



DORVAL, QUÉBEC

*JOIN DORVAL'S FASTEST-GROWING MIXED-USE HUB
WHERE RETAIL MEETS RESIDENTIAL*

IMMEDIATE OCCUPANCY—PRIME MAIN FLOOR RETAIL WITH PATIO







TOWER 1

WESTISLE

7,289 SF
GROUND FLOOR
RETAIL

190
RESIDENTIAL UNITS

TOWER 2A

AGATHA

176
RESIDENTIAL UNITS





Property Description

Les Jardins Dorval is re-emerging as the vibrant heart of Dorval's new vision — a dynamic mixed-use destination within the larger Square D'Orval redevelopment. Ideally positioned minutes from Montréal-Trudeau International Airport, this modern community hub serves the thriving West Island and surrounding neighbourhoods of Dorval, Pointe-Claire, and Lachine.

Square D'Orval is redefining the urban landscape of Montréal's West Island, transforming an established retail site into a connected environment that blends retail, residential, and public spaces. The first residential phase, Westisle, a 14-storey tower offering 190 luxury rental units and 7,289 sq. ft. of street-level retail, welcomed its first residents in Spring 2024. The second phase, Agatha, a 16-storey tower with 176 luxury rental units, will be delivered in Spring 2026.

Once complete, Square D'Orval will include residential, innovative retail and lifestyle experiences and engaging public spaces, where community, connectivity, and contemporary living meet.

Trade Area Demographics

	1 km	3 km	5 km
Total Population	7,298	25,979	61,742
Median Age	46.3	44.4	43.7
Avg. Household Income	\$122,699	\$133,428	\$119,428

Source: Environics Analytics



NEW LEASING OPPORTUNITY

Parking in front, patio area available, high-end luxurious building,
minutes from the airport

