

FOR LEASE

3773

CÔTE-VERTU BOULEVARD

SAINT-LAURENT, QUÉBEC

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3773

Côte-Vertu Boulevard

Ville Saint-Laurent





Quality office space
featuring ample interior
and exterior parking

PROPERTY SUMMARY

Up to

5,505 SF

Available Contiguous Space

Office

Zoning

50

Exterior Parking

118

Interior Parking

4

Stories

1989

Year Built



**Great Interior
Parking Ratio**



**Local
Amenities**



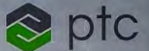
**Public
Transportation**



**Easy Highway
Access**

- Conveniently located near restaurants, shops and services, just minutes from the airport
- Easy access to Highways 40, 13, 15 and 20
- Certified BOMA Silver



 ptc
COMMERCIAL SERVICES
La Maison
savills
À LOUER 514-535-4444



SURROUNDING NEIGHBOURHOOD

Positioned in the thriving borough of Saint-Laurent, 3773 Boulevard Côte-Vertu offers tenants the advantage of a dynamic, well-connected business environment in one of Montreal's most strategic commercial hubs.

The surrounding neighbourhood is recognized as a key employment center, home to a diverse mix of corporate offices, light industrial spaces, and technology-driven companies. Its proximity to major arteries such as Autoroute 15 and Autoroute 40 ensures seamless connectivity across the Greater Montreal area, facilitating easy commutes for employees and efficient access for clients and partners.

Public transit accessibility is a major asset, with the nearby Côte-Vertu Metro Station serving as the western terminus of the Orange Line. This provides direct, reliable access to downtown Montreal and other key districts.

The area also benefits from its close proximity to Montréal-Trudeau International Airport, offering a major advantage for businesses with

national and international operations. Tenants enjoy a wide range of amenities just steps away, including popular restaurants and cafés such as Notre-Boeuf-De-Grâce, Pigeon Café & Bar, and Spicebros, along with many others. Nearby retail centres and essential services further enhance the day-to-day experience for both employees and visitors.

With its strategic location, transportation links, and vibrant commercial ecosystem, the neighbourhood surrounding 3773 Boulevard Côte-Vertu offers an ideal setting for businesses seeking both accessibility and prestige.

