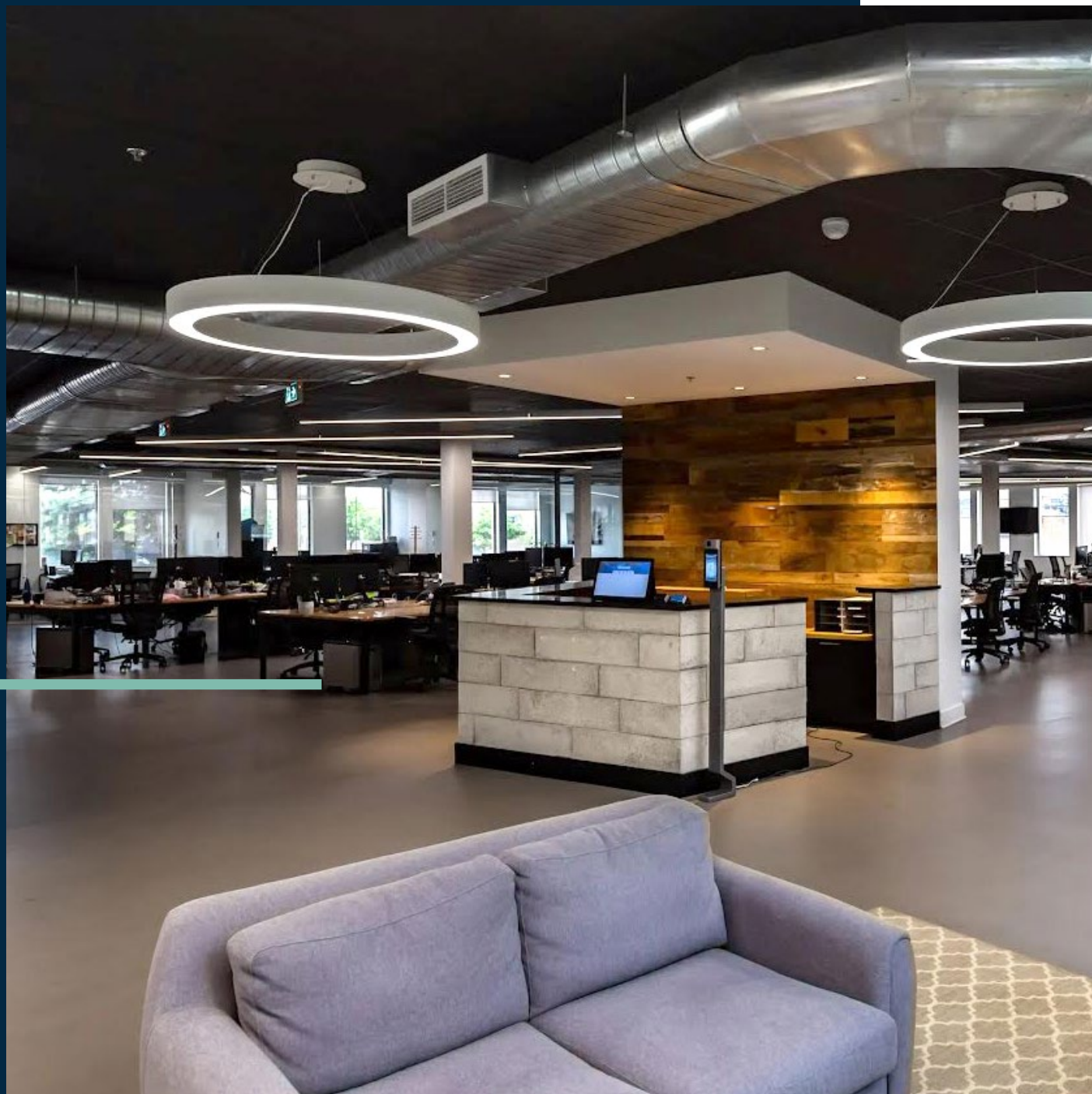


7405

TransCanada Highway
Saint-Laurent (QC)

Office Space For Lease



CBRE



- + Up to 73,111 sq. ft. available and 70,955 sq. ft. contiguous
- + Full Floor and Built Out Spaces
- + Ideal for Open Layout
- + Built Closed Offices
- + Base building floors also available

Parking Stalls
288 Exterior and
26 Indoor parking



Total Building Area
86,013 sq. ft.



