



# 4855 RUE MARC-BLAIN SAINT-LAURENT, QUÉBEC

**BUREAU - À LOUER**  
**OFFICE - FOR LEASE**

*11 286 pi. ca. Disponible | 11 286 sq. ft. AVAILABLE*

- **Accès direct à l'autoroute 40 et 13** | *Direct access to Hwy 40 and 13*
- **Gymnase et stationnement souterrain inclus** | *Gym and underground parking included*
- **Situé dans un parc d'affaires de premier plan** | *Located within a premier business park*
- **Service de bus toutes les 10 minutes vers le métro Côte-Vertu**  
*Bus service every 10 min to Metro Côte-Vertu*
- **Plafond haut par rapport à un espace de bureau typique**  
*High ceilings compared to a typical office space*



**BRASSWATER**

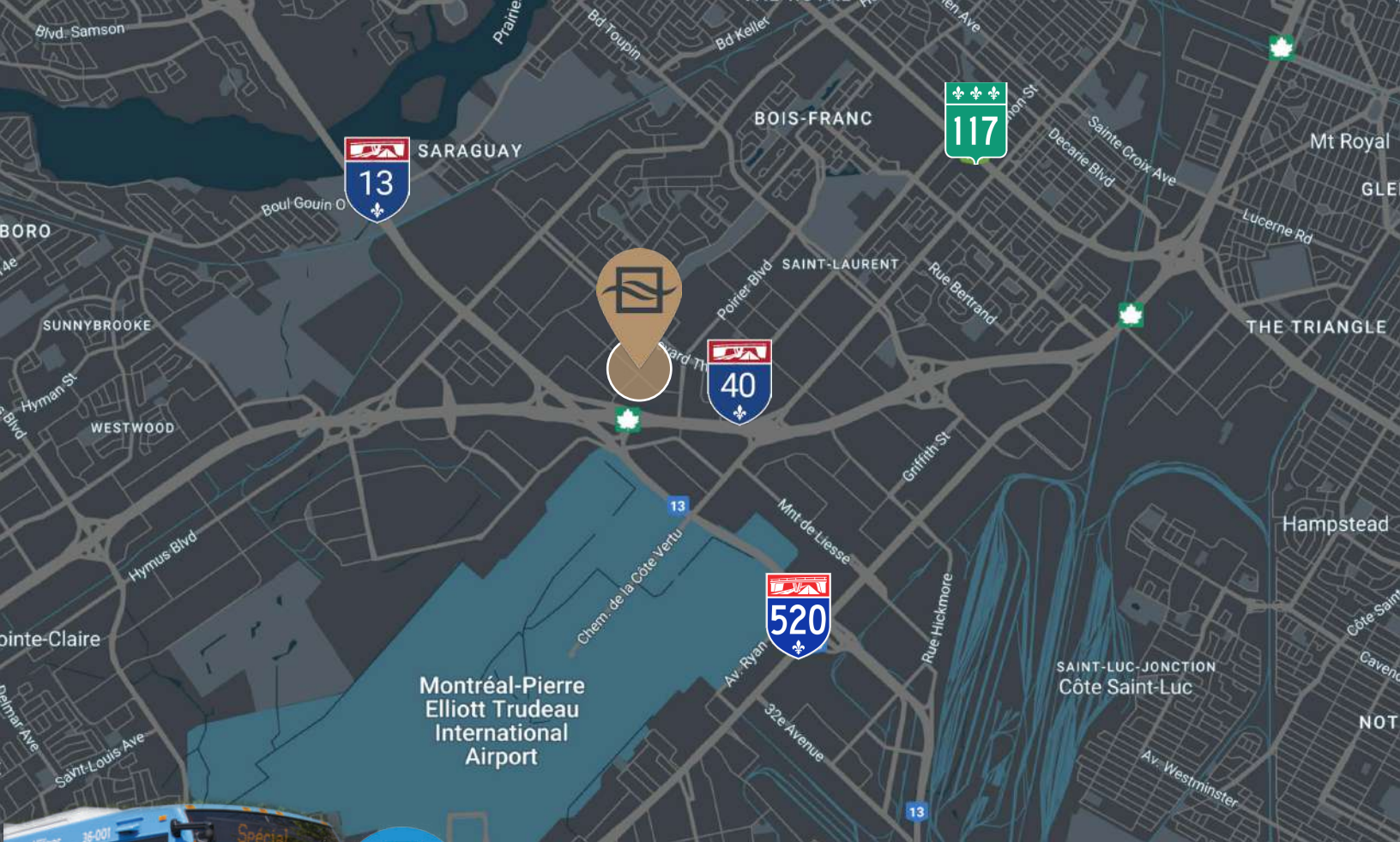
245, avenue Victoria,  
Suite 801  
Westmount, Qc | H3Z 2M6  
T: +1 514 535 4444  
[www.brasswater.ca](http://www.brasswater.ca)





