



# 275 Kesmark Street

Dollard-des-Ormeaux

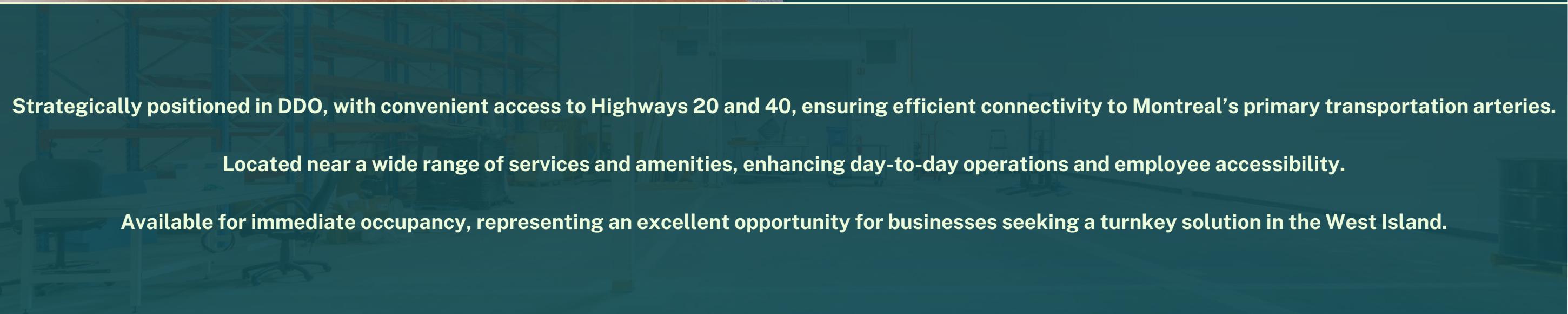


Flex Space for Sublease

± 4,300 - 17,000 SF



Total Area	± 4,300 - 17,000 SF
Warehouse	± 4,300 SF
Office	± 12,700 SF
Truck Level Doors	1
Clear Height	18'
Availability	Immediately
Ample Parking	



Strategically positioned in DDO, with convenient access to Highways 20 and 40, ensuring efficient connectivity to Montreal's primary transportation arteries.

Located near a wide range of services and amenities, enhancing day-to-day operations and employee accessibility.

Available for immediate occupancy, representing an excellent opportunity for businesses seeking a turnkey solution in the West Island.

# Available Leasing Configurations

## Option A

Warehouse  $\pm 4,300$  SF

Truck Level Doors 1

Clear Height 18'

