

6363

Trans-Canada
Highway

6363 ROUTE TRANSCANADIENNE
SAINT-LAURENT, QC

[Voir la version Française](#)



Property Highlights

AFFORDABLE AND FLEXIBLE WORKSPACES IN A THRIVING MIXED-USE ENVIRONMENT

6363 Transcanada offers a blend of office and medical uses anchored by Physimed, one of the largest multidisciplinary clinics in Montreal. The building provides efficient small suite options, turnkey layouts, and an attractive gross rental rate that stands well below typical suburban office properties.



- Two-story suburban office and medical setting
- Low gross rental rate near twenty dollars per square foot
- Numerous small suites ideal for professional and service users
- Turnkey buildouts available through landlord in house design and construction
- Strong anchor tenant presence with high daily traffic

Daily Essentials at Your Doorstep

A CONVENIENT LOCATION WITH QUICK ACCESS TO AMENITIES

The property sits within a short drive of major retail centers, restaurants, and essential services that support both staff and clientele. A ten-minute radius reaches the airport, key retail hubs, and surrounding suburban communities.



- Ten-minute drive to Montreal Pierre Elliott Trudeau International Airport
- Close to major retail nodes including grocery, quick service dining, and pharmacy
- Easy access to surrounding neighborhoods for staff and visitors

Direct Access to Major Routes Across Montreal

A STRATEGIC POSITION ALONG THE TRANSCANADA HIGHWAY

Located along a major transportation corridor, the property offers seamless access for commuters and clients. Its suburban setting delivers convenience, visibility, and connectivity to the airport, central Montreal, and nearby business districts.



Move In Ready Suites Designed for Small to Mid-Size Users

TURNKEY SPACES TAILORED
WITH QUALITY IMPROVEMENTS
AT COMPETITIVE COSTS

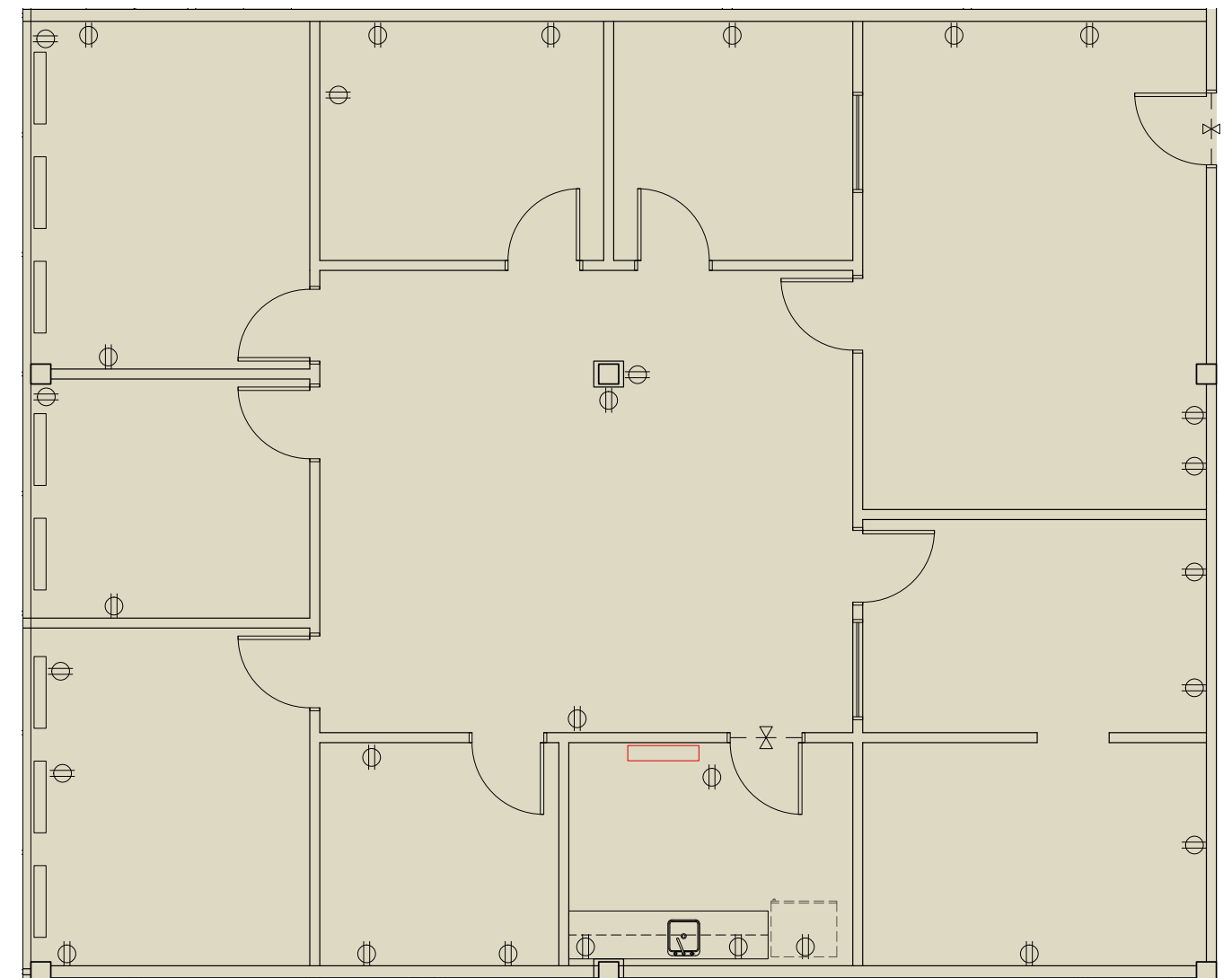
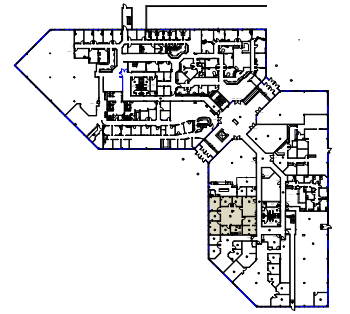
A variety of small suites and turnkey options to accommodate professional services and light medical users. Buildouts are supported by the landlords in-house construction team, delivering quality spaces with efficient timelines and competitive improvement allowances.



