

FOR LEASE

1070 CURÉ-LABELLE BOULEVARD, BLAINVILLE, QC
HIGH-END OFFICE OR RETAIL SPACE IN BLAINVILLE



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Marcus & Millichap

GRUPE MARIANI - DI GENNARO

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OPPORTUNITY

Strategically located just 25 minutes from Montreal, the building offers quick access via Highways 13, 15, and 640. It is situated near major retail hubs, including Mirabel Premium Outlets and SmartCentre Blainville.

The space is meticulously maintained and provides convenient outdoor parking for both employees and clients.

PROPERTY FEATURES

Area	± 7,650 SF
Local	101 - 2,023 SF 102 - 2,023 SF 200 - 3,633 SF
Net Rent	\$ 22.00
Operating Expenses (2025)	\$ 11.40
Energy Costs	Excluded
Cleaning fees	Excluded
Sprinklers	Yes
Air Conditioning	Yes
Availability	Immediate



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HIGHLIGHTS



Large windows provide beautiful natural light to the space.



The space is carefully maintained, with clean areas and well-kept facilities.



Direct and independent access to the space through a dedicated entrance, ideal for enhancing privacy and facilitating visitor flow.



Located just minutes from numerous shops, restaurants, and essential services, providing everyday convenience for employees and clients.



Access to a large free outdoor parking lot.



Quick access to Highways 15, 13, and 640, and the commuter train, providing easy connections to Montreal and the surrounding areas.



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FLOOR PLAN



Ground Floor



Second Floor

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BLAINVILLE

Located about 30 kilometers north of Montreal, Blainville is one of the most sought-after cities on the North Shore. Known for its exceptional quality of life, it harmoniously combines a peaceful residential environment, vast green spaces, and quick access to major highways and the commuter train. In 2019, Blainville was ranked among the best places to live in Quebec by L'actualité magazine.

The city also stands out for its vibrant community life, offering a wide range of sports, cultural, and recreational activities. The Sports Rousseau Excellence Center hosts junior hockey games, while families can enjoy seasonal events such as the summer public market.

Rich in a past dating back to the seigneurial era, Blainville has succeeded in preserving its heritage while modernizing, offering a balanced living environment where nature, history, and modernity meet.

Source : <https://lactualite.com/>



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LOCATION OVERVIEW



COMMUTER RAIL

GARE BLAINVILLE – 5 MIN DRIVE
 GARE MIRABEL – 8 MIN DRIVE
 GARE SAINTE-THÉRÈSE – 12 MIN DRIVE
 GARE ROSEMÈRE – 16 MIN DRIVE
 GARE SAINTE-ROSE (LAVAL) – 20 MIN DRIVE



WALK SCORE VERY WALKABLE

78



BIKE SCORE VERY BIKEABLE

87



For more information please contact:

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