<b>Zonage</b> Zoning	<b>Bureau</b> Office
<b>Étage</b> Floor	<b>3</b>
<b>Ascenseur</b> Elevator	<b>2</b>
<b>Sécurité sur place</b> On-site security	✓
<b>Garderie sur place</b> On site daycare	✓







  
177,196

  
Métro  
Côte-Vertu

**ÉDUCATION**

 27 320  
BAC

**POPULATION**

 178 750  
 \$79, 423

## TRANSPORT

ACCÈS FACILE À L'AUTOROUTE  ET/AND  EASY HIGHWAY ACCESS

## SERVICES ET COMMODITÉS | SERVICES AND AMENITIES

### BANQUES | BANKS      RESTAURANTS      COMMERCE | SHOPS      HOTELS

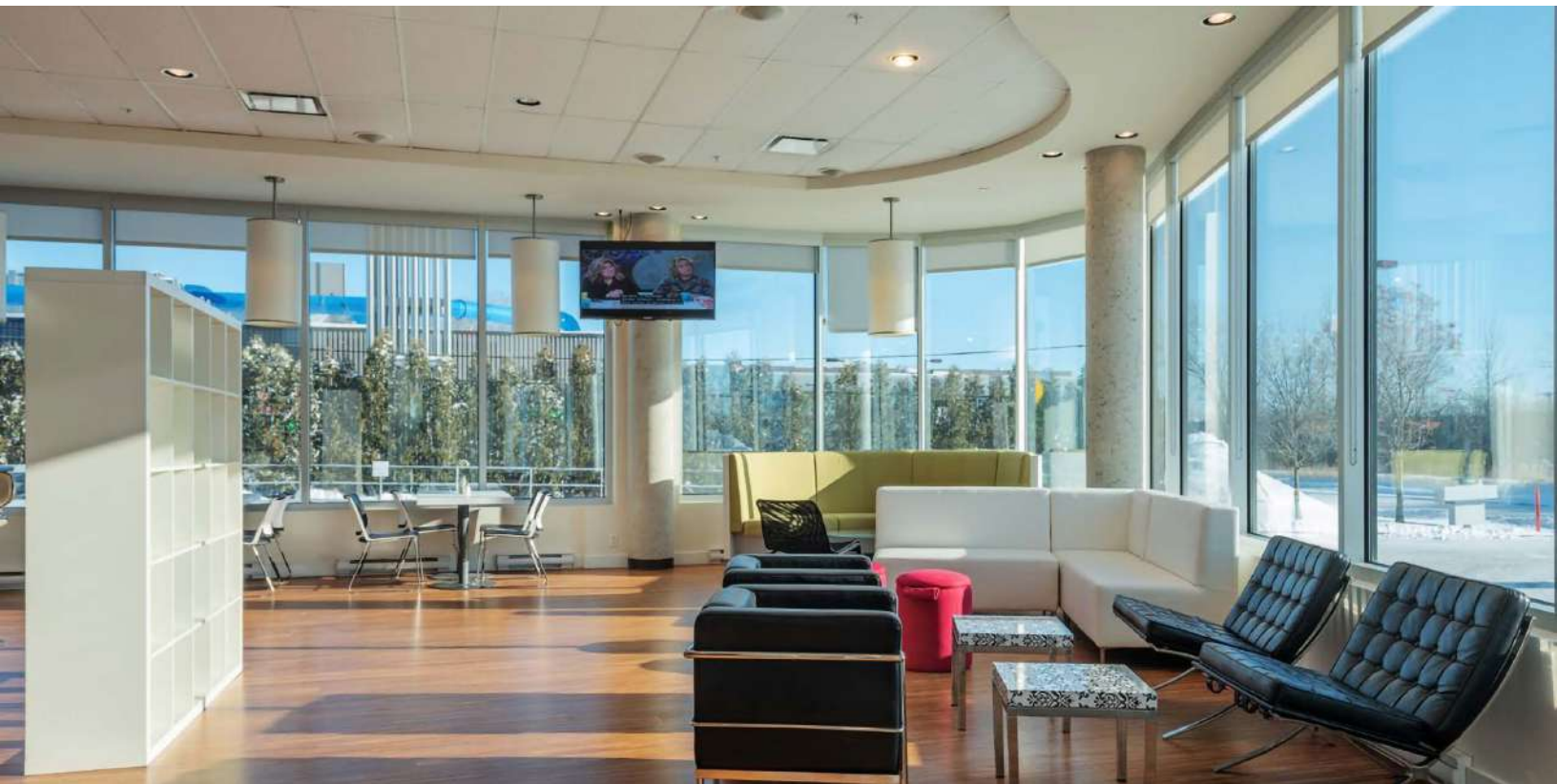
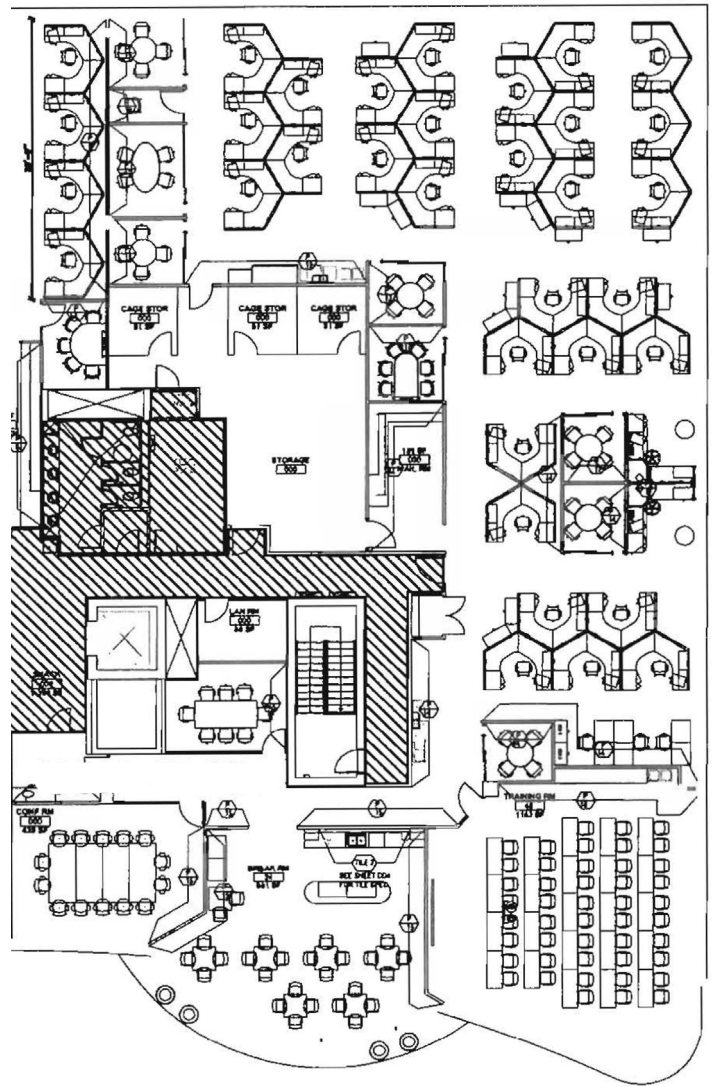
DESJARDINS  
CIBC  
TD CANADA TRUST  
SCOTIA BANK

STARBUCKS  
SUBWAY  
LA CAGE  
MCDONALD'S  
NOTRE BOEUF-DE-GRÂCE  
TIM HORTON'S  
SUSHI SHOP

CANADIAN TIRE  
SPORTS EXPERTS  
PLACE VERTU  
ADONIS  
DOLLARAMA  
JOE FRESH  
URBAN PLANET  
TOYS R US  
WALMART  
DOLLARAMA

MARRIOTT  
BEST WESTERN  
HILTON GARDEN

	11 286 pi. ca.







Air d'entrainement  
Gym space







## CONTACTEZ-NOUS | CONTACT US

### **JORDAN ALTMAN**

Agent a la location  
Leasing Agent

T: +1 514 775 1234  
jaltman@brasswater.ca

---

### **VICTORIA TENENBOYM**

Directrice principale a la location  
*Senior leasing director*

T: +1 514 894 6505  
vtenenboym@brasswater.ca

---

### **ÉQUIPE DE LOCATION LEASING TEAM**

T: +1 514 535 4444  
leasing@brasswater.ca



**BRASSWATER**

245, avenue Victoria,  
Suite 801  
Westmount, Qc | H3Z 2M6

T: +1 514 535 4444  
www.brasswater.ca