



# 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
---------------

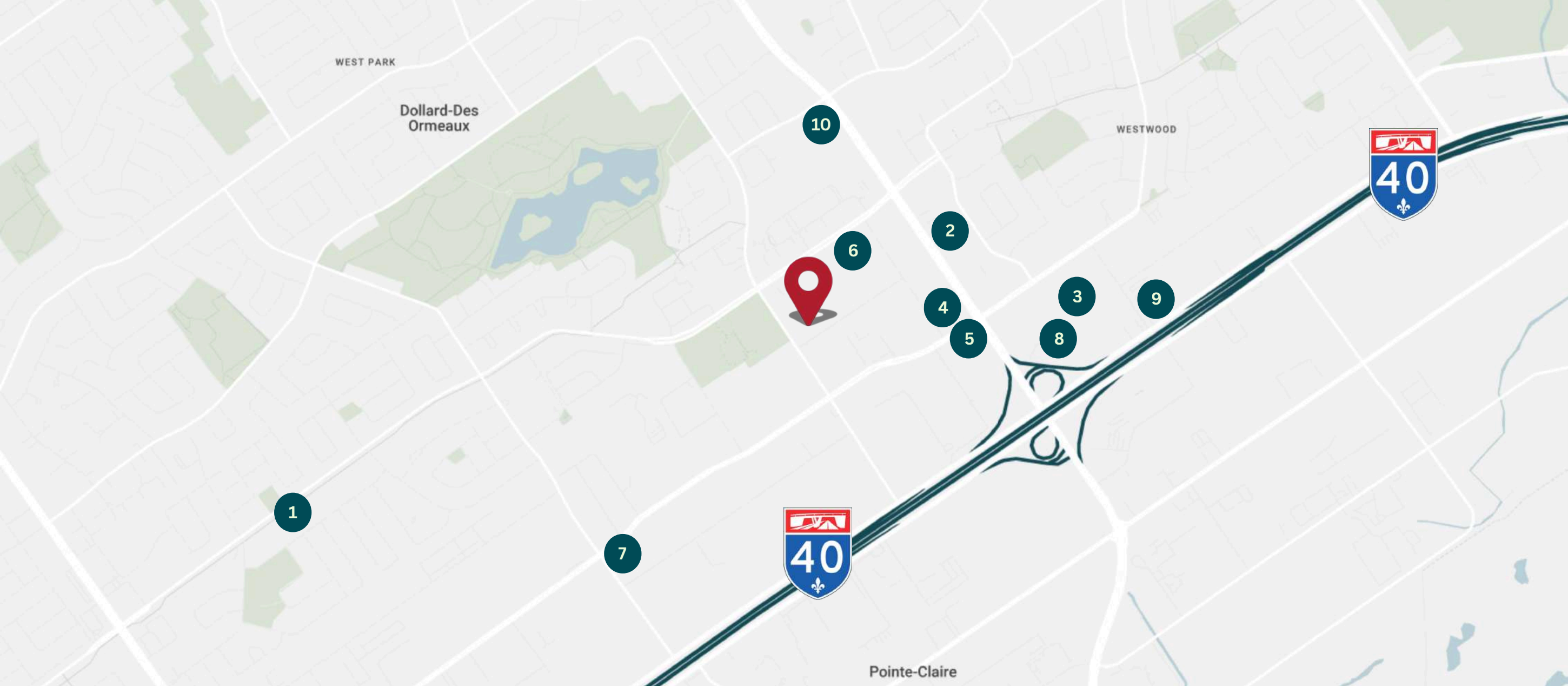
**Strategically positioned in DDO, with convenient access to Highways 20 and 40, ensuring efficient connectivity to Montreal's primary transportation arteries.**