Restaurant
On-site café



Shopping Mall
Abundant retail amenities



Highway
Excellent visibility and access to Highway

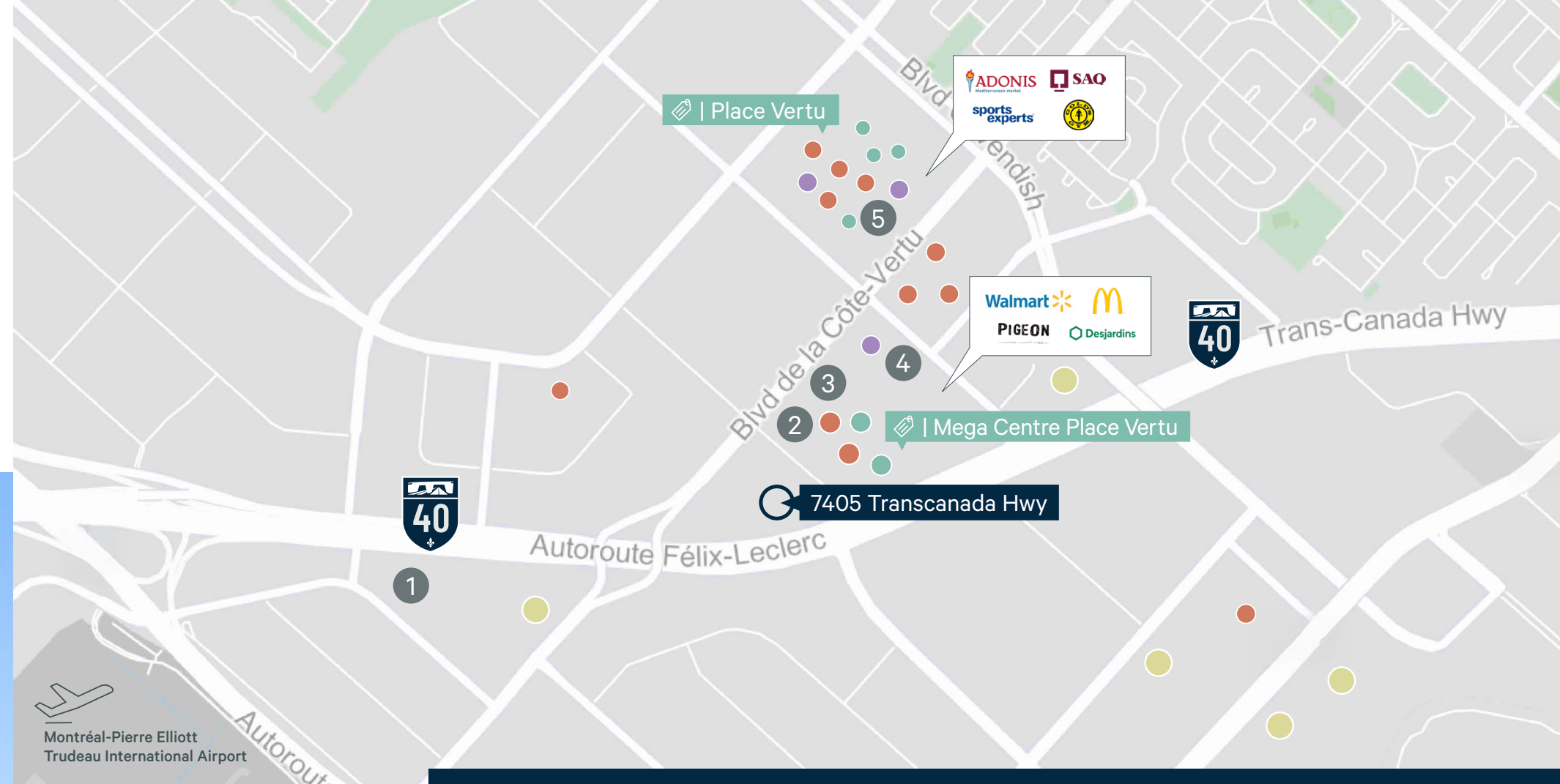


Transport
Easy access to public transport



Building Signage
Minimum 40K sq. ft.

