

---

# 2425

Pitfield Boulevard, Saint-Laurent, QC



*Move-in ready* office & industrial space  
with *prominent brand visibility*

UP TO 65,625 sq. ft. | OFFICE/INDUSTRIAL SPACE FOR LEASE



# Highlights



## PROMINENT BRAND VISIBILITY

This property provides prominent brand visibility and accessibility due to its frontage off of Highway 13.



## OFFICE SPACE

Two storeys of bright and functional office space, featuring private office suites, open workstations, conference rooms, a kitchen with rooftop terrasse, and more.



## INDUSTRIAL SPACE

Equipped with 4 drive-in doors, including 1 wide door, and 1 truck-level dock.



## A VERSATILE OPPORTUNITY

This flexible space can be used as is with an office/industrial build-out, or be adapted to suit your needs.

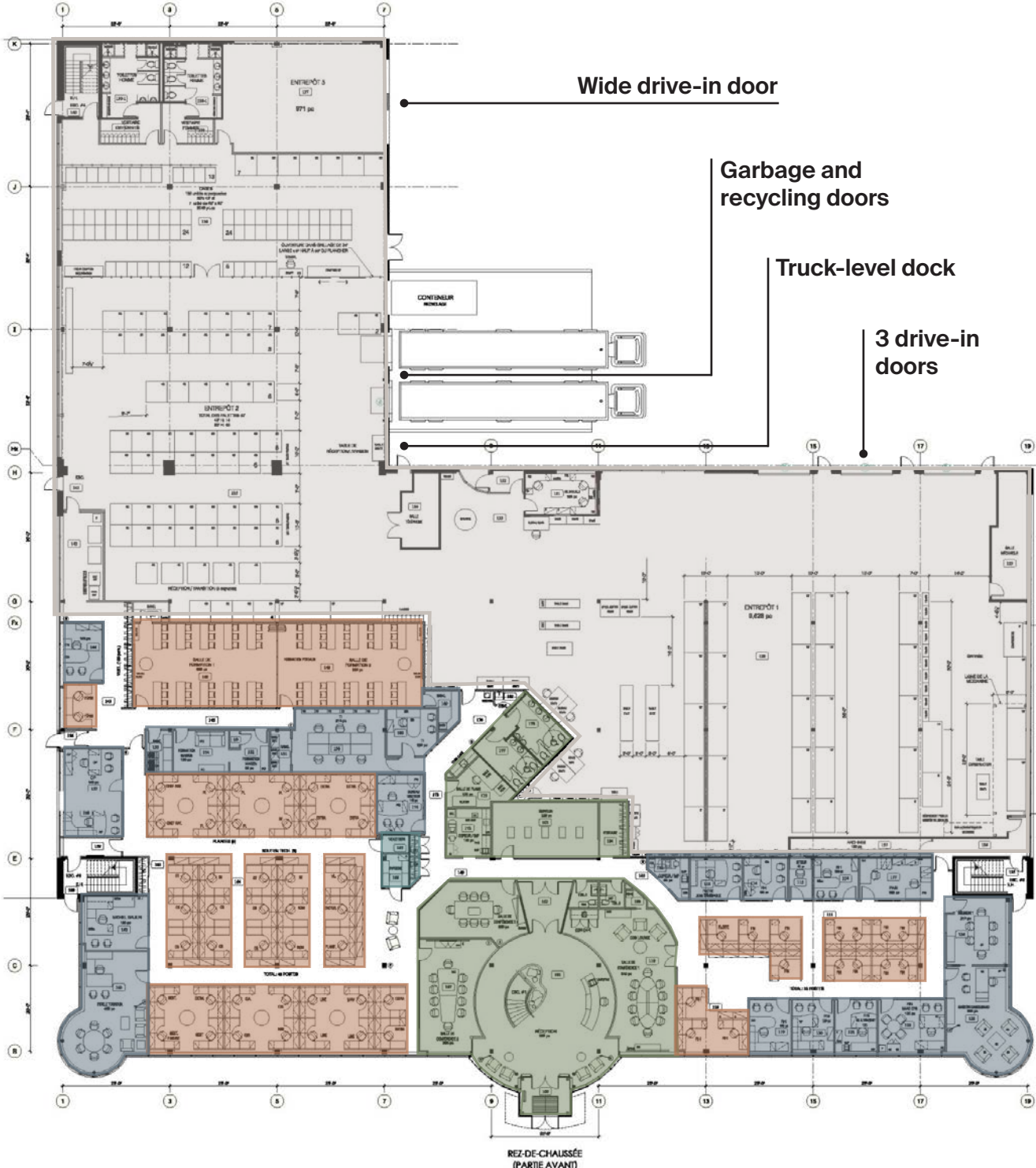


<b>Square footage</b>	65,625 sq. ft.	<b>Drive-in doors</b>	4, including 1 wide door
<b>Floor plate</b>	32,500 sq. ft.	<b>Truck-level dock</b>	1
