



8851 Trans Canada Route, Saint-Laurent

Office Space For Sublease

Space located in a prestigious building in the Nexus 40-13 international business park with excellent access to highways 13 and 40.

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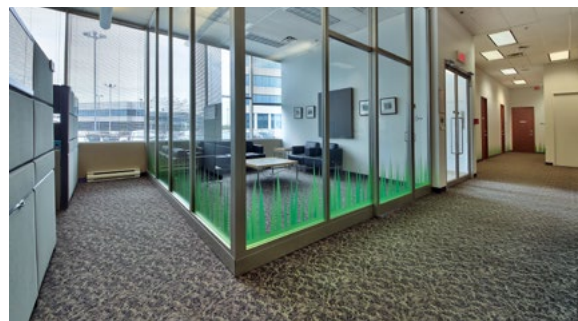
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Property Overview

Available area	Up to 50,838 SF
Available space	1 st floor: 24,838 SF 2 nd floor: 26,000 SF
Occupancy date	Immediate
Lease term	November 30, 2027
Zoning	Office
Truck level door	Accessible (1)
Parking	152 non-reserved outdoor spaces (free)
Parking ratio	3 / 1,000 SF (free)
Asking rent	\$18.00/SF
Energy and maintenance	Excluded
Furniture	Excluded

Space Details

- 15 meeting areas on 1st and 2nd floors
- Large kitchen
- Full bathrooms with showers
- Open space concept
- Abundance of natural light
- Signage opportunities



Location Overview

- Near all services, as well as Place Vertu and Fairview Pointe-Claire shopping centers
- Excellent visibility on Highway 13
- Incomparable access to highways 40 and 13, as well as public transit (bus routes 70 and 213 lead directly to Côte-Vertu metro station)



Bus
70 and 213

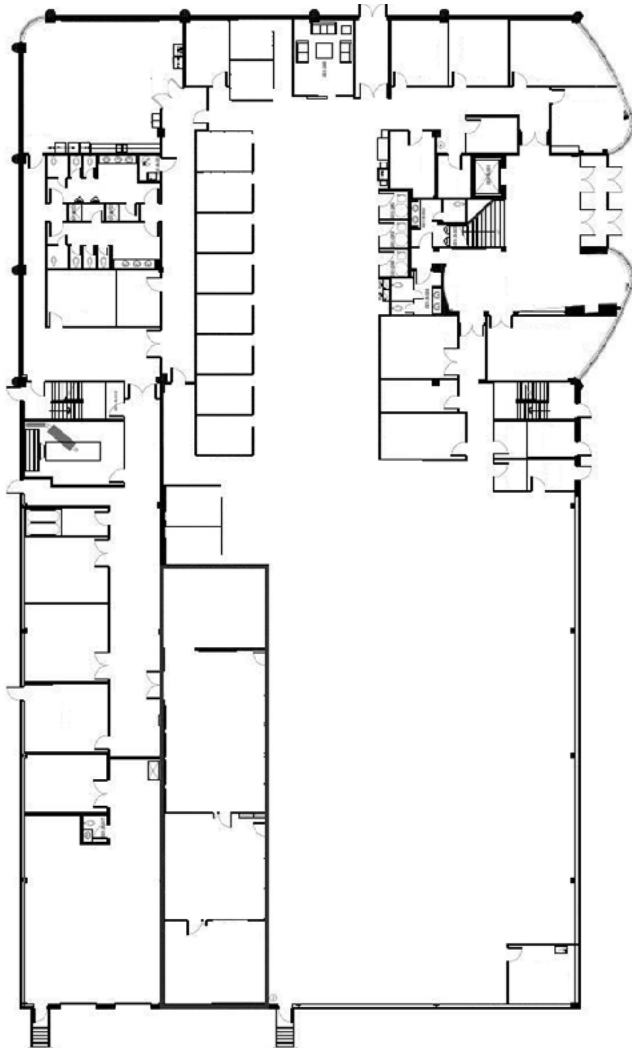


Highways
40 and 13

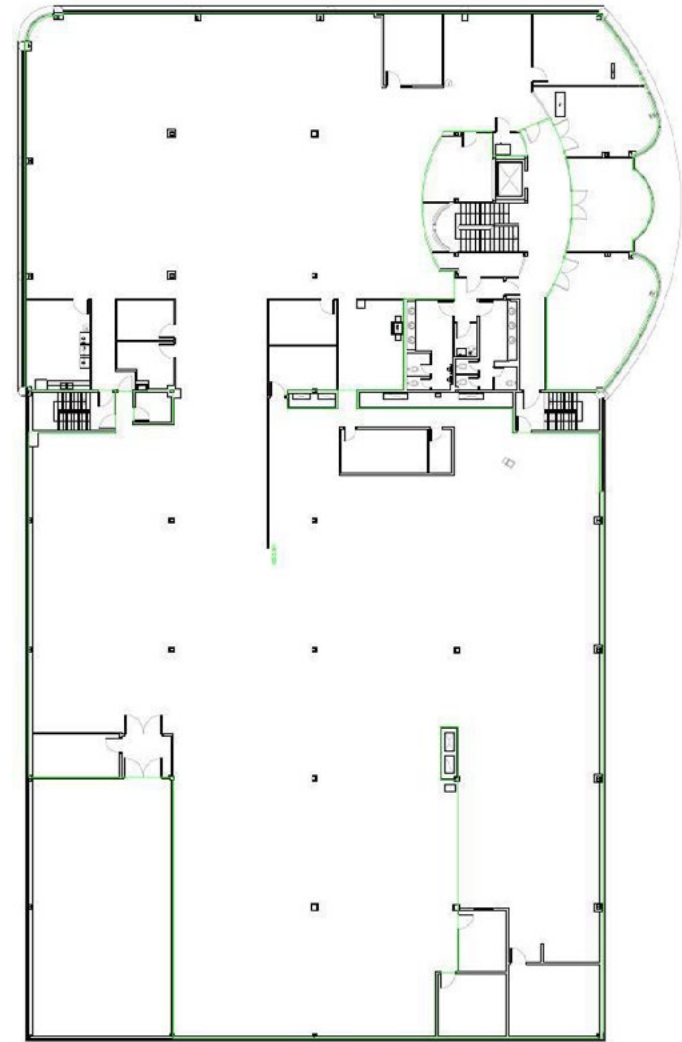


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Floor Plans



1st floor



2nd floor



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