

PROPERTY HIGHLIGHTS



REVITALIZED LOBBY EXPERIENCE

Modernized lobby with sleek finishes, updated lighting, and contemporary furnishings designed to enhance both style and comfort.

• FUTURE-FORWARD OFFICE SPACES

Experience contemporary workspaces with ongoing renovations, blending modern design with cutting-edge functionality.

SUSTAINABILITY COMMITMENT

Proudly certified with BOMA Gold, reflecting our dedication to sustainable office environments.

PRIME ACCESS TO RETAIL

Connected to Place Vertu Shopping Centre, offering over 125 stores and restaurants.

SFAMLESS TRANSIT & PARKING

Easily accessible via bus, metro, and the upcoming REM Light Rail, with ample free outdoor parking and electric vehicle charging stations.

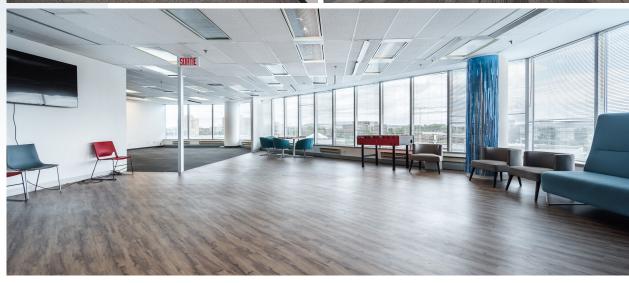
HIGH-VISIBILITY BRANDING

Prominent signage opportunities in a bustling, high-traffic location









A PART OF SOMETHING MORE

STRATEGICALLY LOCATED WITHIN PLACE VERTU

With over 125 retailers, including Canadian Tire, Sports Experts, Adonis, and Winners, Place Vertu is the go-to destination for shopping, dining, and more. Featuring nearly 20 restaurants and a lively and vibrant atmosphere, where the community gathers.

EXPERIENCE THE BEST OF BOTH WORLDS

At 3333 Côte-Vertu W., you gain not only exceptional office space but also unparalleled access to this dynamic retail hub, effortlessly merging work and leisure in a thriving community.

PLACEVERTU.COM

RESTAURANTS

ALLÔ! MON COCO TIM HORTONS STARBUCKS TIKI MING KOJAX SOUFLAKI THAI EXPRESS SUBWAY PLACE TEVERE BIRRERIA IALI.CO SCORES





Grocery

Marché Adonis



Fast Casual &
Restaurants
Starbucks, Tim Hortons,
Thai Express, Subway,
Allô! Mon Coco,
Scores, Birreria Itali.co



Fitness **Gold's Gym**



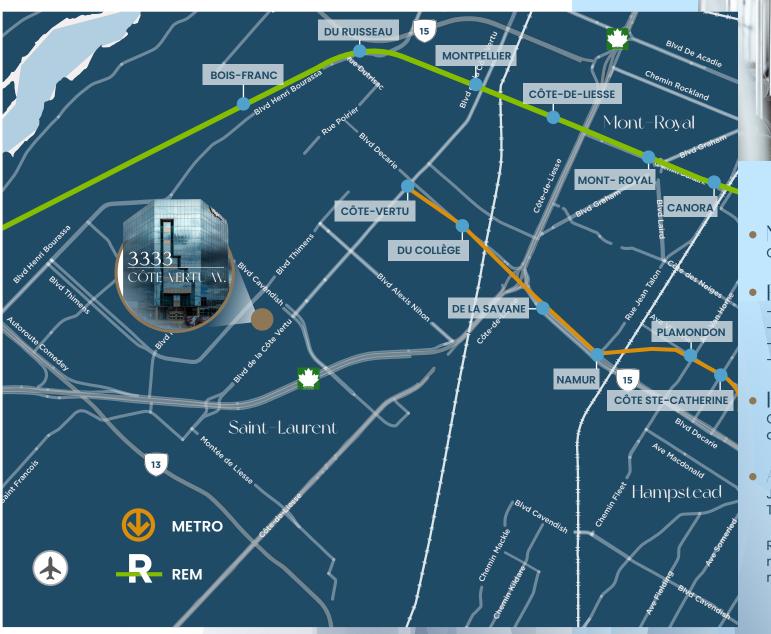
Banking CIBC, Royal Bank, TD Canada

Winners

NEXT LEVEL CONVENIENCE

After a long day's work, enjoy every option at your fingertips with direct access to a diverse shopping center. Whether it's grabbing dinner, running errands, or unwinding with some retail therapy, the 125+ stores and restaurants at Place Vertu are just steps away.