Property Details



Education
27 320
B.A. or
University Degree



Household Annual Income
\$79 423 -
\$178 750

Location Overview



Café & Fast Food



Shopping



Hotels



Walk Score
9 min to
Centre Place Vertu



Banks



Drive Score
13 min to
Metro Place Vertu



Bus Lines
196 & 174 | 20 min
177 | 22 min



Côte-Vertu Metro Station

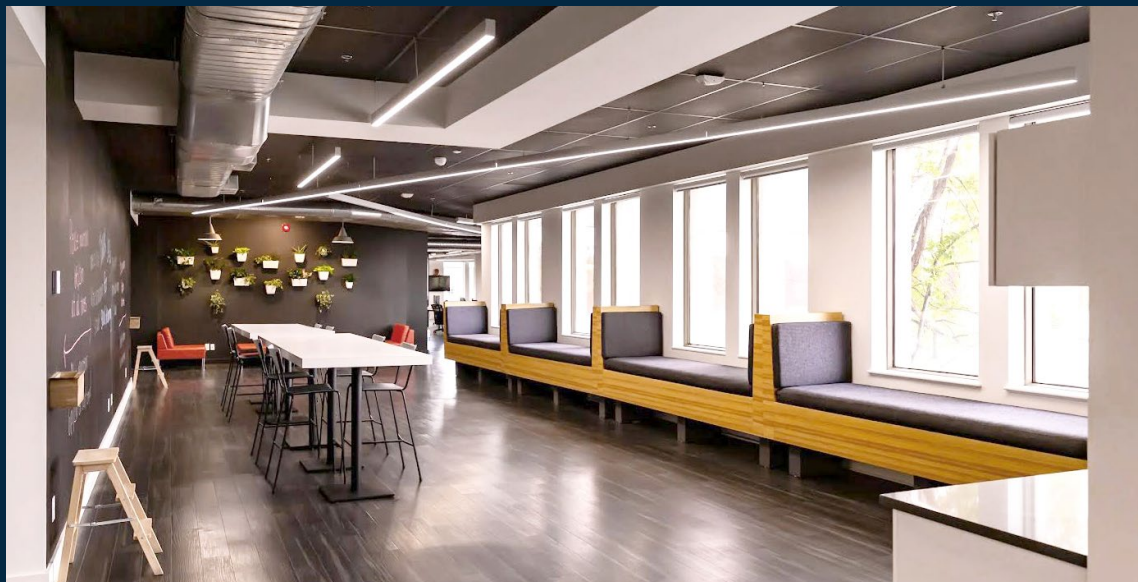
Restaurants & Bar

1. Bâton Rouge Grillhouse & Bar
2. Notre-Boeuf-De-Grâce
3. Pigeon Café
4. Firegrill Ville St-Laurent
5. Birreria ITALICO

Lease Terms



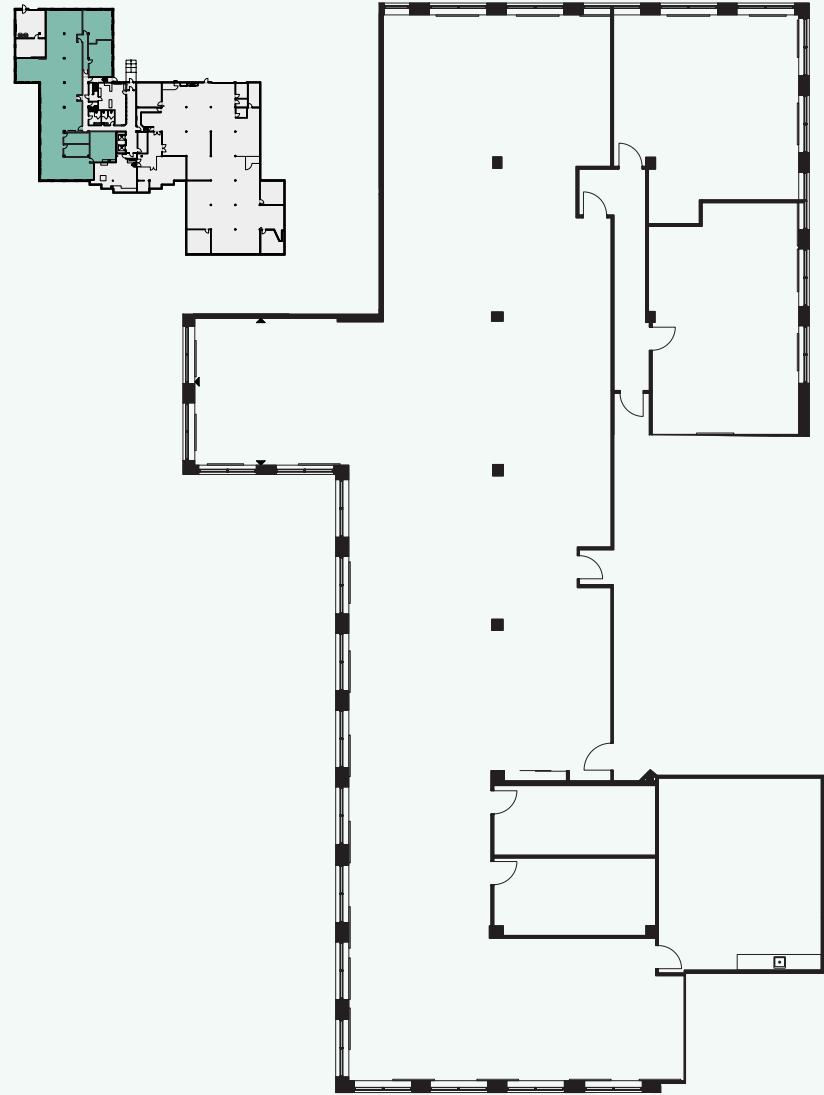
Total Building Area	86,013 sq. ft.
Available Area	73,111 sq. ft.
Floors	4
Net Rent	Please contact leasing agent
Additional Rent	\$14.36 per sq. ft.
Electricity	Included
Cleaning	Included
Parking Spots	26 - Indoor parking - Monthly 125 \$/Stall 288 - Free Exterior parking



