

1425 TRANS-CANADA

DORVAL (QUEBEC)



OFFICE FOR LEASE

BOMA BEST, CLASS A OFFICE SPACE PROVIDING TENANTS
WITH EXCEPTIONAL HIGHWAY & SIGNAGE VISIBILITY

PROPERTY OVERVIEW

1425 Trans-Canada is situated in a prime location on one of the Montréal's main thoroughfares, Highway 40, providing excellent visibility and signage opportunities on both the building and pylon.

Positioned in close proximity to the Montréal-Trudeau International Airport, the property benefits from nearby amenities including Galeries des Sources and Fairview Pointe-Claire. Easily accessible by public transit and the new REM Sunnybrooke station, the building offers numerous on-site services and a fully equipped fitness center for tenant convenience.

BUILDING CERTIFICATIONS



BOMA BEST
SUSTAINABLE • BASELINE



WiredScore
GOLD



LEASING HIGHLIGHTS



Abundance of natural light



Exceptional access to highways 40 & 13



Adjacent to Parc-Nature du Bois-de-Liesse



Expedited office fit-out completion



Exceptional proximity to public transit



Proximity to major retailers, & CF Fairview Pointe-Claire



New fully-equipped gym included in rent



Access to conference center with flexible configuration



Ample parking including underground facilities

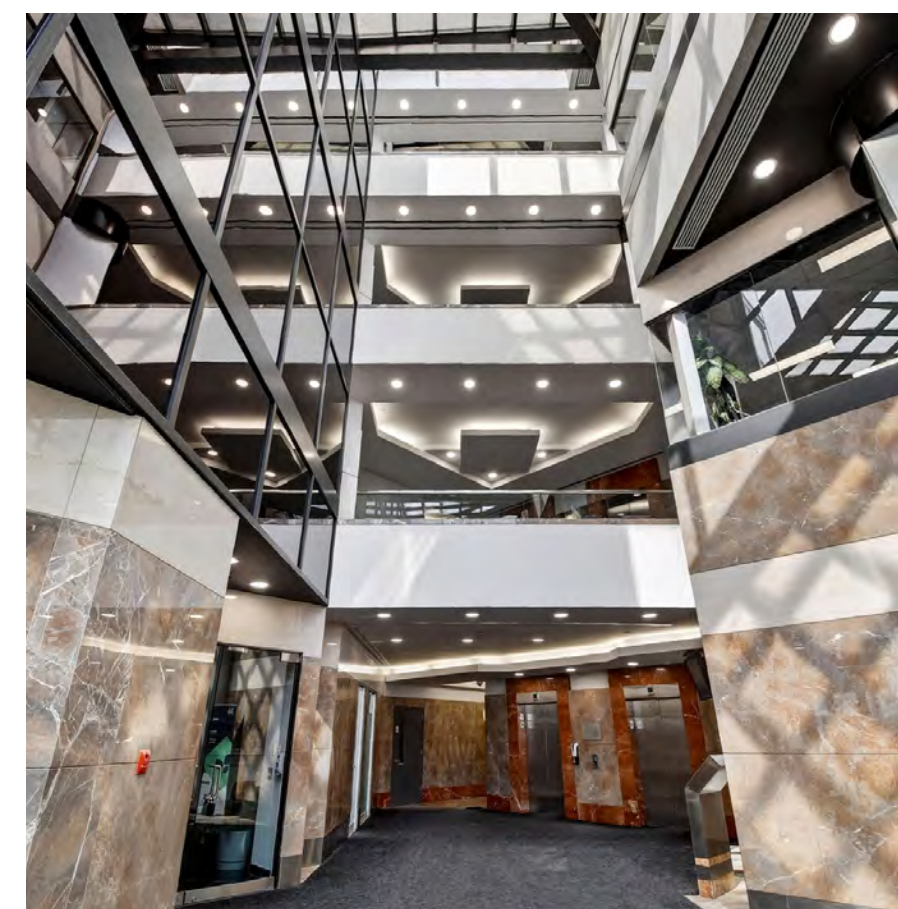
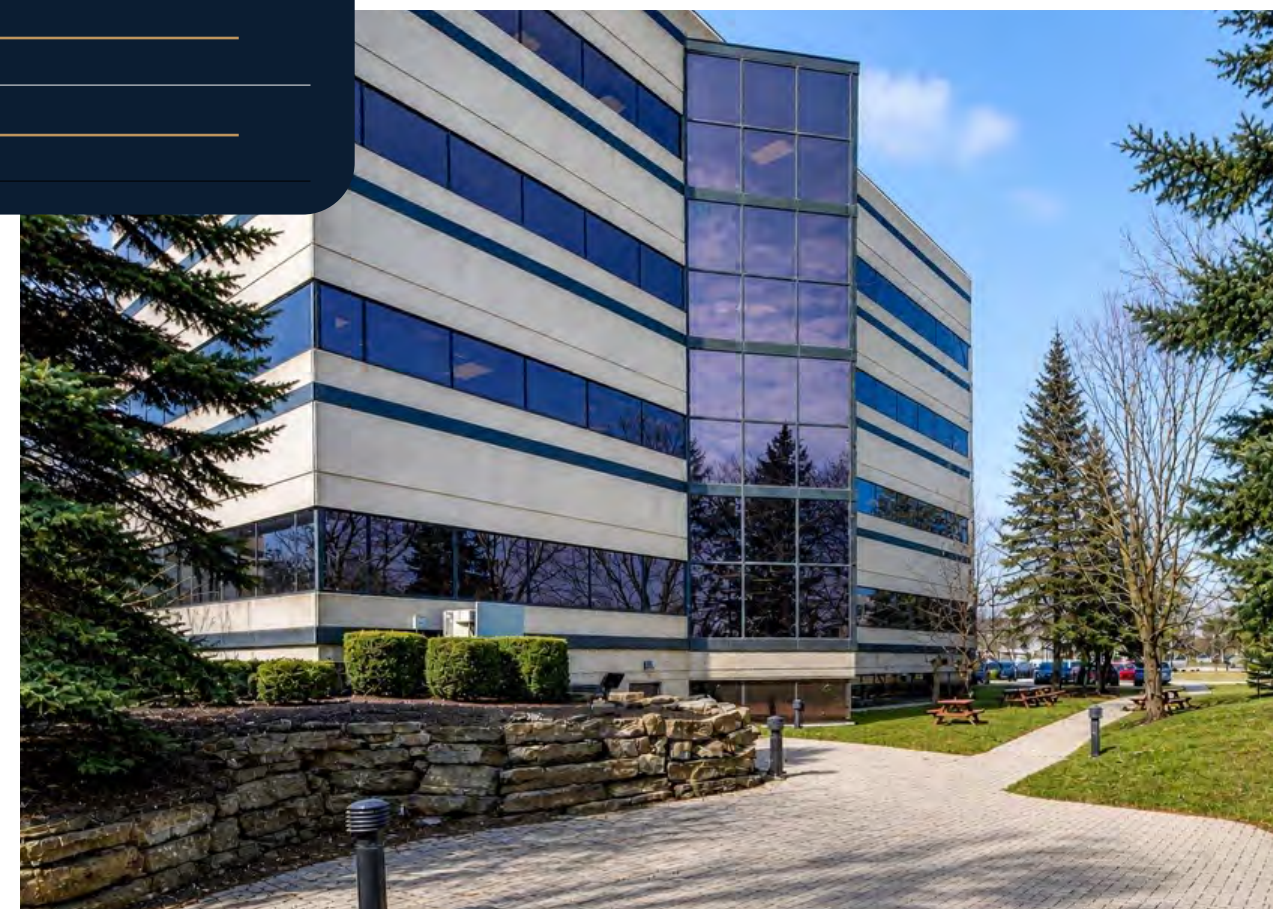
LEASING SUMMARY

