m | 2 minutes

 **Highway 13**  
5.8 km | 6 minutes

 **REM | Des Sources**  
1.8 km | 3 minutes

 **P.E.T. Airport**  
14.9 km | 12 minutes

 **Downtown Montréal**  
19.5 km | 16 minutes







Contact us

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