Availability Immediately

Ample Parking

## Option B

Office  $\pm 12,700$  SF

Availability Immediately

Ample Parking

## Option A+B

Total Area  $\pm 17,000$  SF

Warehouse  $\pm 4,300$  SF

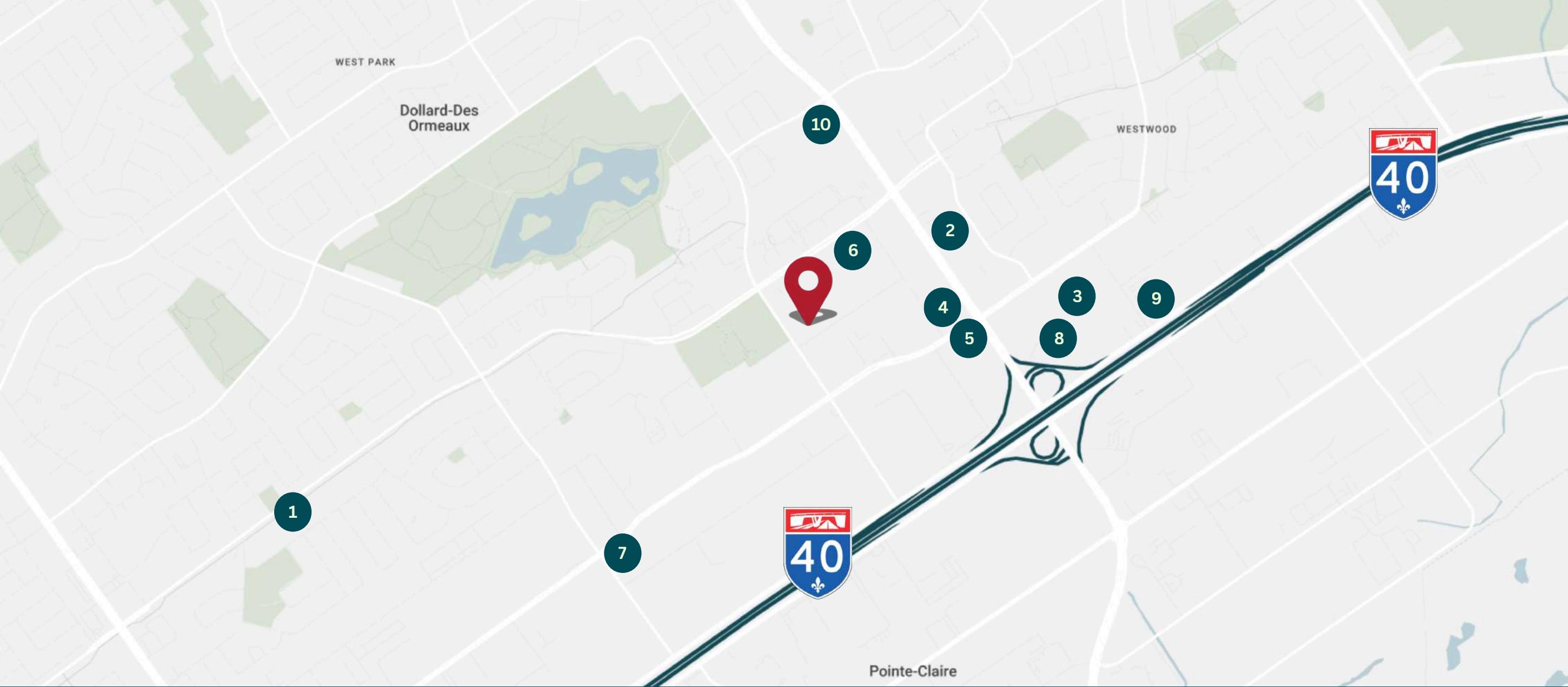
Office  $\pm 12,700$  SF

Truck Level Doors 1

Clear Height 18'