<b>Building type</b>	Office and industrial	<b>Garbage and recycling doors</b>	2
<b>Parking</b>	± 226 exterior parking stalls	<b>Warehouse clear height</b>	16.2 feet
<b>Year built</b>	1988, renovated in 2016	<b>Electrical entry</b>	2,000 amps
<b>Zoning</b>	B06-002	<b>Sprinklers</b>	Yes
<b>Availability</b>	October 1 <sup>st</sup> , 2026		

# Floorplan

## 1<sup>ST</sup> FLOOR

- Industrial component
- High-density open workstations
- Private office suites
- Reception area, conference rooms & copy rooms



# Floorplan

## 2<sup>ND</sup> FLOOR

- Multifunctional recreational space: gym, cafeteria, kitchen, and lounge
- High-density open workstations
- Executive wing: private office suites, meeting rooms, kitchen and dining room
- Reception area



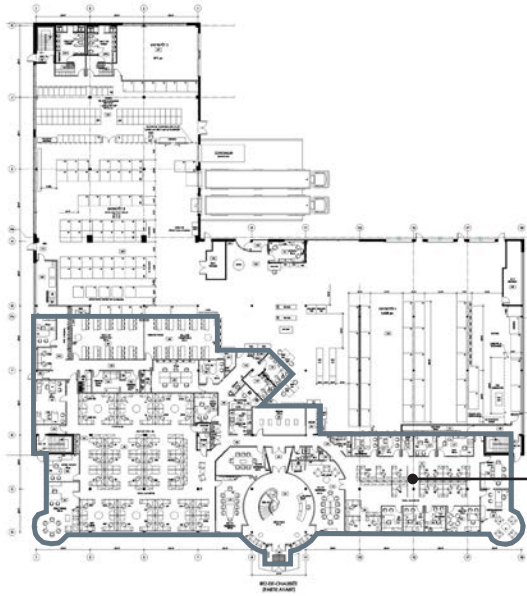
ÉTAGE (PARTIE AVANT)

## OFFICE COMPONENT

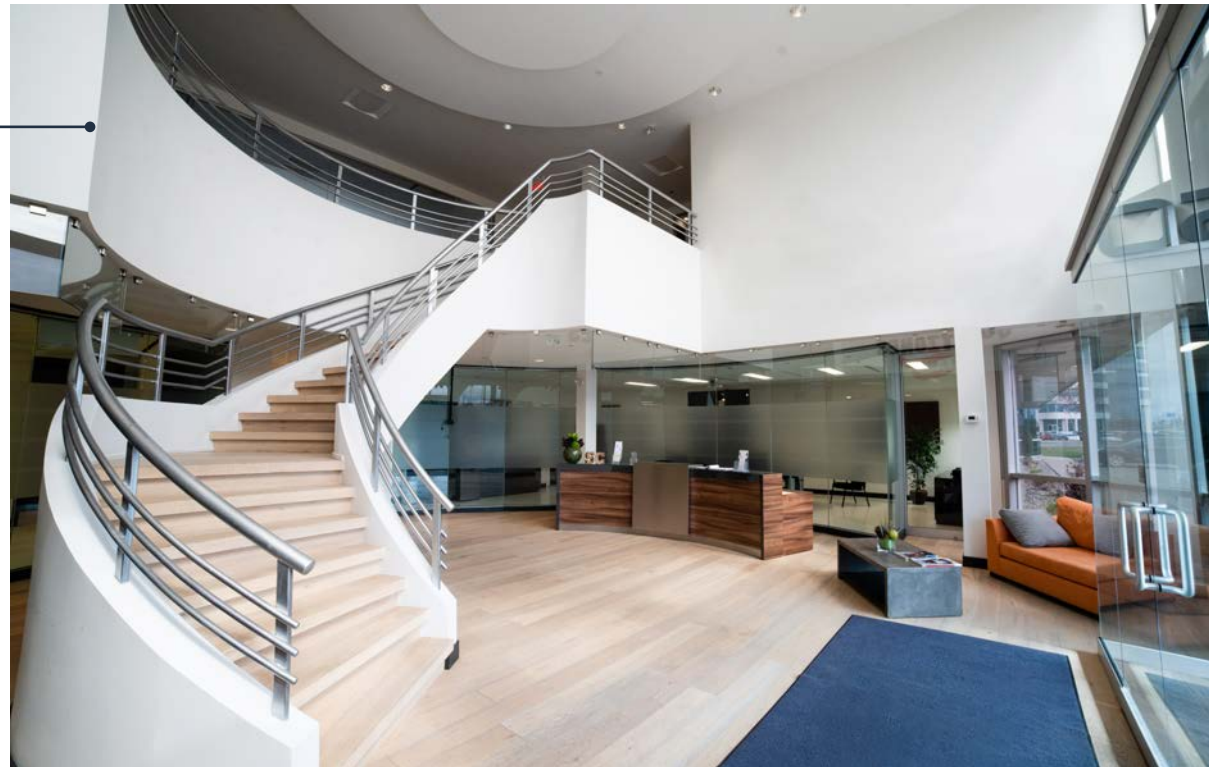
Two floors of *versatile and elegant office space*, combining open workstations, private office suites, bright conference rooms and more.