Basement
8,317 sq. ft.
Up to 70,955 sq. ft.
contiguous

→ Available Immediately

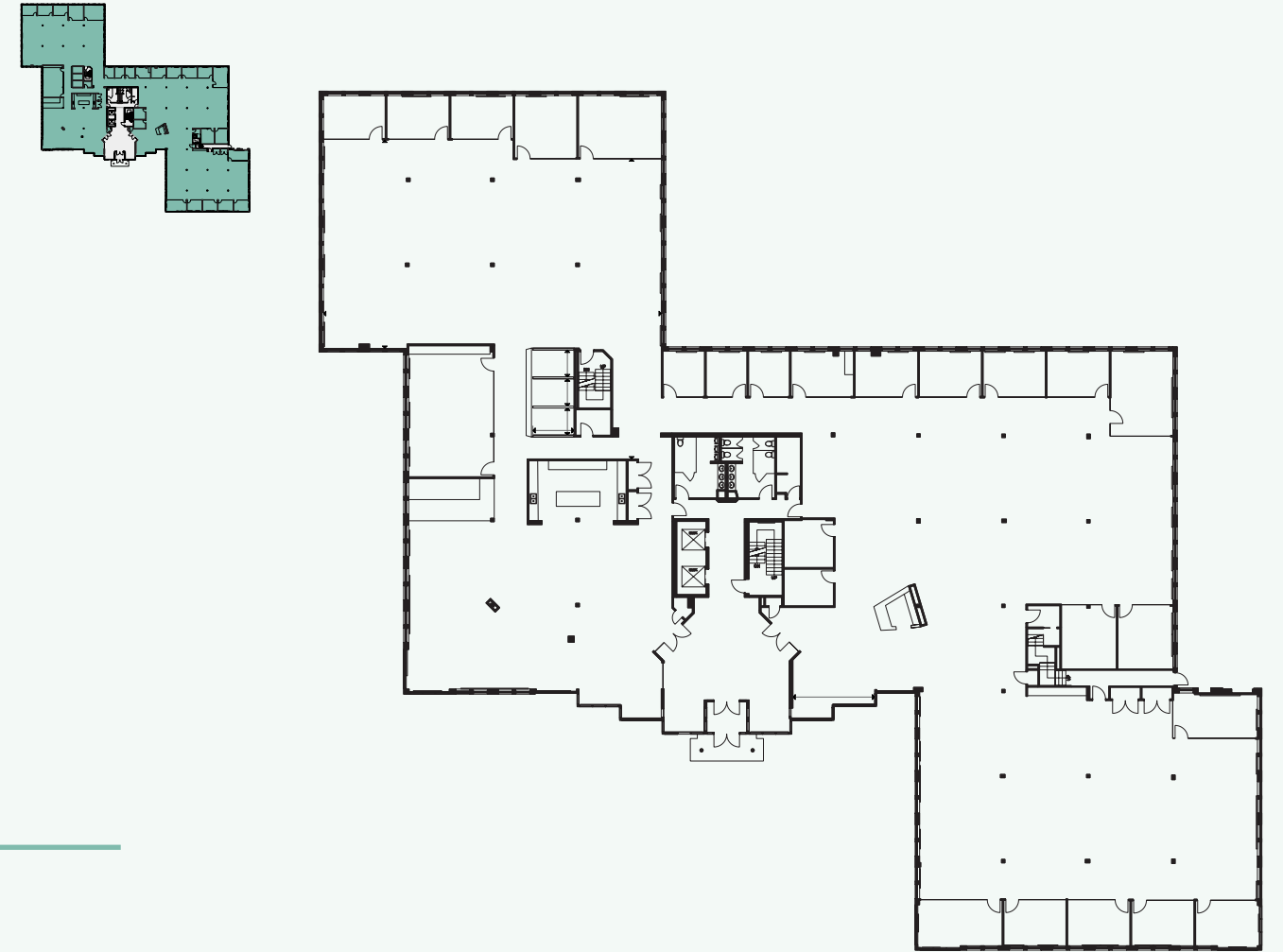
B100



Ground Floor
25,638 sq. ft.
Up to 70,955 sq. ft.
