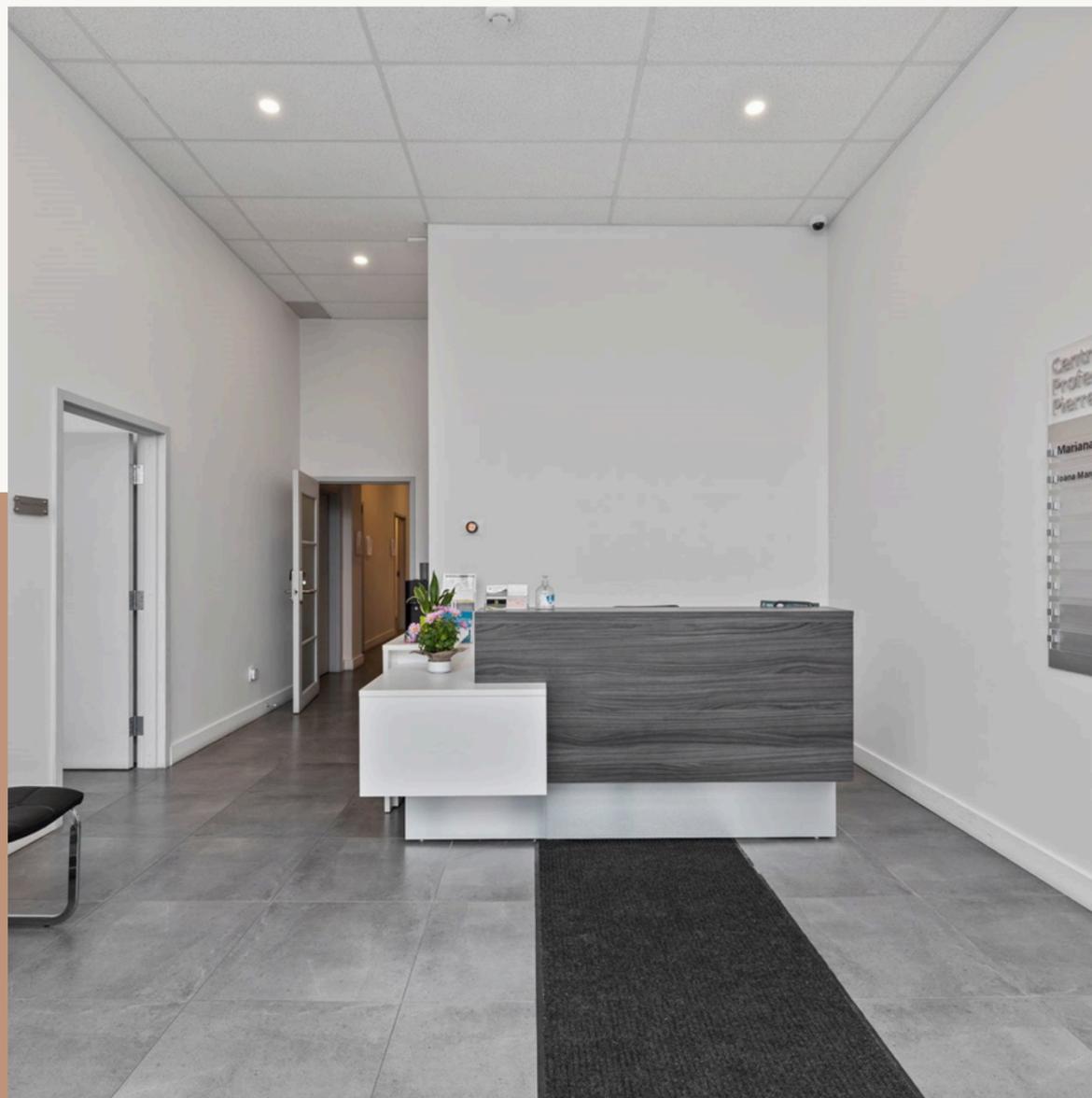


Centre Professionnel Pierrefonds- Roxboro

Modern, Fully Furnished
Professional Offices

Move-In Ready | Flexible Lease Terms | Prime
West Island Location





A Turnkey Workspace for Professionals

Discover modern, fully furnished private offices offering a bright, professional, and efficient work environment. Each space is designed to allow businesses to move in and operate immediately, without the need for setup or additional furnishings.

This professional centre is ideal for notaries, accountants, consultants, therapists, and service-based businesses seeking a secure and well-located workspace.

Private Offices Available

Fully furnished offices – desk, chair & filing cabinet included
Immediate occupancy available. Pricing subject to availability. Flexible lease terms offered.

