

3333

CÔTE-VERTU W.



A PREMIER OFFICE LOCATION
WITH RETAIL CONNECTIVITY

VOIR LA VERSION FRANÇAISE



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.

- **SEAMLESS 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



ARTIST RENDERING
Projected for Fall 2025/2026



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 | THAI EXPRESS |
| TIM HORTONS | SUBWAY |
| STARBUCKS | PLACE TEVERE |
| TIKI MING | BIRRERIA IALI.CO |
| KOJAX SOUFLAKI | SCORES |





Grocery
Marché Adonis



Shopping
Canadian Tire, Winners



Banking
CIBC, Royal Bank, TD Canada



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



Fitness
Gold's Gym

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

| | | |
|---|---|-----------------|
| 9 | LEASED | |
| 8 | LEASED | |
| 7 | 700 13,314 SF | |
| 6 | LEASED | |
| 5 | 510 8,505 SF | |
| 4 | 405 2,084 SF (AVAILABLE 6/1/2025) | 410 1,577 SF |
| 3 | LEASED | |
| 3 | 300 9,791 SF | 350 1,980 SF |
| 2 | 202 2,325 SF | 211 2,110 SF |
| | LEASED | |

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