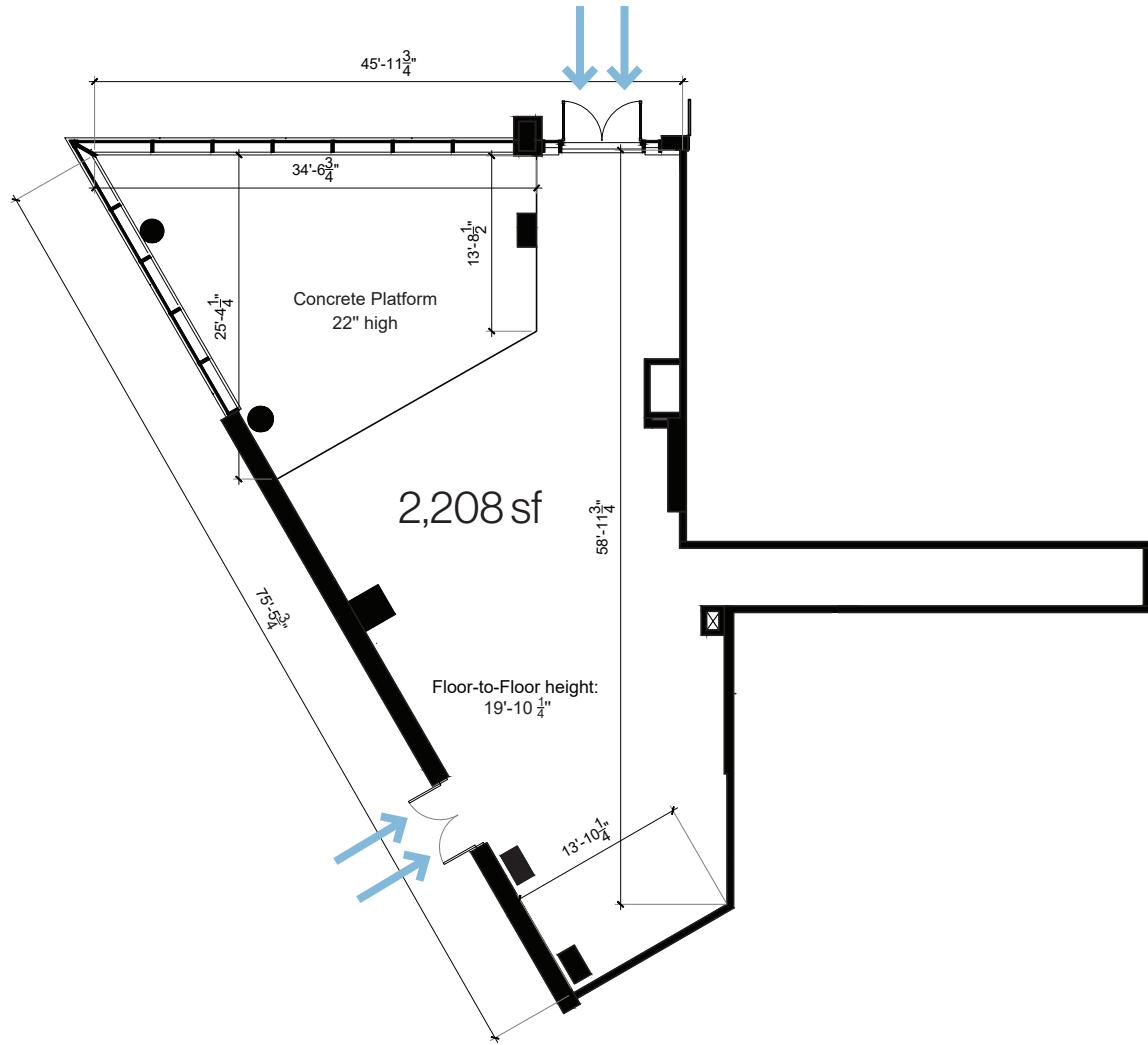
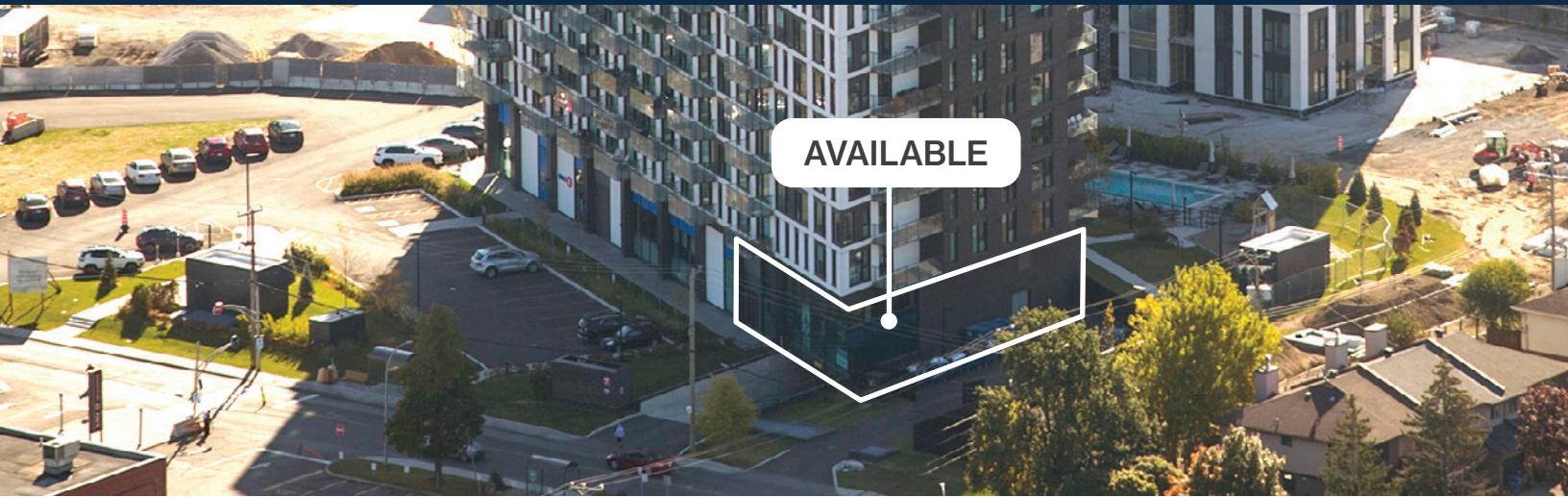
WESTISLE