**Strategic location.
Strong connectivity.
Everyday convenience.**

FLOOR PLANS

 Click on floor to view space details

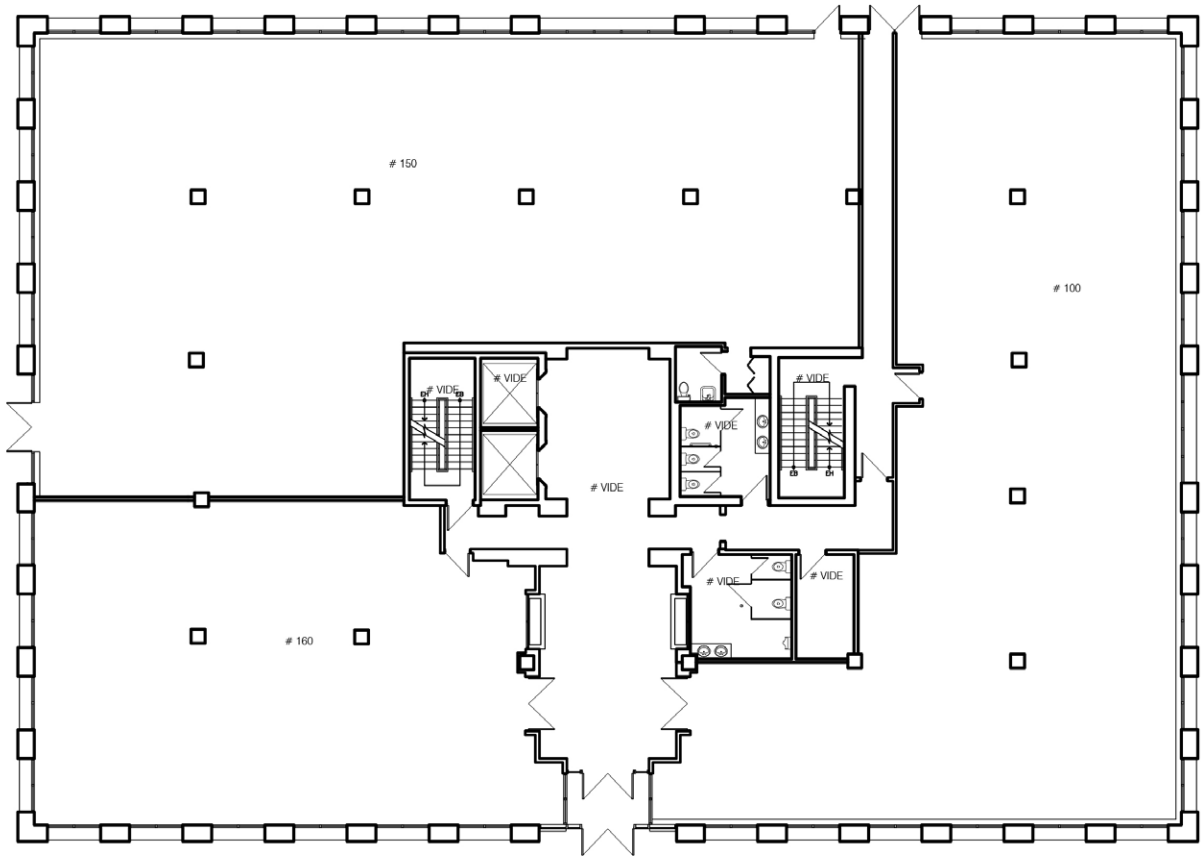
 Available

4	491 SF		837 SF				1,362 SF		
3	4,113 SF						274 SF	572 SF	1,753 SF
2								1,113 SF	1,027 SF
GC	5,505 SF								

AVAILABILITY
Immediate

ASKING RENT
Contact broker