Office	SQFT	Monthly Rent
Office 1	184 sq. ft.	\$1,350 / month
Office 3	154 sq. ft.	\$1,100 / month
Office 4	118 sq. ft.	\$950 / month
Office 5	121 sq. ft.	\$950 / month
Office 6	121 sq. ft.	\$950 / month
Office 8	120 sq. ft.	\$950 / month

Rent Inclusions

- Fully furnished private office
- Heating & air conditioning
- Electricity
- High-speed Wi-Fi
- Filtered drinking water
- Secure keyless access (Salto KS system)
- Driveway parking for tenants & visitors
- Well-maintained common areas
- Shared kitchenette
- Access to conference rooms (by reservation; certain conditions apply)



Conference Rooms (By Reservation)



Tenants benefit from access to two on-site conference rooms:

Conference Room 1 (Salle 1)

- Capacity: approx. 9–10 people
- Equipped with TV & screen for presentations
- Bright space with abundant natural light

Conference Room 2 (Salle 2)

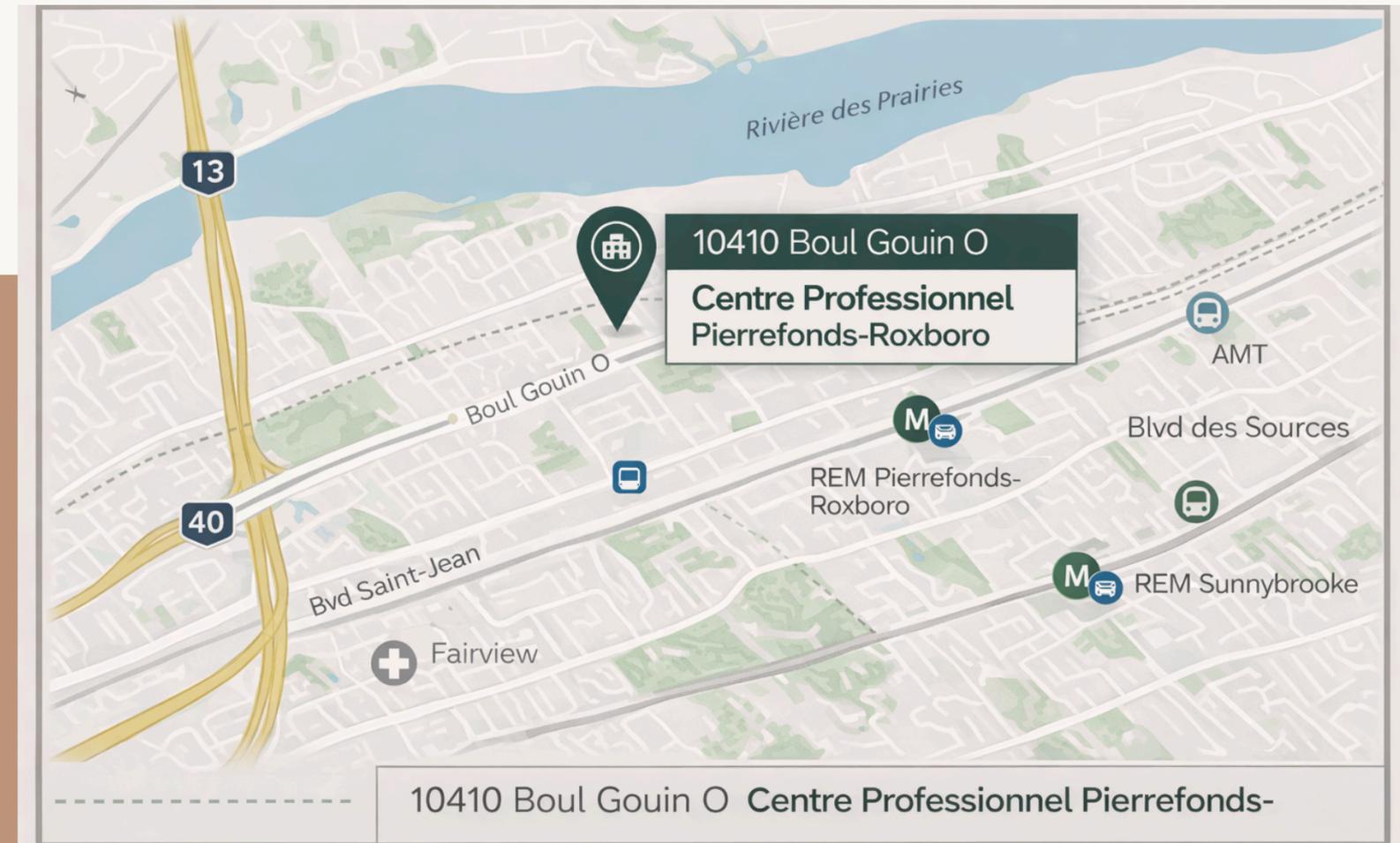
- Capacity: approx. 8–10 people
- Bright, professional meeting space
- Ideal for meetings and client appointments