- Multiple small suite configurations available
- Turnkey buildouts with modern finishes
- Typical improvement packages from twenty to forty dollars per square foot

Suite 102

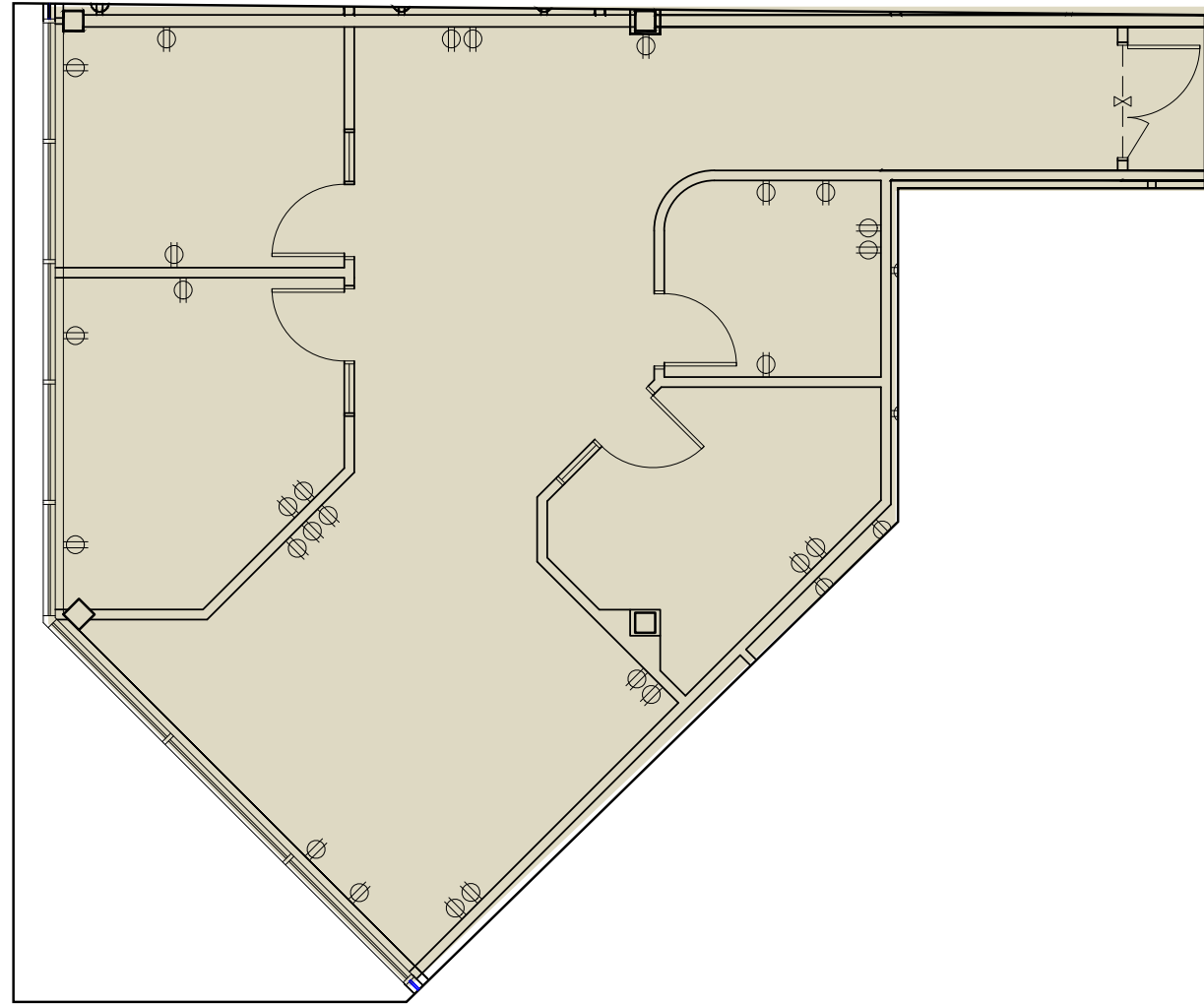
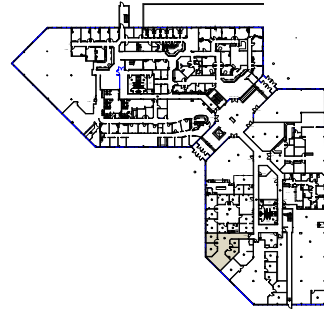
2,286 SF



