

# 3333

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## CÔTE-VERTU W.



A PREMIER OFFICE LOCATION  
WITH RETAIL CONNECTIVITY





# 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



# 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](http://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	300 9,791 SF	350 1,980 SF
2	202 2,325 SF	211 2,110 SF

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## CÔTE-VERTU W.

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