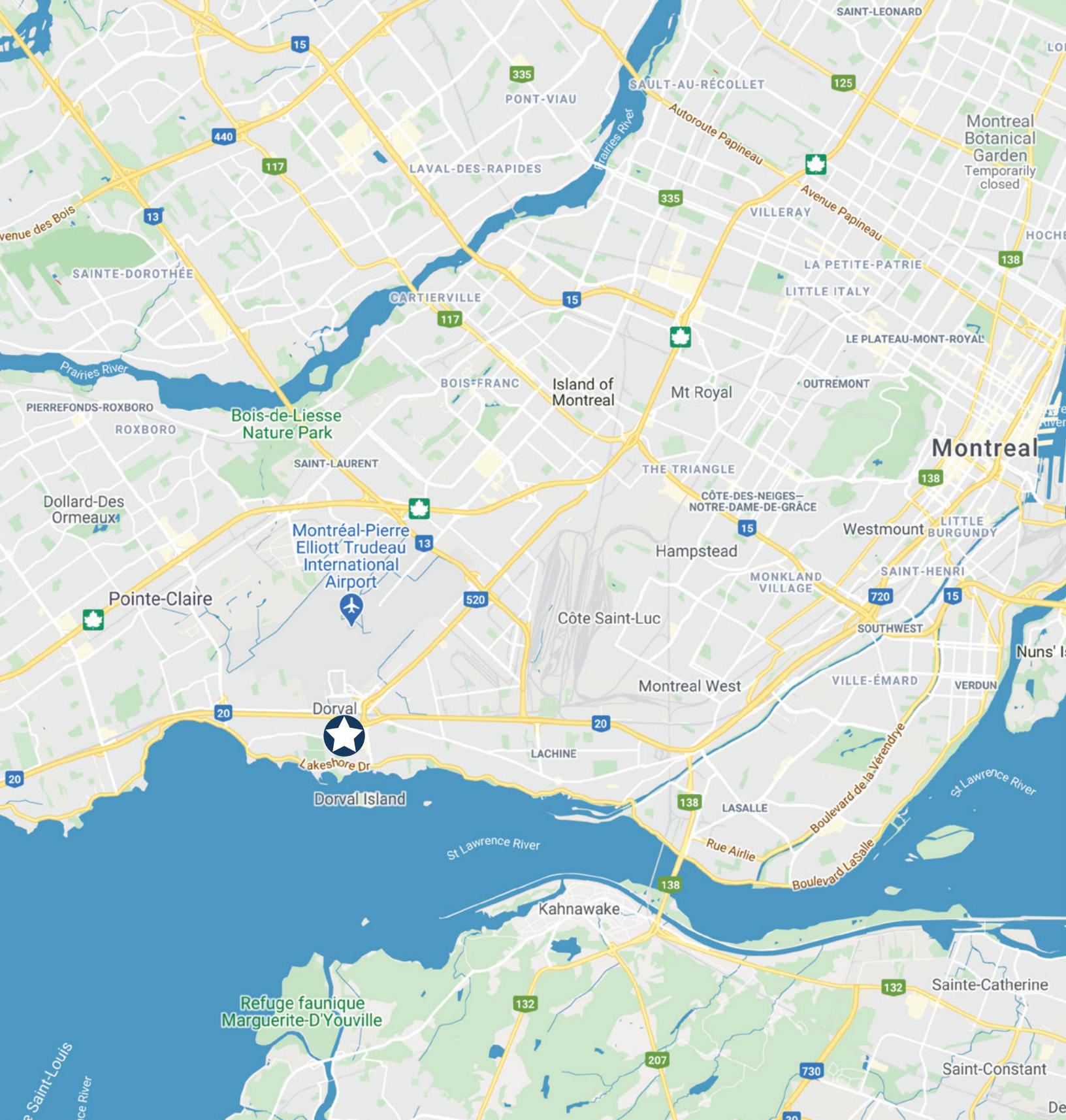
14 FLOORS
GROUND LEVEL COMMERCIAL



Available Unit | 2,208 SF

Main floor opportunity





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