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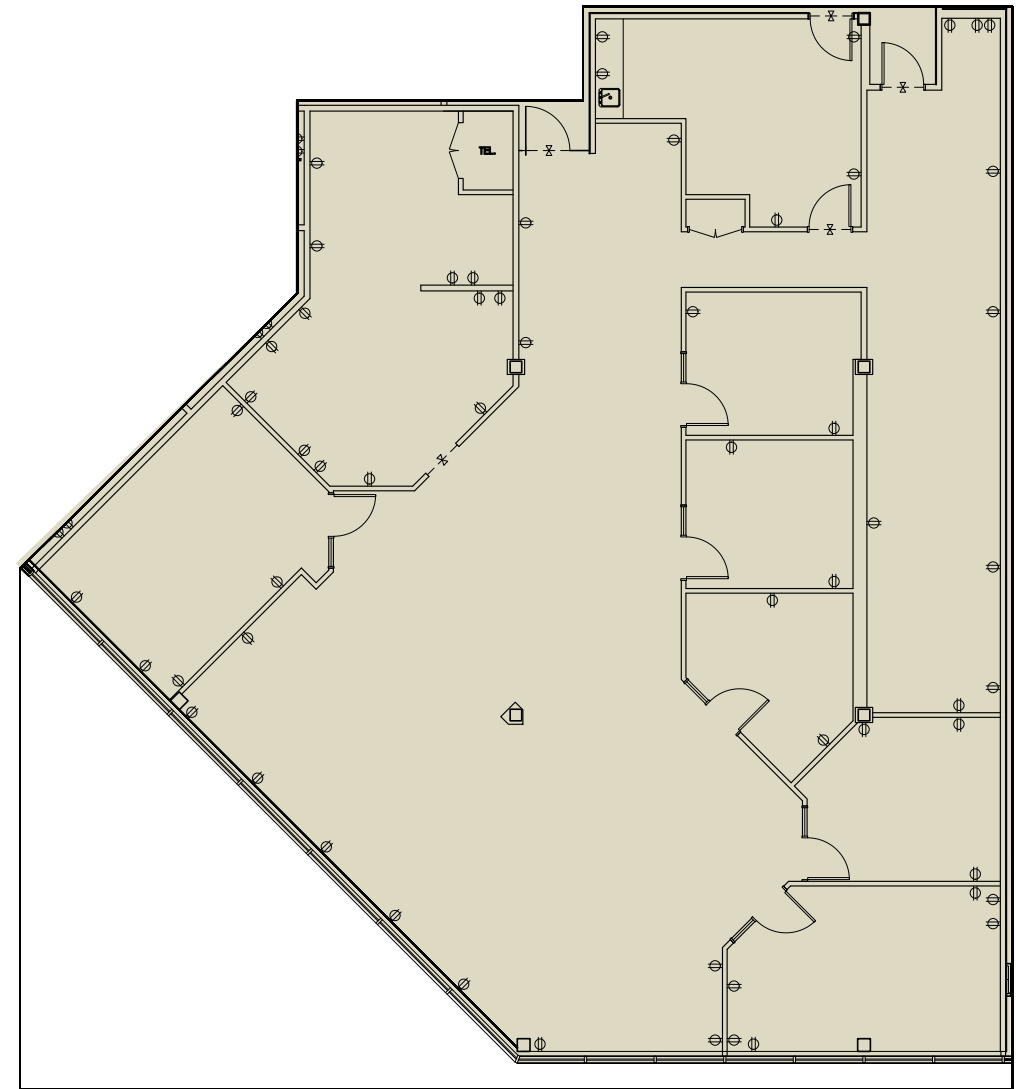
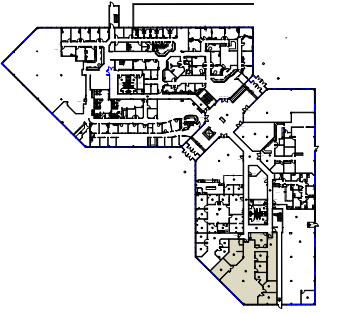
Suite 103