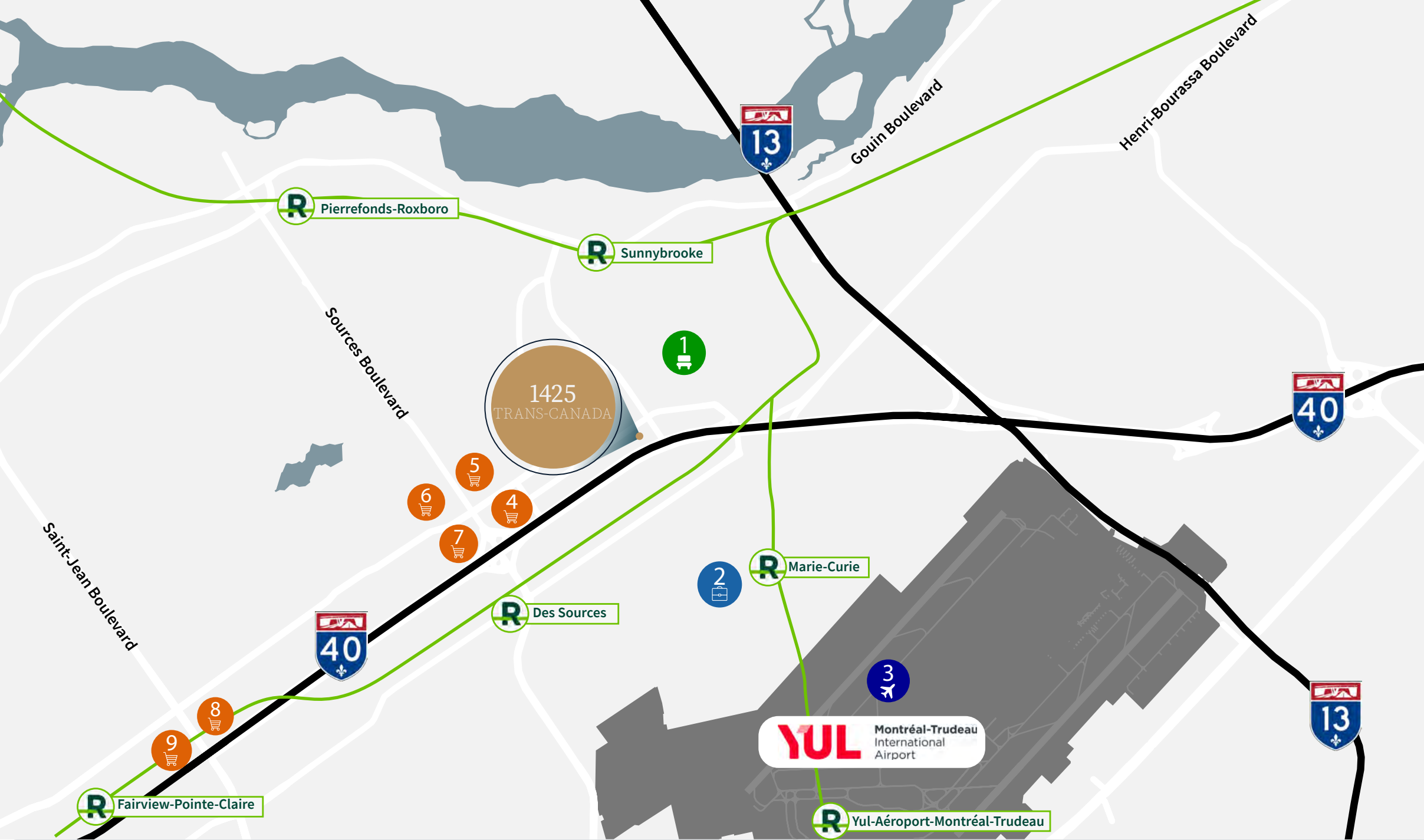
Total Available Area:	11,294 SF
Typical Floor Size:	17,000 SF
Number of Floors:	5
Building Class:	A
Year Built:	1990
Security:	24/7 security cameras & card access
Parking:	Exterior: 180 stalls Interior: 16 stalls (\$)
Gym:	Included
Conference Room:	Included
Elevators:	2
Emergency Generator:	Yes
Certifications:	BOMA Best Certified WiredScore - Gold Level
Net Rent:	Contact brokers
Additional Rent (est. 2026):	Total: \$9.73












LEASING AVAILABILITIES

	SUITES	AREA (SF)	AVAILABILITY	FLOOR PLANS
	020-B	1,984	Immediate	Click here
POTENTIAL TO BE CONTIGUOUS	120	5,143	Immediate	Click here
	140	3,466	Immediate	Click here
LEASED	200	6,001	Immediate	
	220	701	Immediate	Click here
LEASED	230	918	Immediate	
LEASED	340	2,213	Immediate	
LEASED	350	2,800	Immediate	
LEASED	400	17,104	Immediate	





Local Amenities

-  Parc Nature du Bois-de-Liesse
-  TechnoParc Montréal
-  Montréal-Trudeau International Airport
-  Galeries des Sources
-  Centennial Plaza
-  Marché de l'Ouest
-  Méga Centre des Sources
-  Complexe Pointe-Claire
-  CF Fairview-Pointe-Claire

LOCATION OVERVIEW



10 min - Laval

15 min - Montréal-Trudeau International Airport (YUL)

23 min - Downtown Montréal

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For more information, please contact our team:

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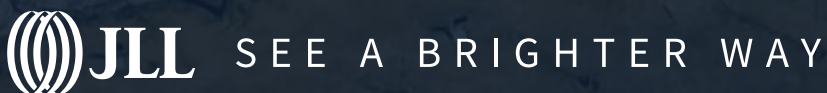
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