EXCEPTIONAL ACCESS



• METRO Côte-Vertu (2.3 km)

• BUS

- Côte Vertu Metro line: 121 West
- Sauvé Metro line: 121 West
- Du Collège Metro line: 128
- Henri-Bourassa Metro line: 171

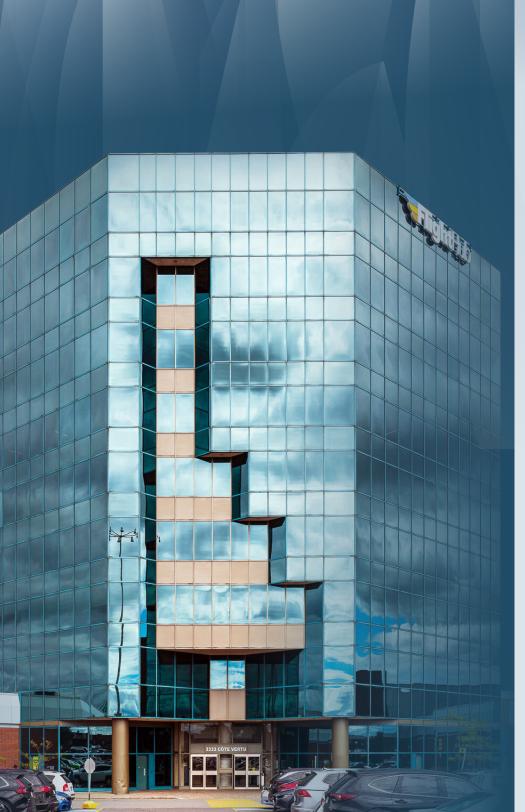
• HIGHWAYS

Close proximity to Highways 15, 40, and 117

AIRPORT

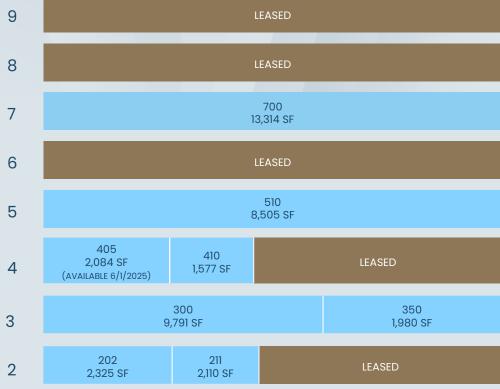
Just a 9-minute drive to Pierre Elliott Trudeau International Airport

Reach downtown Montreal in 20 minutes or the West Island in just 13 minutes.



AVAILABILITIES

NET RENTAL RATE: Please Contact TAXES & OPEX (2024): \$15.50 ELECTRICITY AND DAILY CLEANING: Included







3333 CÔTE-VERTU W.

LLOYD COOPER, SIOR

B.C.L., LL.B., MBA, MCR, ICD.D Executive Vice Chairman Chartered Real Estate Broker AEO + 1 514 841 3821 lloyd.cooper@cushwake.com

SEAN GREENSPOON

Vice President
Real Estate Broker
+ 1 514 841 3865
sean.greenspoon@cushwake.com

DANIEL GOODMAN

Senior Associate Commercial Real Estate Broker + 1 514 373 2874 daniel.goodman@cushwake.com

Cushman & Wakefield ULC Real Estate Agency 999 de Maisonneuve Blvd. W., Suite 1500 Montreal (Quebec) H3A 3L4 +1 514 841 5011 cushmanwakefield.com

©2024 Cushman & Wakefield ULC. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.