1,346 SF



Suite 104

4,442 SF

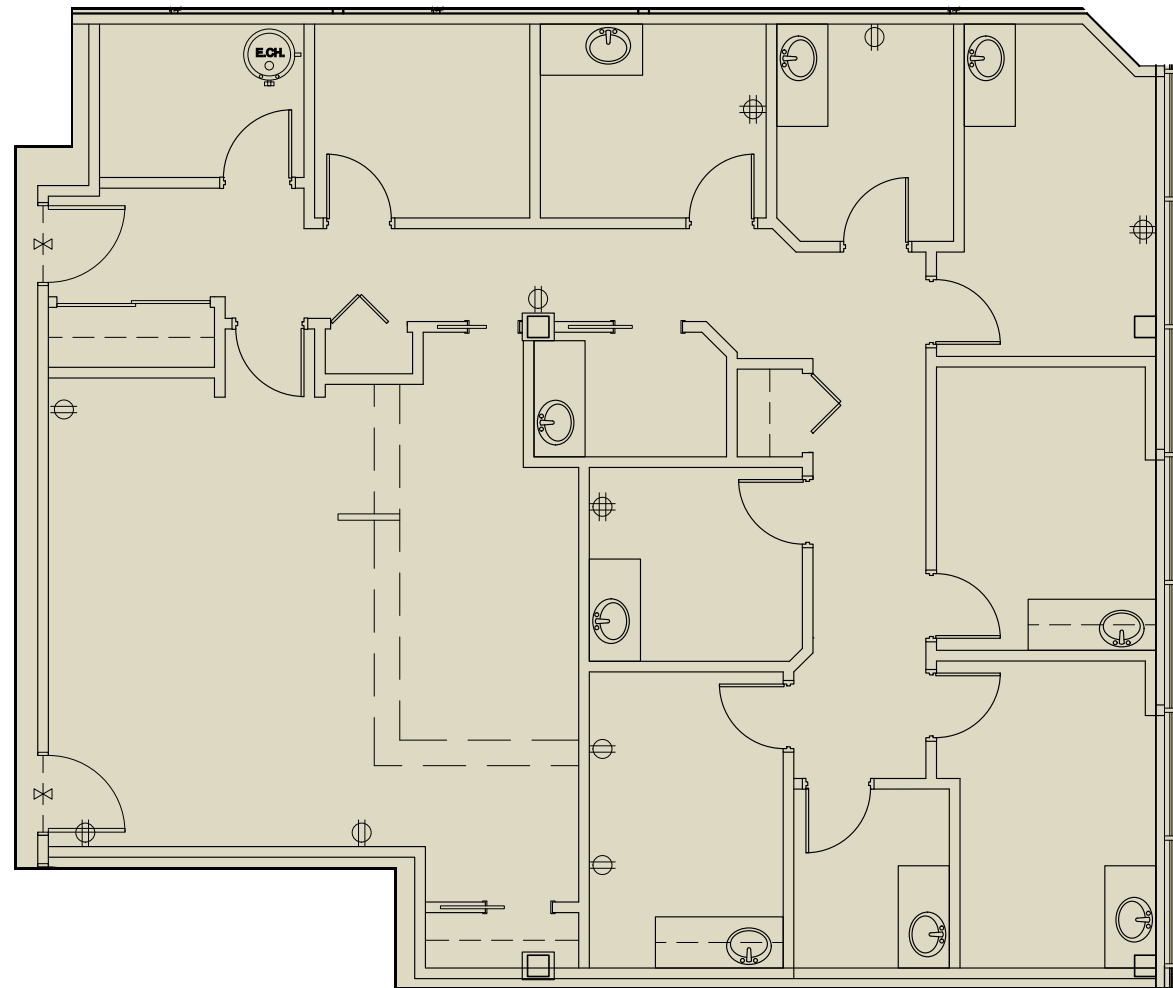
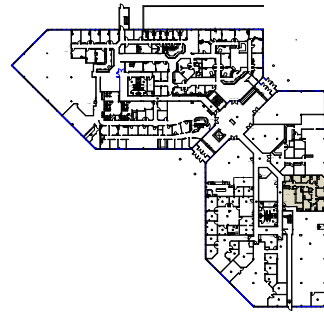


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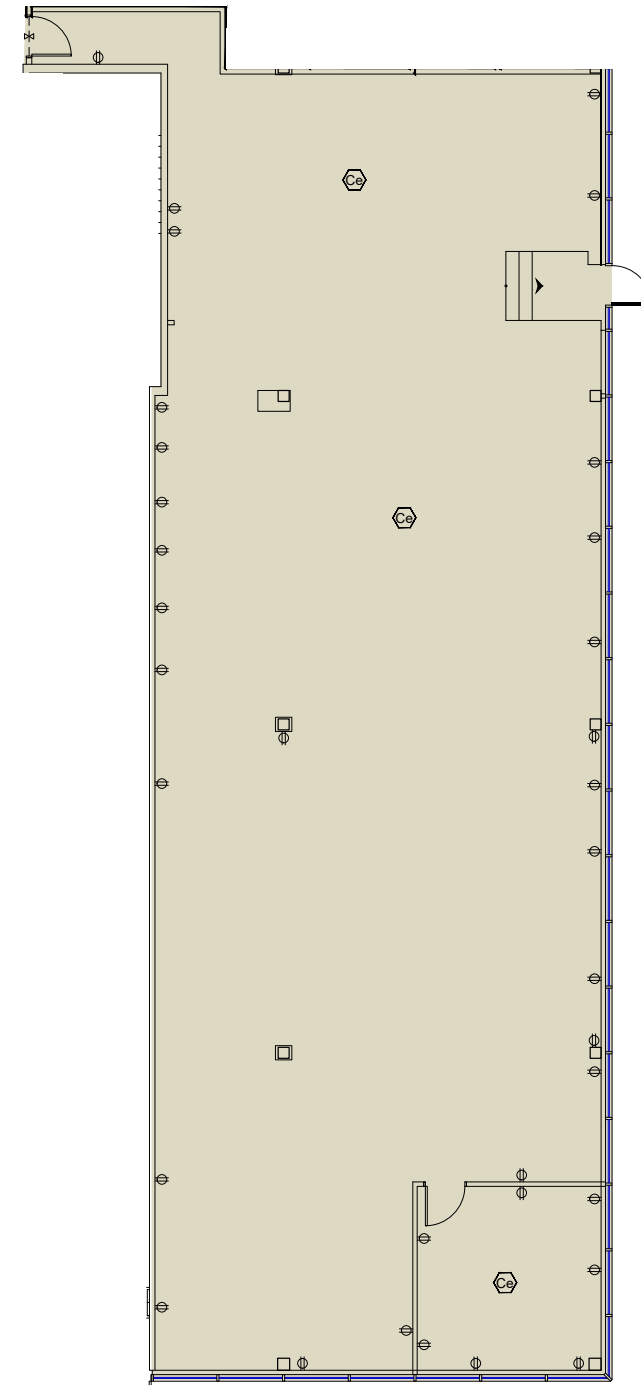
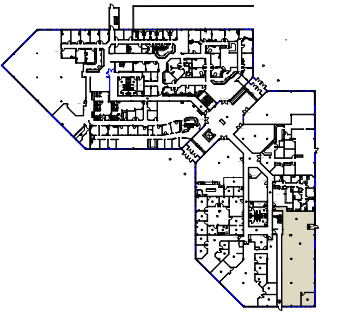
Suite 105