**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.**

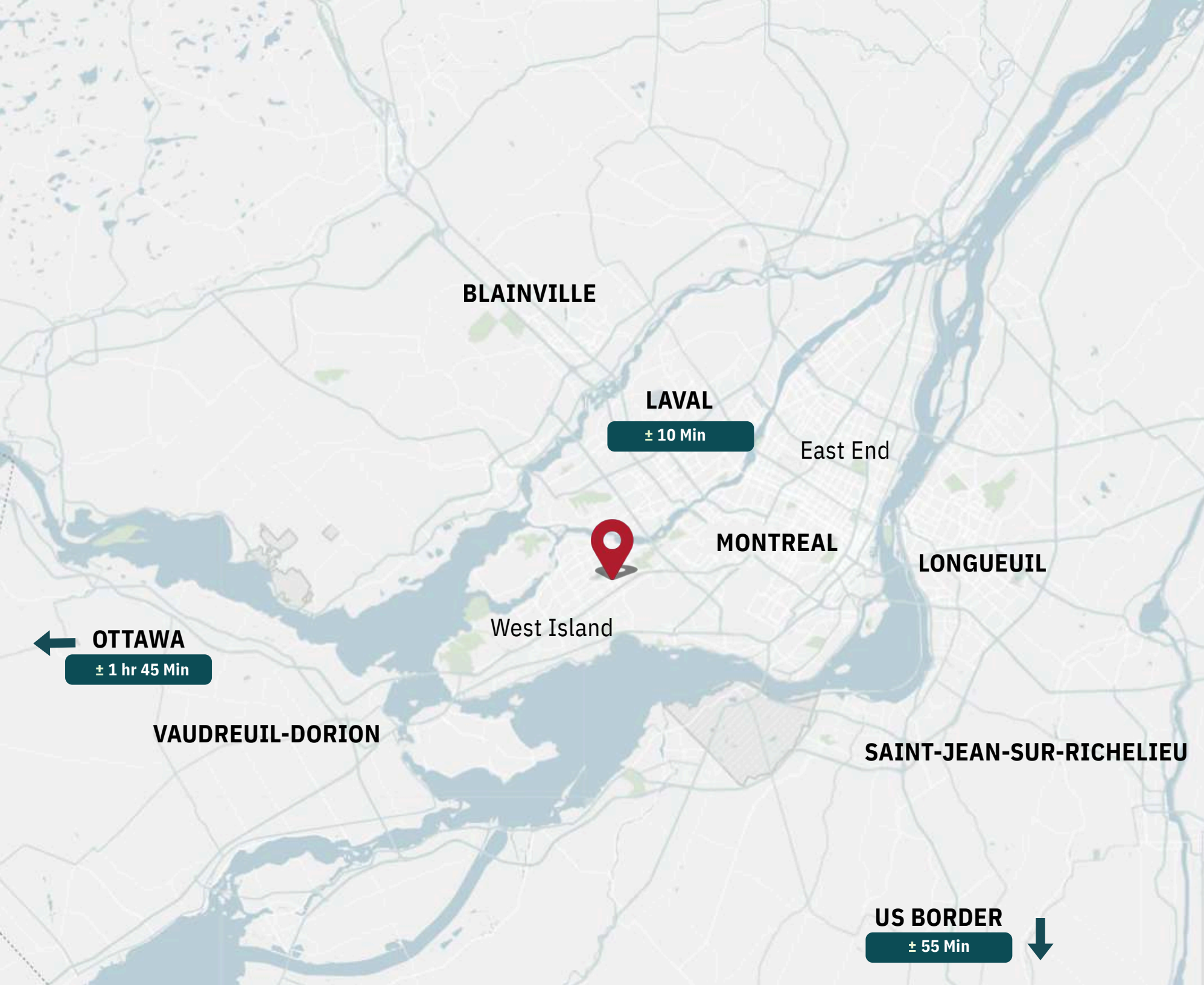
# Available Leasing Configurations

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

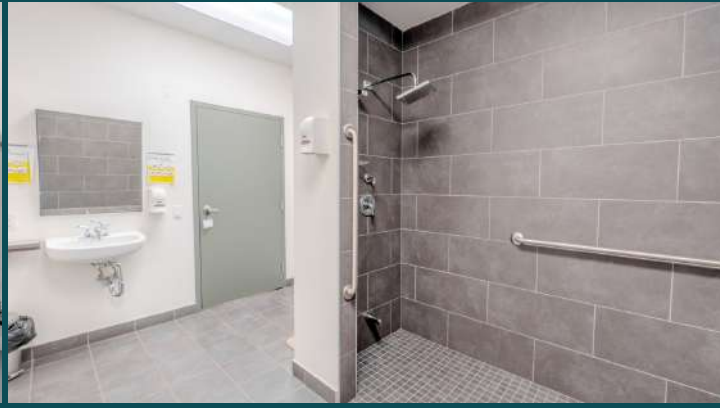
Sunnybrooke Station	± 3 Min
CF Fairview	± 5 Min
Dorval CN Intermodal Terminal	± 13 Min
Montréal-Trudeau International Airport	± 15 Min
Port of Montreal	± 27 Min



## Bus Times

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









Real Estate Agency  
4480 Chemin de la Côte-de-Liesse, suite  
290, Mont-Royal (Montréal), QC, H4N 2R1

514.736.0511

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

\*\* Real estate broker acting within the business corporation Gerlando Mazzotta inc.

DISCLAIMER: Information provided is based on sources considered reliable, without a guarantee of accuracy. No responsibility and/or warranty is assumed by the broker. This document is intended solely for informational purposes, and is made subject to errors, modifications, and omissions. The purchaser/lessee is encouraged to perform proper due diligence prior to an acquisition or lease agreement. This is not an offer or promise to sell/lease that could bind the vendor/lessor to the purchaser/lessee, but rather an invitation to submit such offers or promises. Any sale is made without legal warranty.

## CONTACT

### **Robert Kohos**

Associate  
Commercial Real Estate Broker

✉ [rkohos@trimontcanada.com](mailto:rkohos@trimontcanada.com)

### **Peter Mouhteros**

Partner  
Certified Real Estate Broker, A.E.O

✉ [pmouhteros@trimontcanada.com](mailto:pmouhteros@trimontcanada.com)

### **Dimitri (Jimmy) Mouhteros \***

Partner  
Commercial Real Estate Broker

✉ [jmouhteros@trimontcanada.com](mailto:jmouhteros@trimontcanada.com)

### **Gerlando Mazzotta \*\***

Partner  
Commercial Real Estate Broker

✉ [gmazzotta@trimontcanada.com](mailto:gmazzotta@trimontcanada.com)

### **Owen Paek**

Associate Vice President  
Commercial Real Estate Broker

✉ [opaek@trimontcanada.com](mailto:opaek@trimontcanada.com)

### **Giordano Bucciarelli**

Associate  
Commercial Real Estate Broker

✉ [gbucciarelli@trimontcanada.com](mailto:gbucciarelli@trimontcanada.com)