Centre Professionnel Pierrefonds-Roxboro

10410 Gouin O | Pierrefonds-Roxboro

- Strategically located in the heart of Pierrefonds-Roxboro
- Steps from REM station, bus routes, and train access
- Quick and easy access to Highway 40 and Highway 13
- Convenient for both West Island and Downtown clients
- Easily accessible for employees, clients, and visitors
- On-site driveway parking available for tenants and guests
- Located in a quiet, professional area ideal for meetings
- Close to restaurants, cafés, and local services
- Well suited for professionals hosting clients or team meetings

LOCATION & ACCESSIBILITY

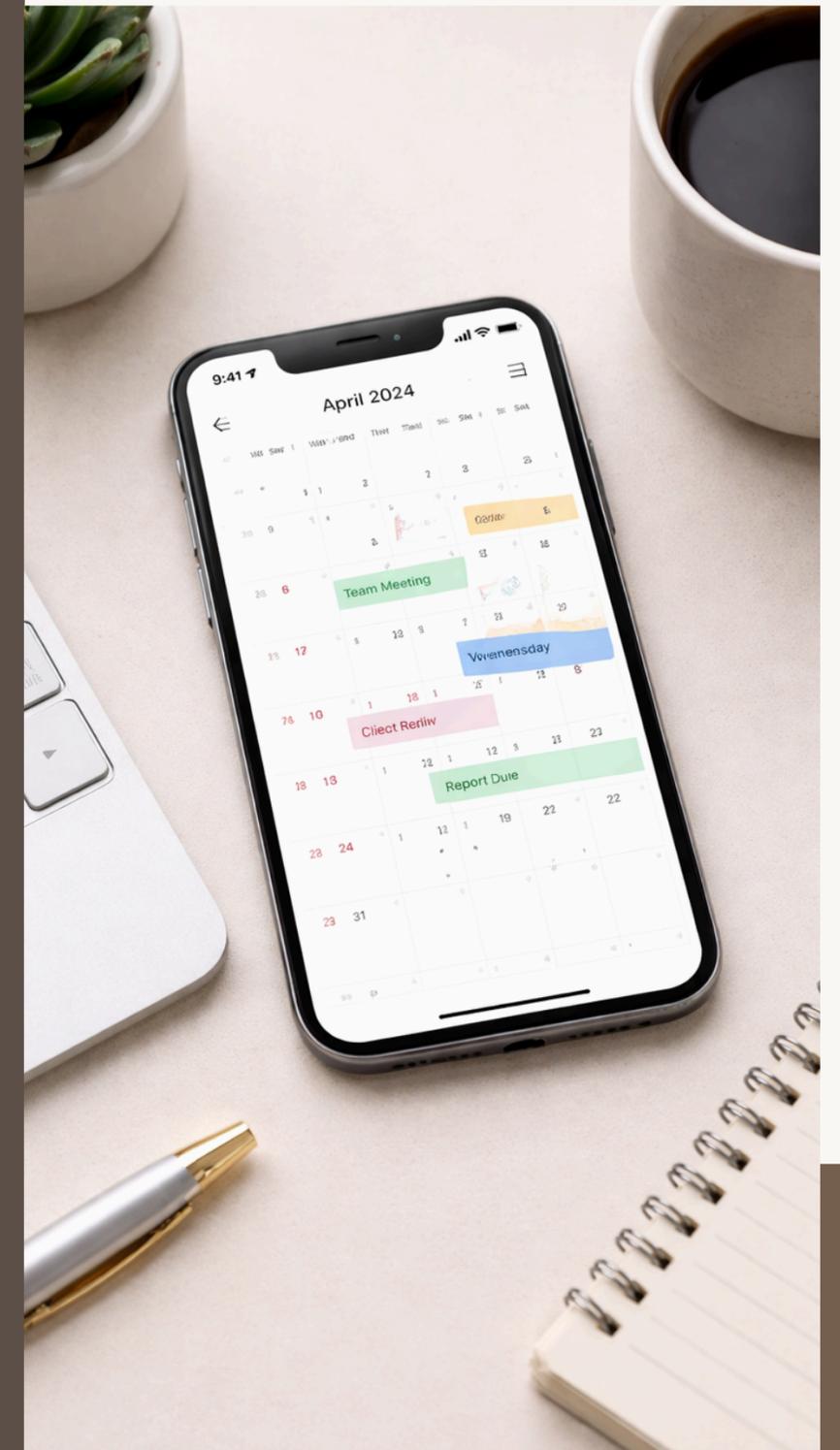


Flexible Lease Options Designed for Your Business

Centre Professionnel Pierrefonds–Roxboro offers flexible leasing solutions tailored to the needs of professionals and small businesses.