1,784 SF



Suite 106

3,991 SF

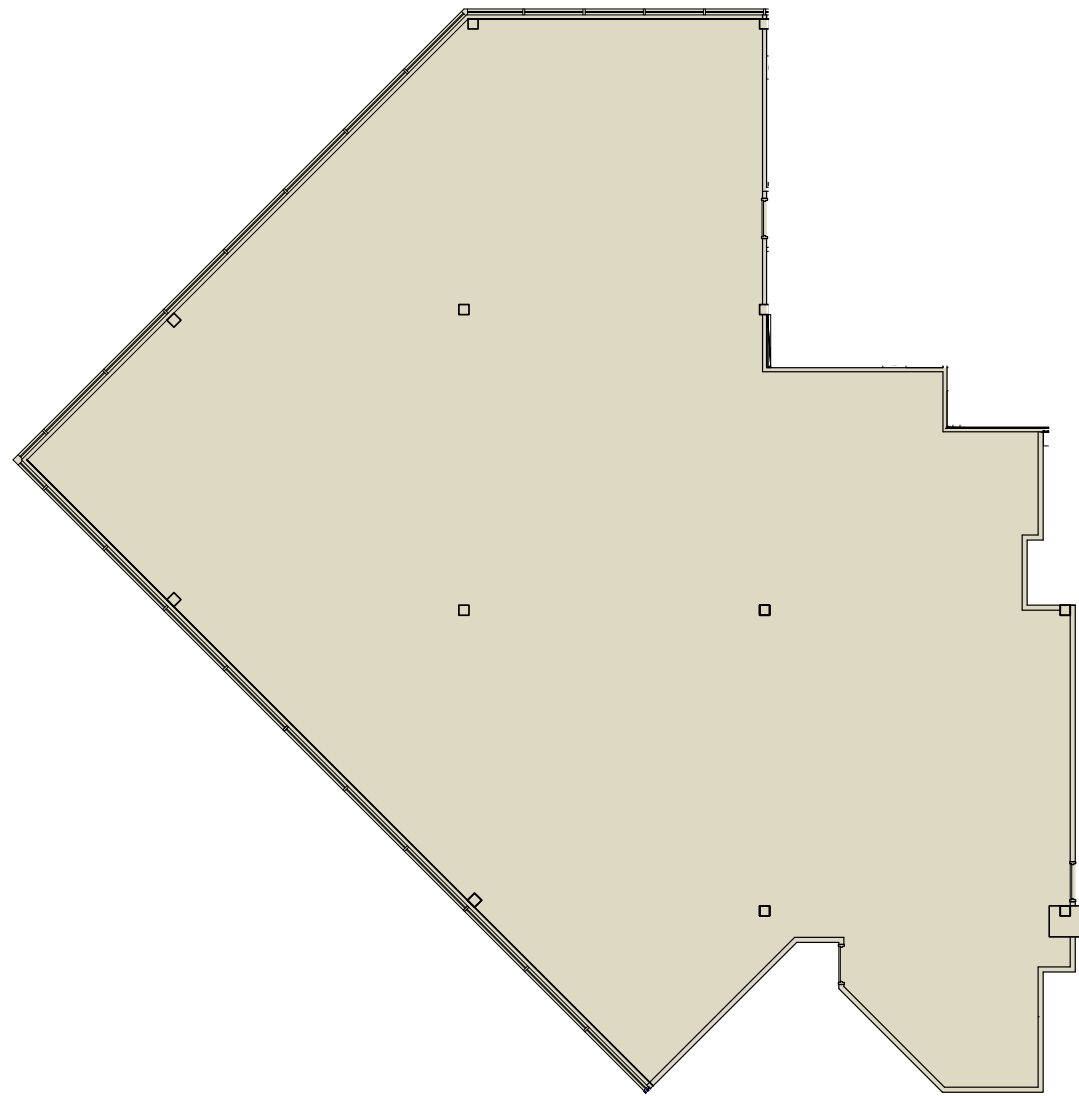
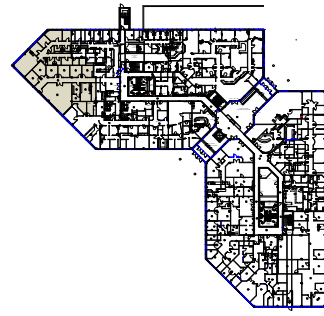