contiguous

→ Available Jan 1st, 2027

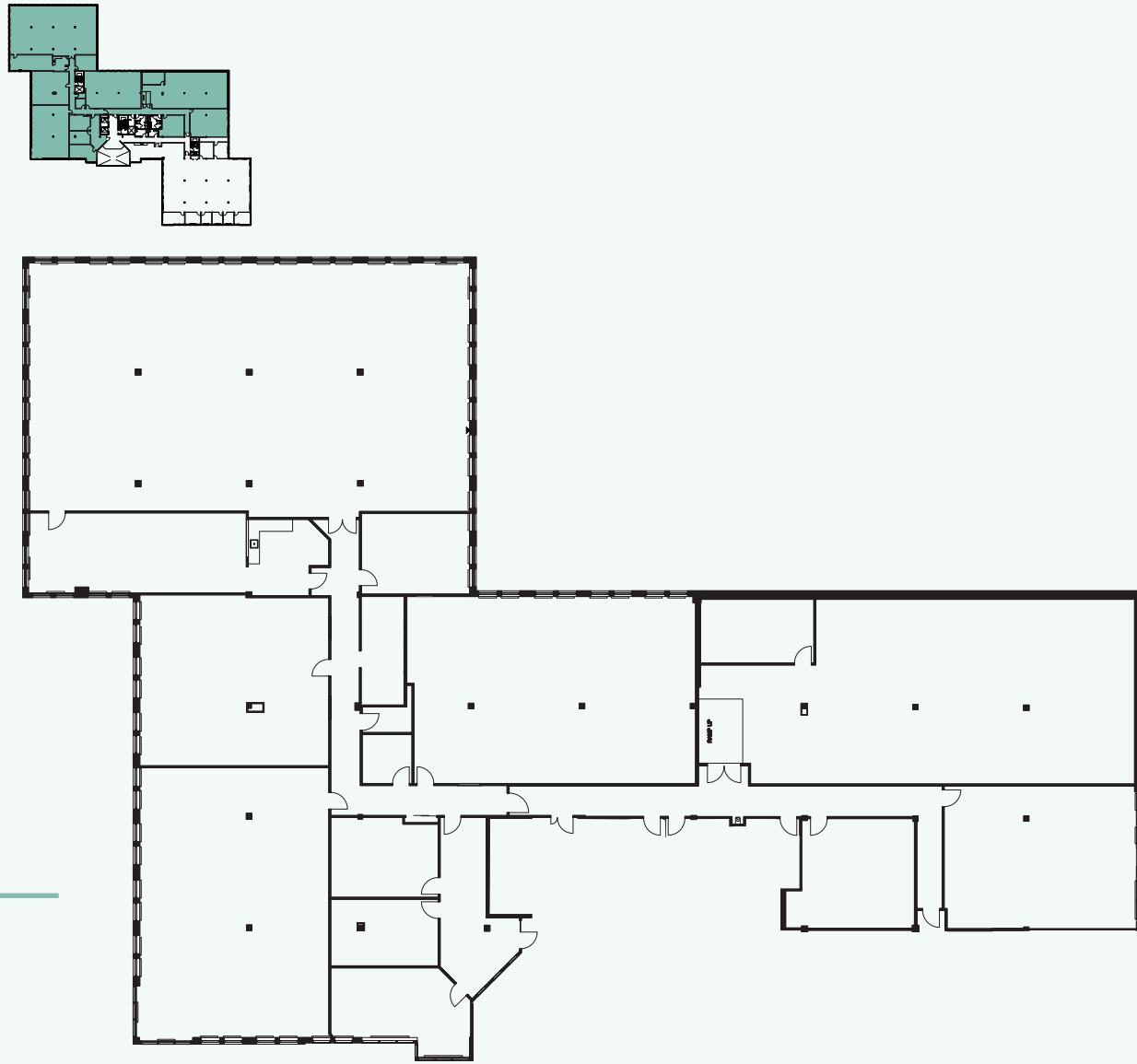
100



2nd Floor
18,349 sq. ft.
Up to 70,955 sq. ft.
contiguous

→ Available Immediately

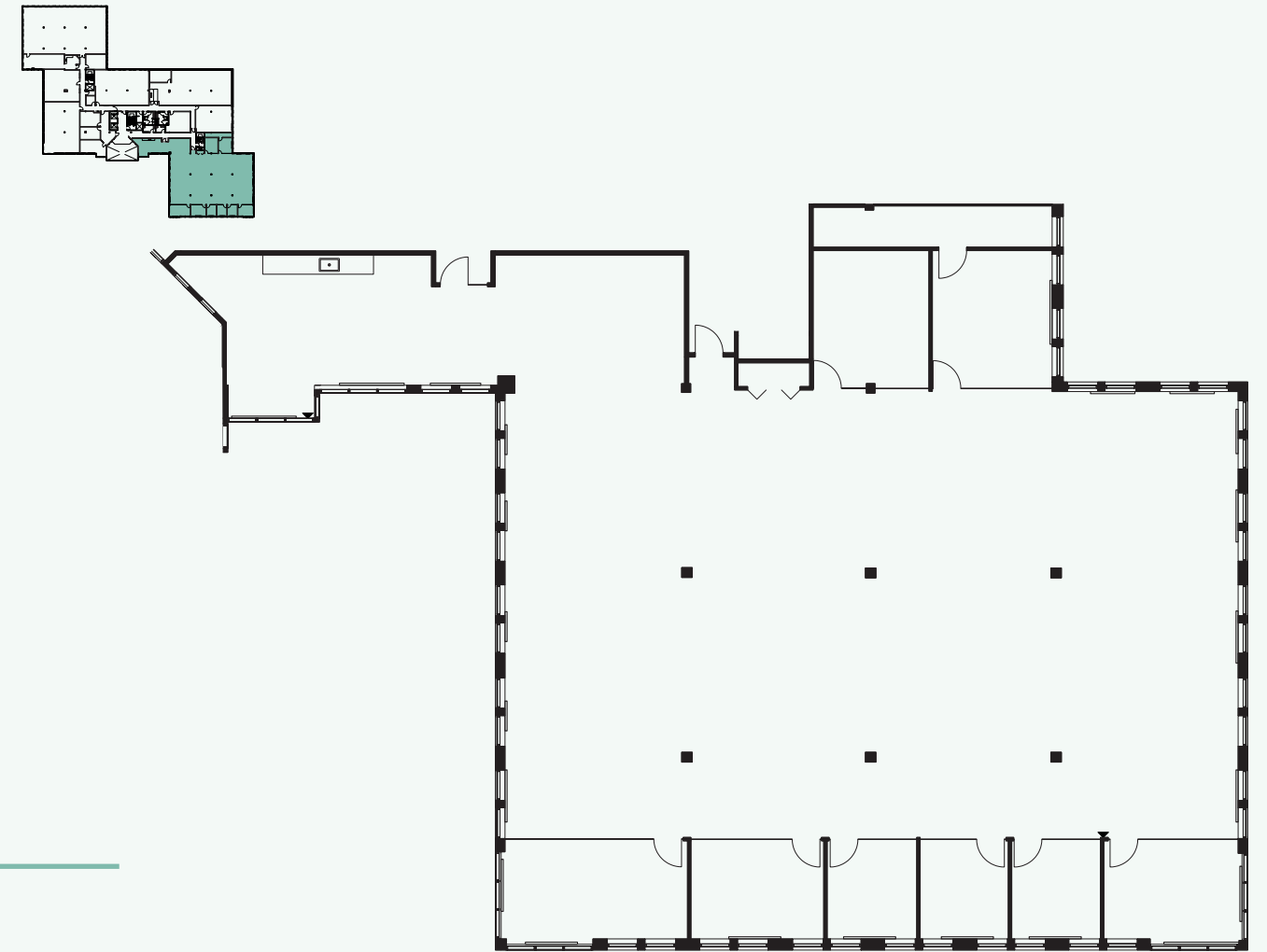