Availability Immediately

Ample Parking



1

Costco

2

Centennial Plaza

3

Galerie des Sources

4

Esso

5

Tim Hortons

6

Marché de l'Ouest

7

St-Viateur Bagel

8

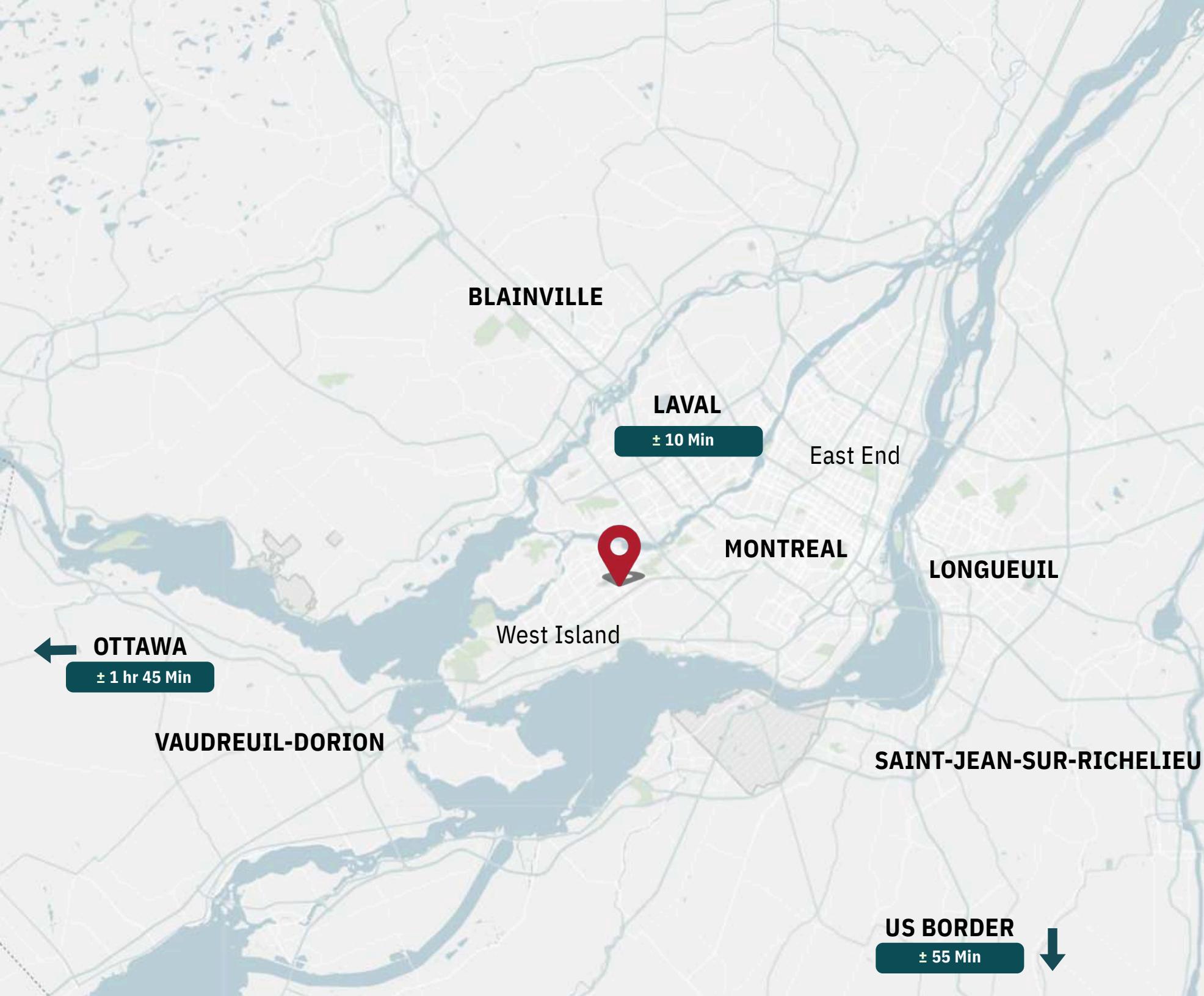
McDonald's

9

Monster GYM

10

TD Bank



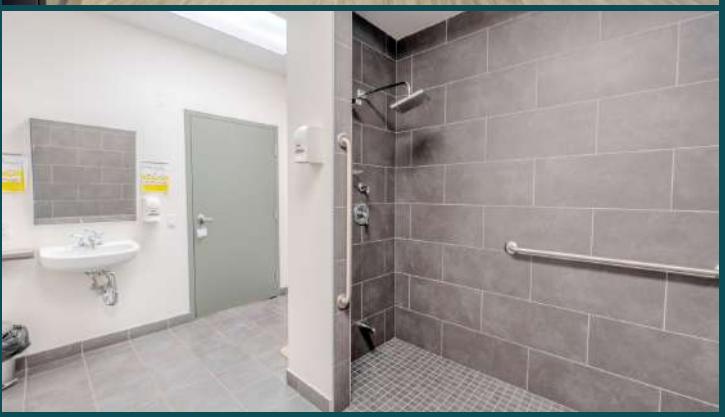
## Driving Times

Sunnybrooke Station	± 3 Min
CF Fairview	± 5 Min
Dorval CN Intermodal Terminal	± 13 Min
Montréal-Trudeau International Airport	± 15 Min
Port of Montreal	± 27 Min



## Bus Times

# 215	Every ± 18-32 Min
# 208	Every ± 27-31 Min





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4480 Chemin de la Côte-de-Liesse, suite  
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514.736.0511

\* Real estate broker acting within the business corporation Dimitri Mouhteros inc.

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