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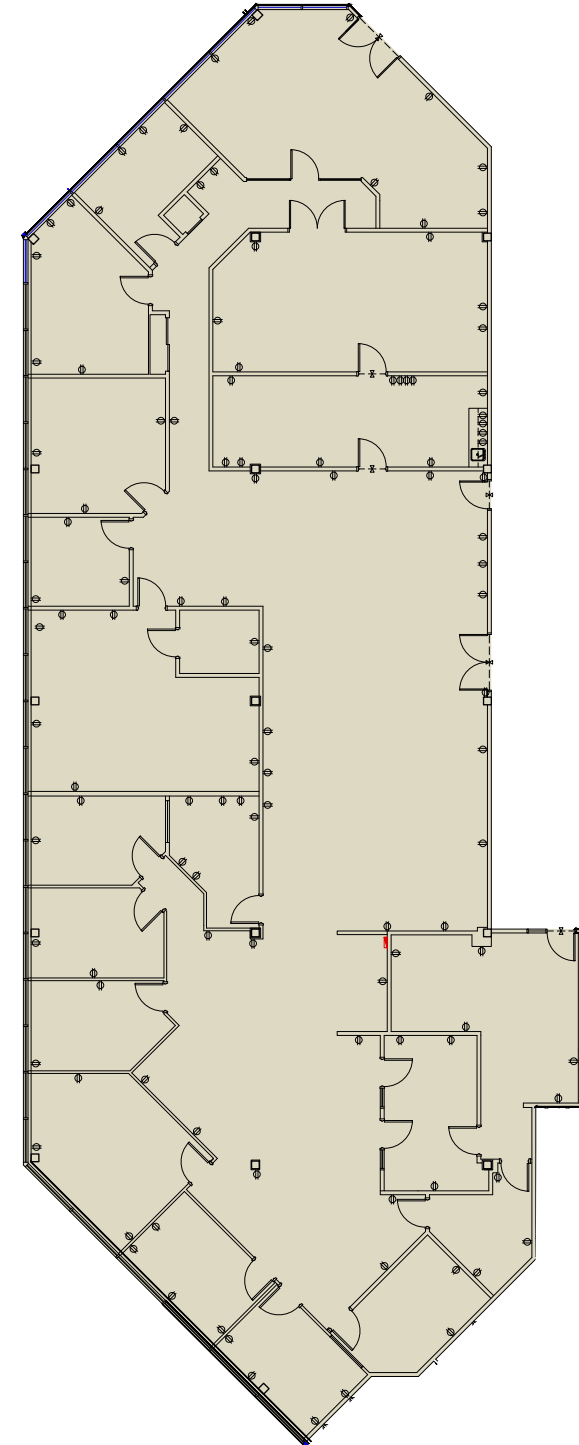
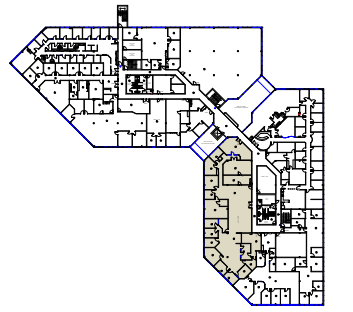
Suite 138

5,456 SF



Suite 206

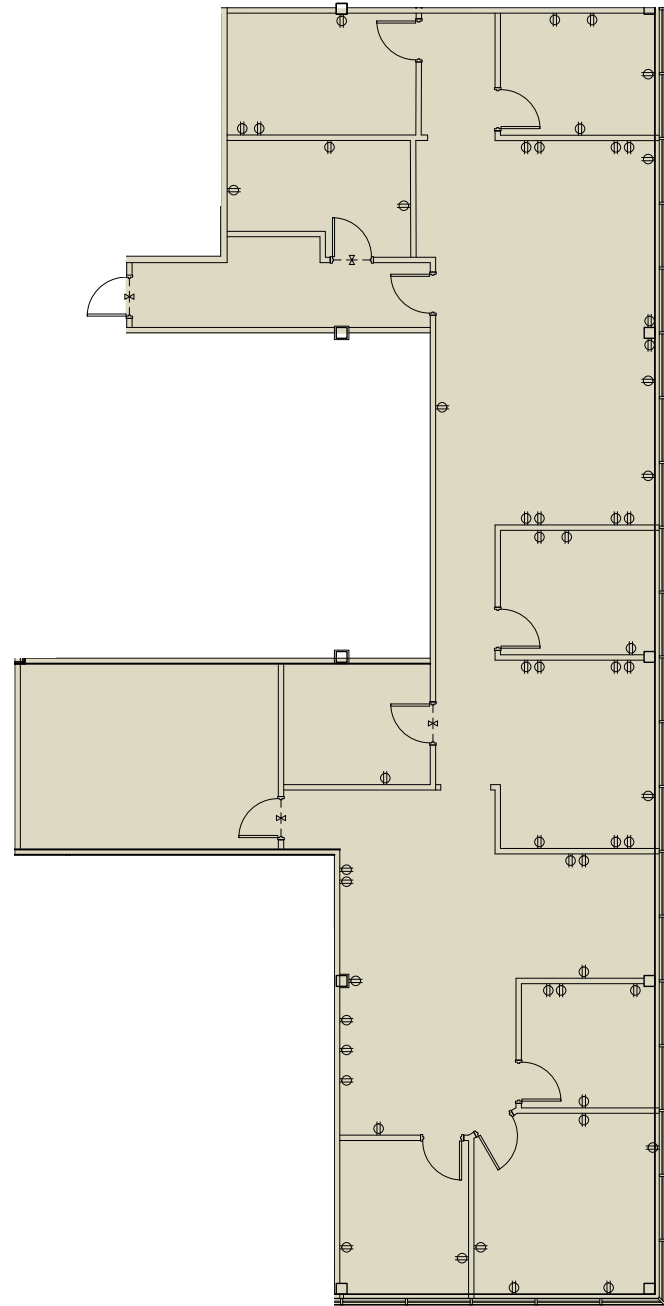
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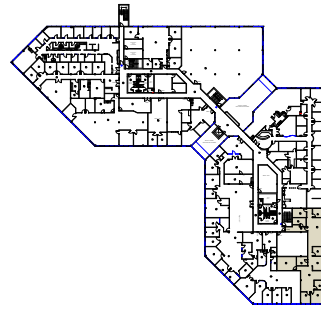
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Suite 208