200



2nd Floor
7,313 sq. ft.
Up to 70,955 sq. ft.
contiguous

→ Available Immediately

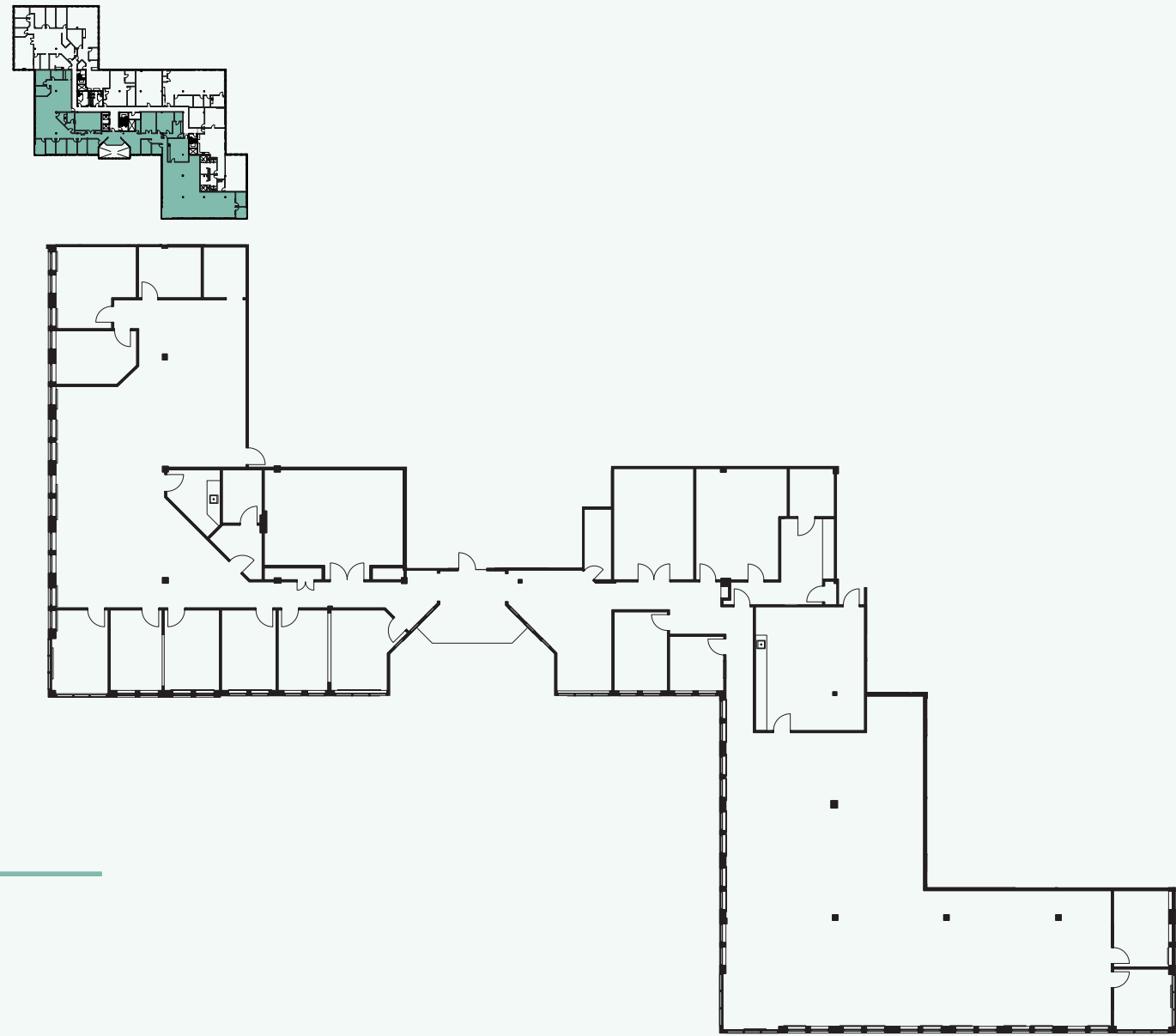
201



3rd Floor
11,338 sq. ft.