- Flexible lease terms available
- Suitable for both short- and long-term occupancy
- Ideal for growing or transitioning businesses
- Immediate occupancy available
- Turnkey offices — no setup required

Pricing varies based on office size and configuration. Opportunities are subject to availability.



BUILDING POLICIES & PROFESSIONAL STANDARDS

**PLEASE REMOVE
YOUR BOOTS**



**VEUILLEZ ENLEVER
VOS BOTTES**

**NOUS AVONS DES
CHAUFFTES
POUR TOUS**



Centre Professionnel Pierrefonds–Roxboro offers a professional, well-managed environment designed to support productive and client-focused businesses.

- Professional use only
- Quiet, business-focused environment
- Respect for common areas and shared amenities
- Conference room access available by reservation (certain conditions apply)
- Secure keyless access system in place
- During the winter season, outdoor shoes and boots are to be removed upon entering the building; slippers are provided for convenience

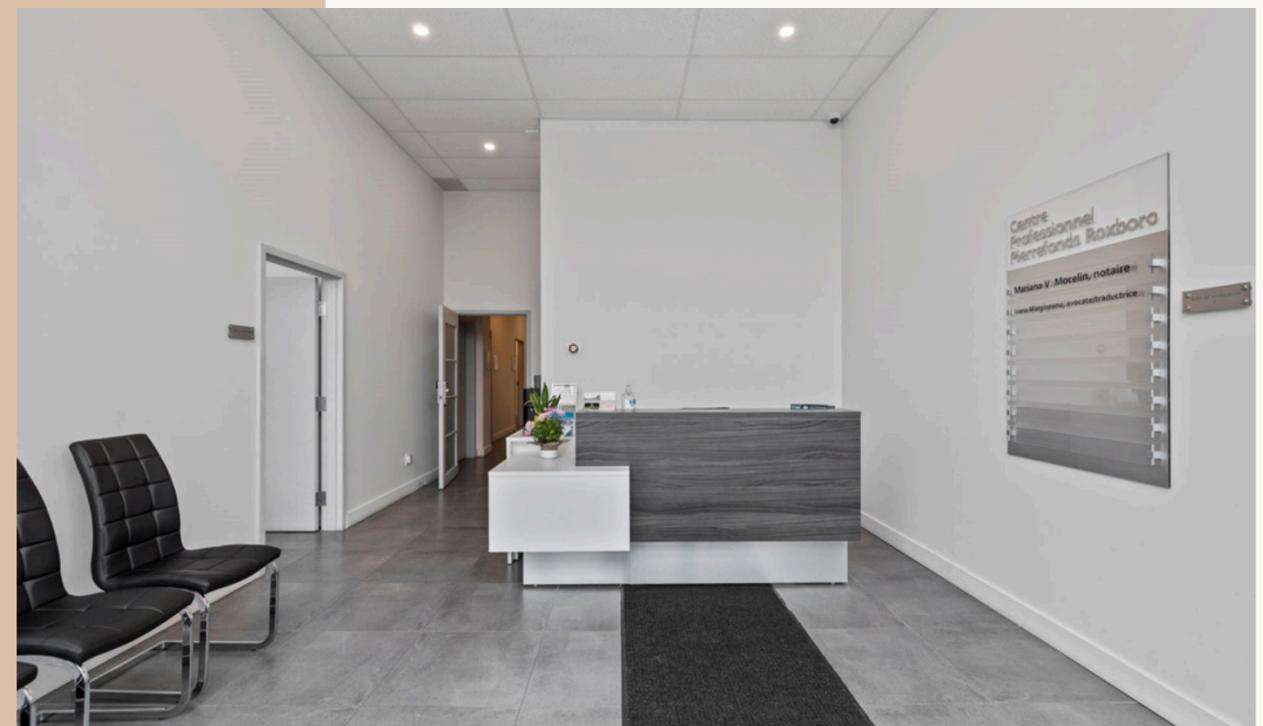
Additional policies, terms, and conditions are outlined in the lease agreement.

Designed for Productivity, Comfort & Security

Centre Professionnel Pierrefonds–Roxboro offers a modern and professional environment designed to support focus, productivity, and long-term business success.

- Bright offices with abundant natural light
- Secure, keyless building access
- Well-maintained common areas
- Professional setting suitable for client meetings
- Convenient access to transportation and parking
- On-site conference rooms available by reservation

A turnkey solution allowing you to focus on your business from day one.





Get in Touch with Us

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Commercial & Residential Real Estate Broker



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