TOTAL ADDITIONAL RENT
\$15.93 / SF

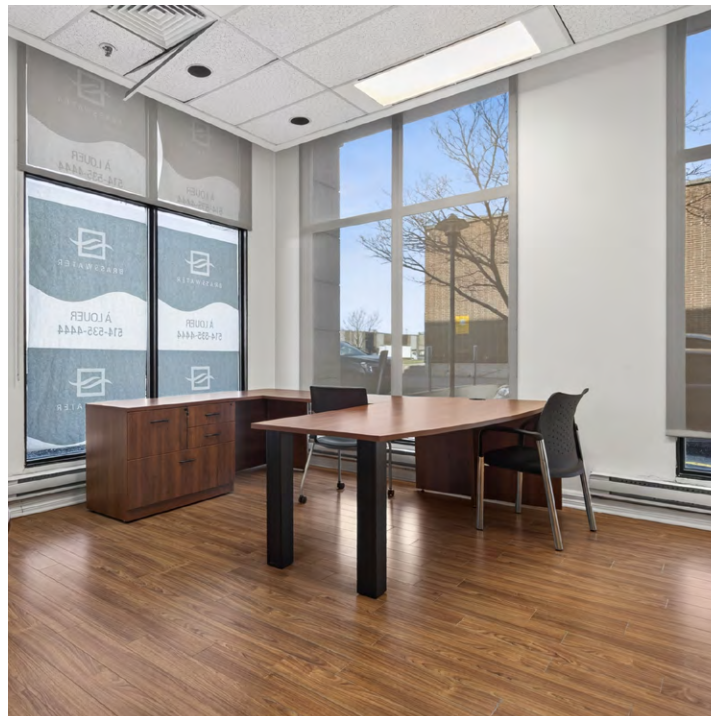




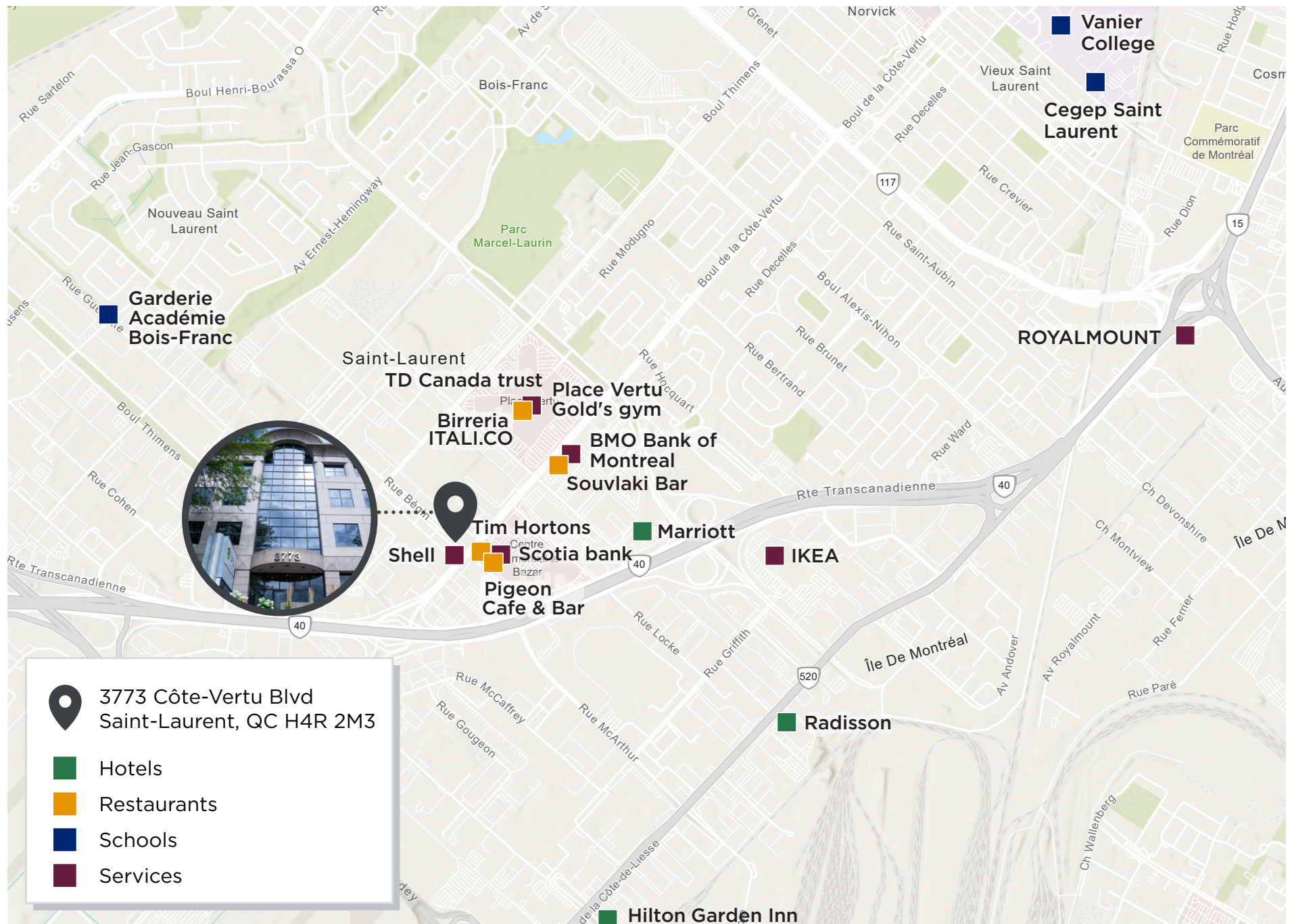


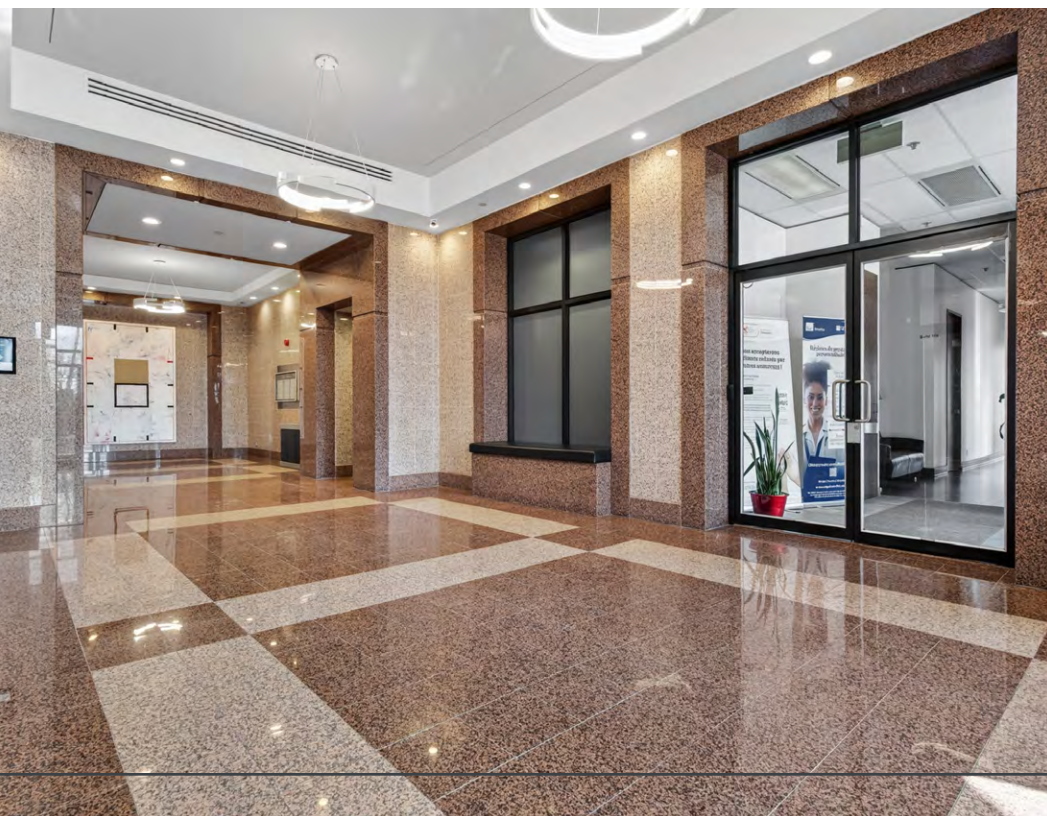






AMENITIES MAP





3773 Côte-Vertu Boulevard

Ville Saint-Laurent

**Click here for a
property video**



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