3,373 SF

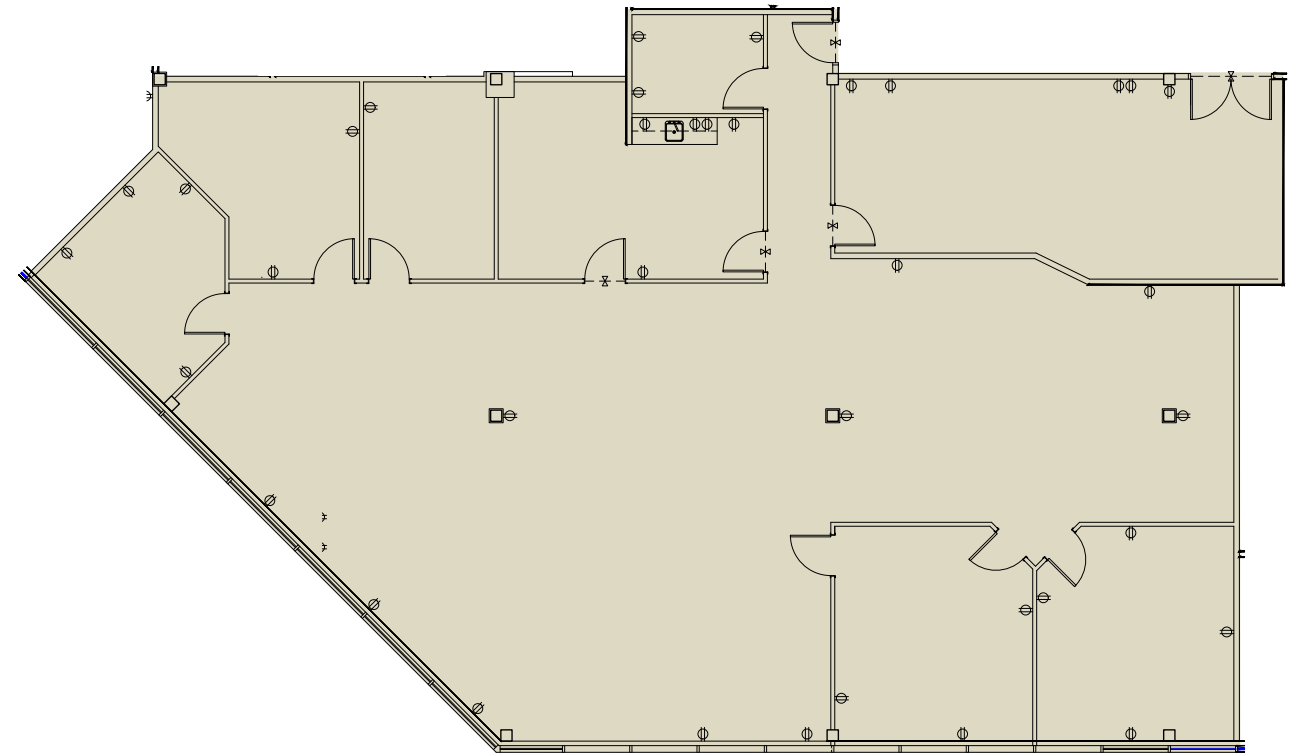


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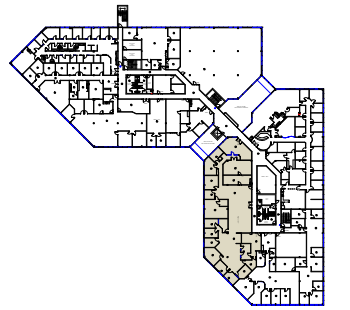