# OFFICE (1<sup>ST</sup> FLOOR)



Office



Spacious and bright open workstations



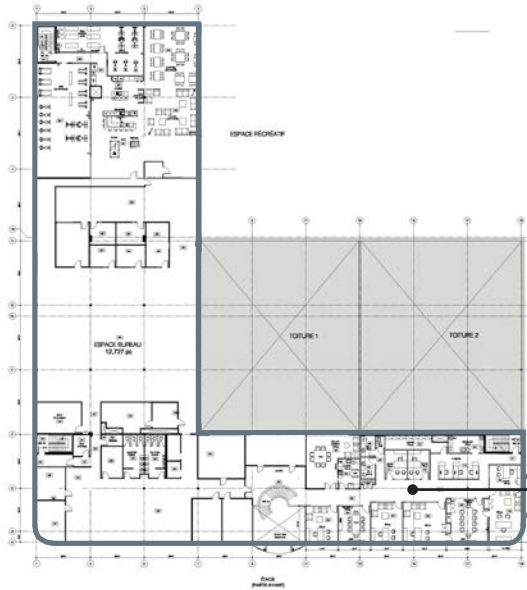
Executive office suites



Closed conference rooms



# OFFICE (2<sup>ND</sup> FLOOR)



Office



Spacious and bright open workstations



Executive office suites

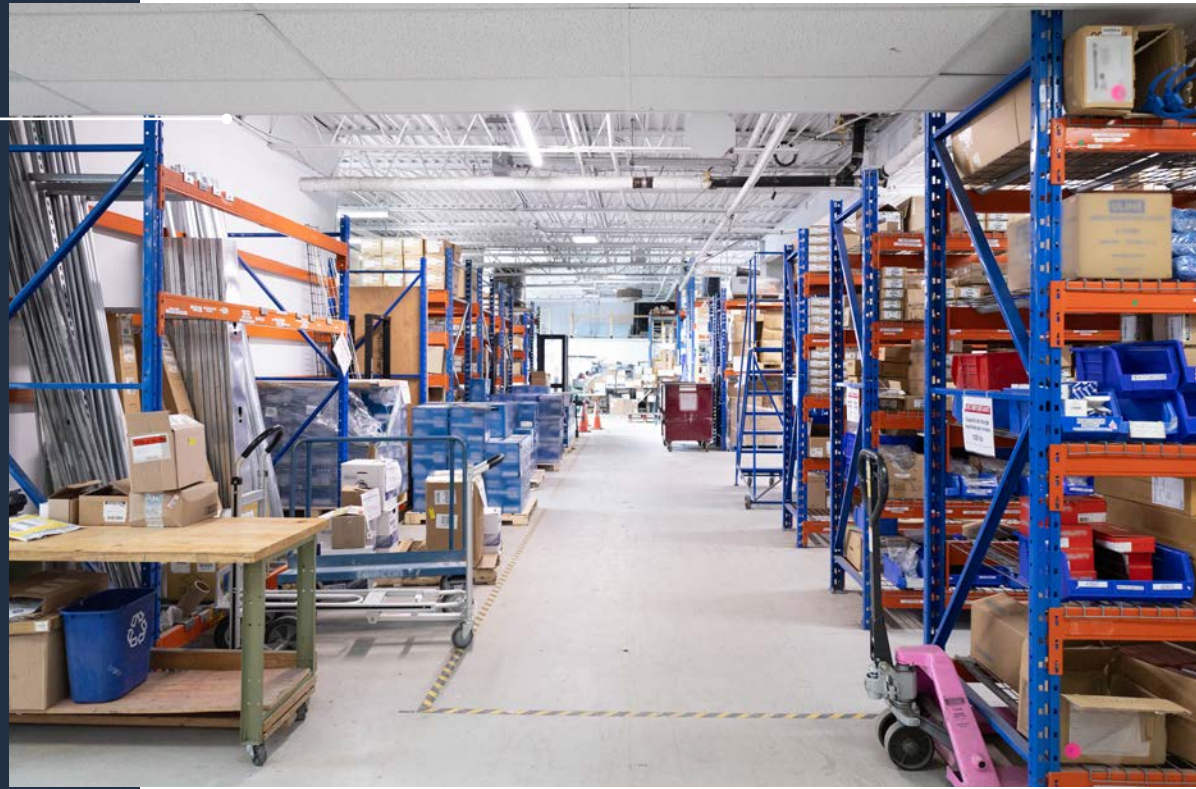


Gym



## INDUSTRIAL COMPONENT

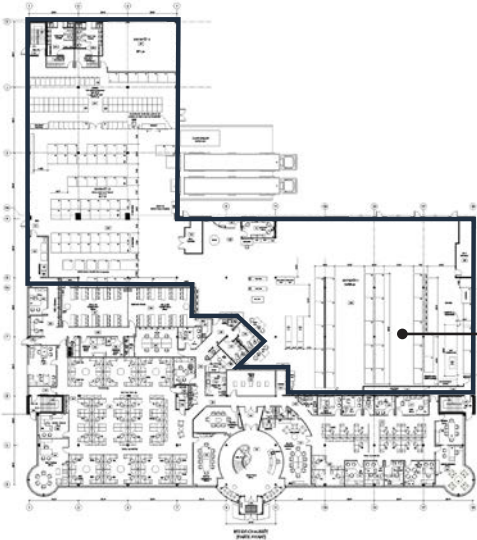
The warehouse provides *flexibility for your business activities*, with drive-in doors and a truck-level loading dock.



Drive-in doors



# INDUSTRIAL COMPONENT



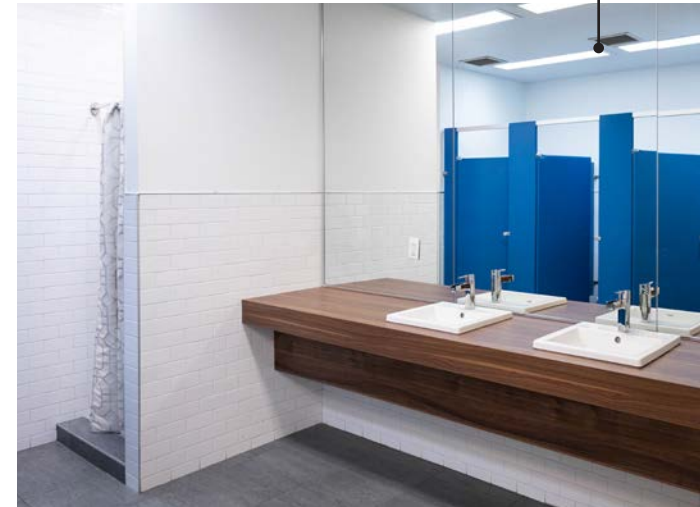
Industrial



Drive-in doors



Fully equipped bathrooms with showers



2425 Pitfield provides *prominent brand visibility* and accessibility due to its frontage off of Highway 13.



**EASILY ACCESSIBLE VIA  
HIGHWAYS 40 & 13**



**REACHABLE VIA  
PUBLIC TRANSIT**

Busses 70 & 213 stop only  
a 5-minute walk away



**IN PROXIMITY TO AMENITIES**

10-minute drive to several amenities  
including restaurants, shopping  
malls, hotels & more.





Let us help you build  
the environment that  
*fits your vision.*

**Alexandre Cowper**  
Senior Leasing Director, Montréal  
514 286-0188, ext. 243  
acowper@btbreit.com

©2026 BTB Real Estate Investment Trust. All rights reserved. The information contained in this brochure is provided for general information purposes only and has been obtained from sources believed to be reliable. However, no warranty or representation, express or implied, is made as to the accuracy, completeness, or reliability of the information provided. The information contained in this brochure is provided in accordance with the information available at the time of writing, and is subject to change. Without limiting the foregoing, all information is subject to errors, omissions, changes in price, rental conditions, or withdrawal without notice. The condition of the property and its features are provided "as is" and are subject to change. Any projections, opinions, or estimates are provided as illustrative examples only and are subject to uncertainty. Certain images have been digitally modified for presentation purposes.