Up to 70,955 sq. ft.
contiguous

→ Available Immediately

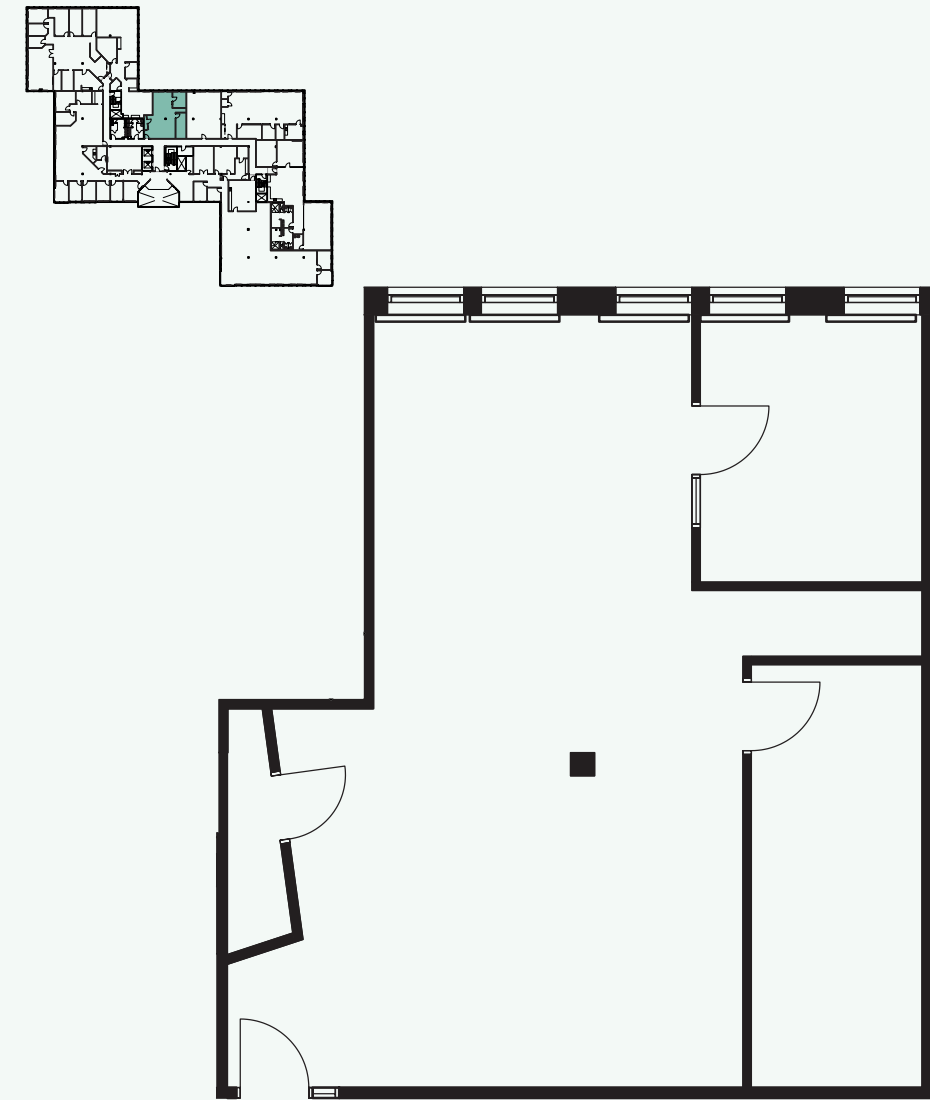
300

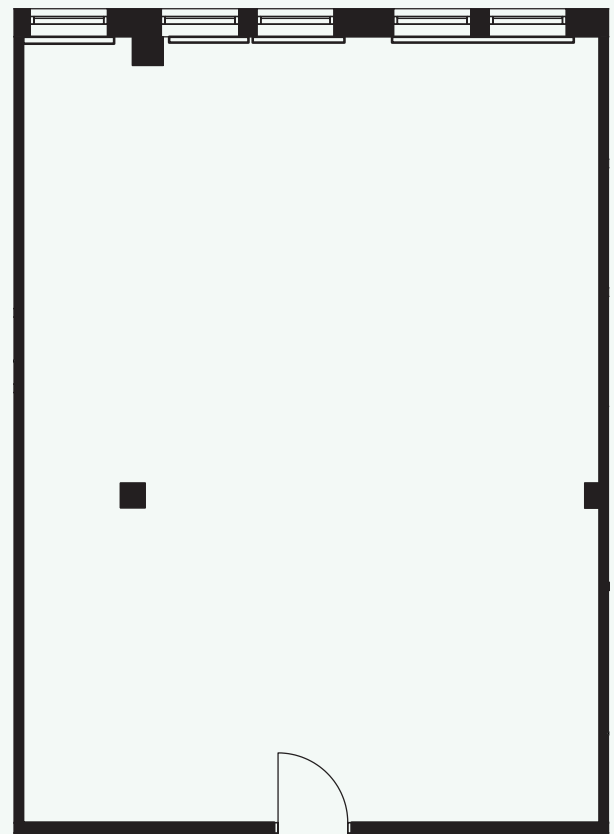
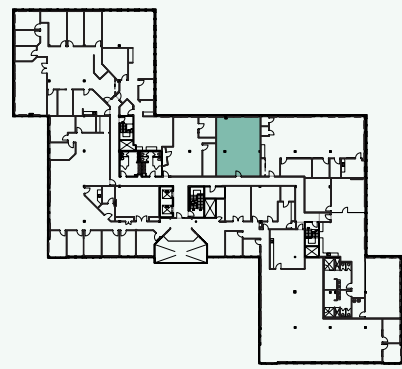