Suite 227

4,467 SF



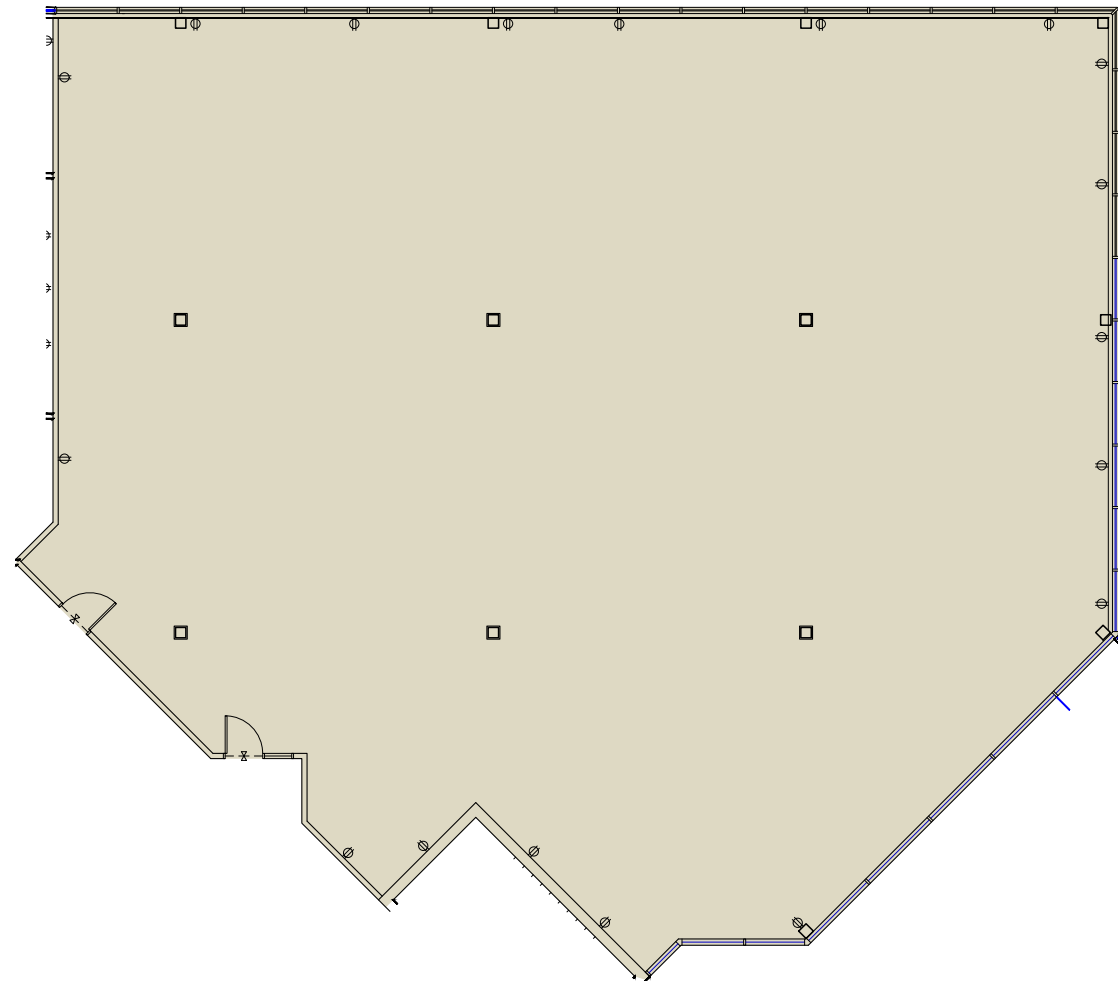
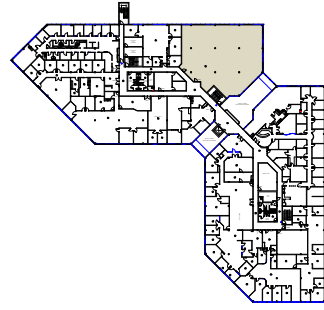
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Suite 235

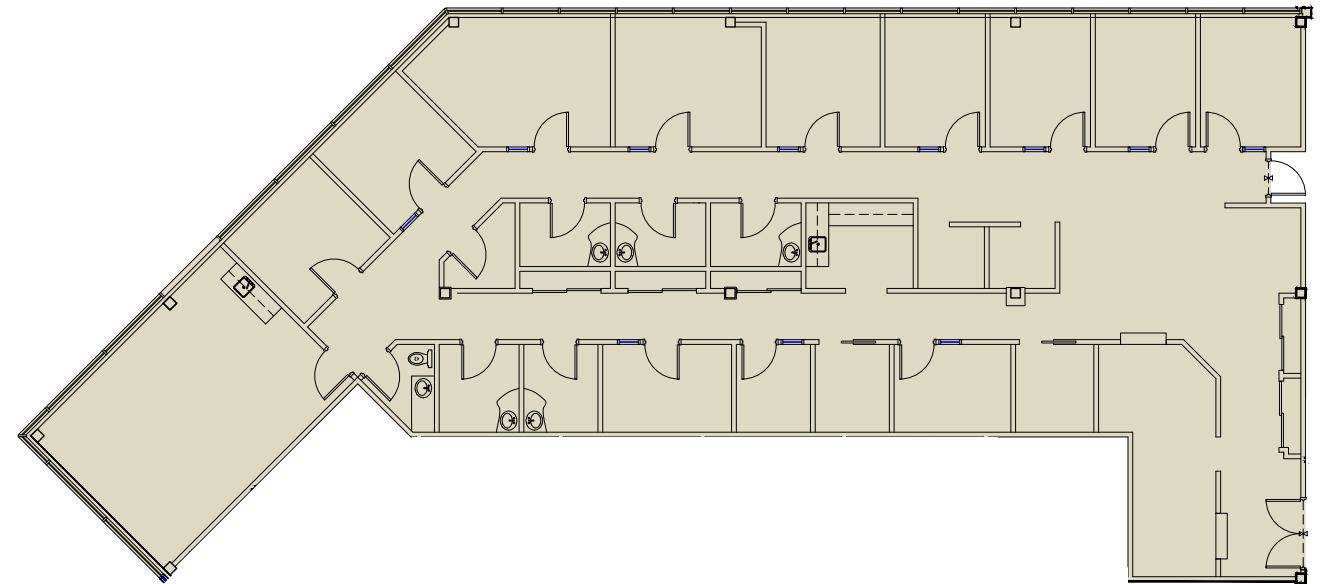
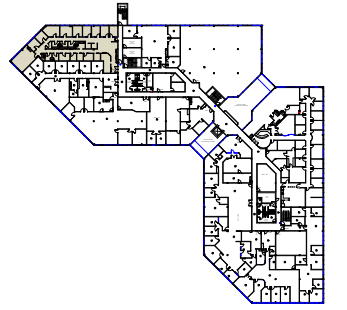
6,324 SF



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Suite 238

4,355 SF



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