3rd Floor
1,125 sq. ft.
Up to 2,156 sq. ft.
contiguous

→ Available Immediately

340

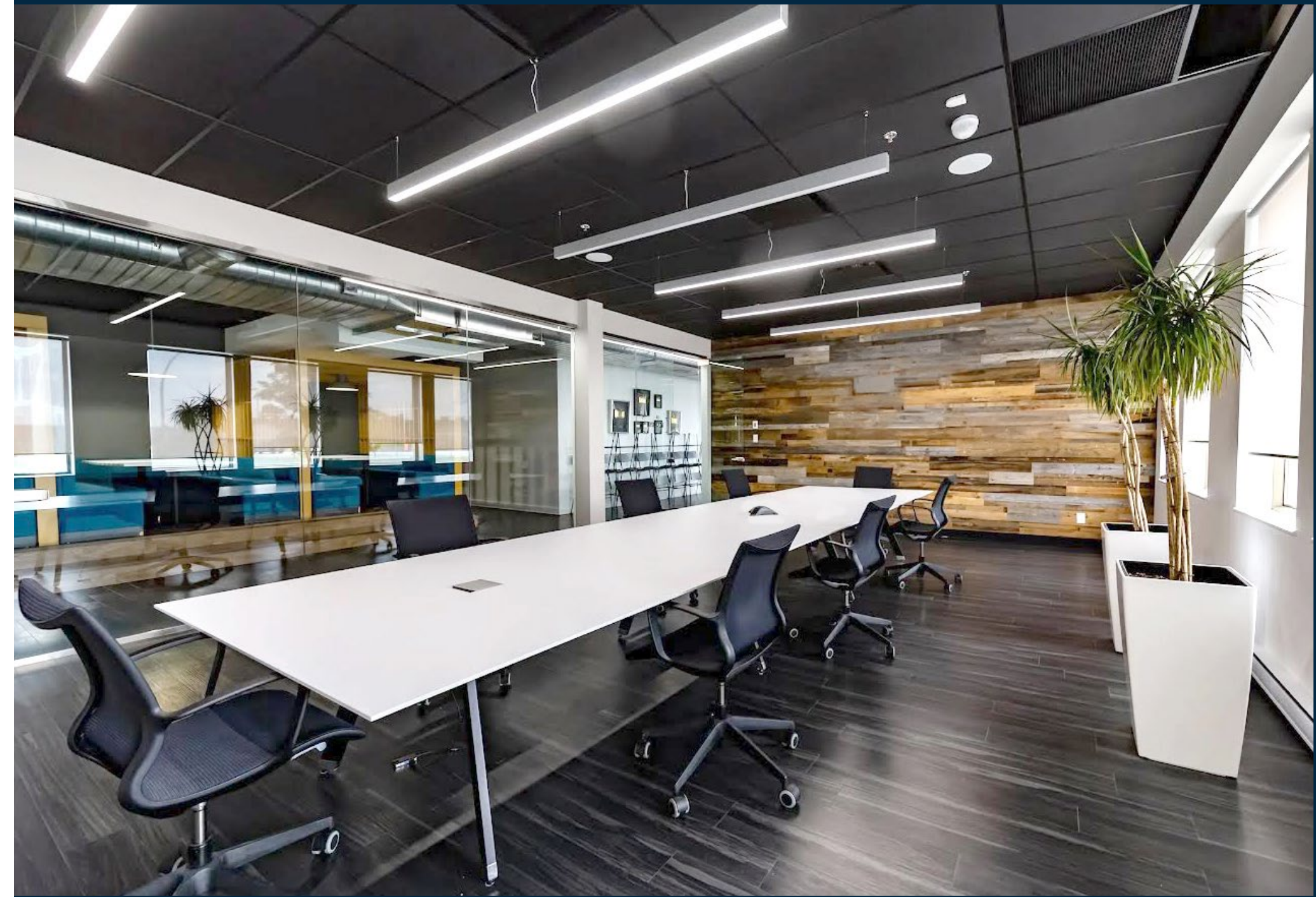




3rd Floor
1,031 sq. ft.
Up to 2,156 sq. ft.
contiguous

➔ Available Immediately

350





For More Information

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