

FOR LEASE

PREMIUM COMMERCIAL SPACE

Completion Scheduled for Late 2025

200 Avenue Dorval , Dorval, QC



Marcus & Millichap

OPPORTUNITY OVERVIEW

Transform Your Business Presence in One of Dorval's Most Exclusive
New Commercial Development



PROPERTY OVERVIEW

Municipal Address 200 Avenue Dorval, Dorval, Quebec

Available Space 2,153 - 4,484 sq. ft.

Base Rental Rate \$30.00/sq.ft./year (net)

Additional Rent \$6.00/sq.ft./year (Est. 2025)

Utilities Electricity metered separately

Delivery December 2025

Lot Size 51,531 sq.ft. (1.18 acres)

SPACE FEATURES

Contemporary E-shaped architectural design

Floor-to-ceiling windows maximizing natural light

12'-8" Slab to slab clear height with exposed mechanical

Flexible floor plate, subdividable for two tenants

Electrical and HVAC entry points

Base building rough-in for washrooms

Gypsum walls with taped joints and primed

Polished concrete slab ready for flooring

PARKING & ACCESS



Twelve dedicated surface spaces for commercial use



Indoor parking available for owners and staff (rates TBD)



5-min drive to Montréal-Trudeau International Airport



Direct access to Highways 20 and 520



10-minute walk to Dorval Train Station






Multiple STM bus routes (191, 196, 202)



Walk Score: 92 (Walker's Paradise)



IDEAL FOR PREMIUM TENANTS

-  **Financial Services:** Banks, financial advisors, wealth managers
-  **Healthcare:** Dentists, wellness centers, physiotherapy, medical clinics
-  **Retail:** High-end boutiques, coffee shops, showroom spaces

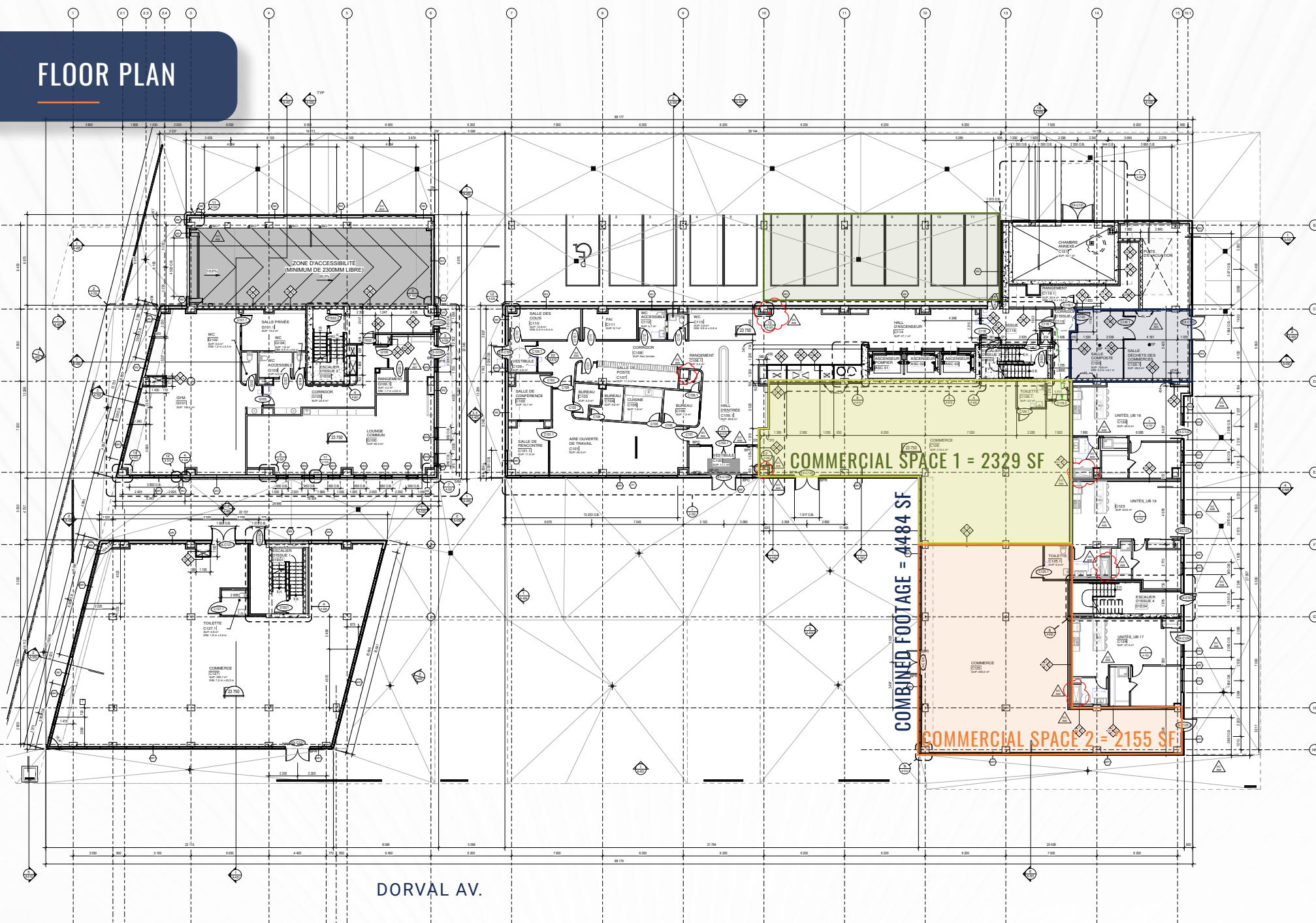


MARKET DEMOGRAPHICS

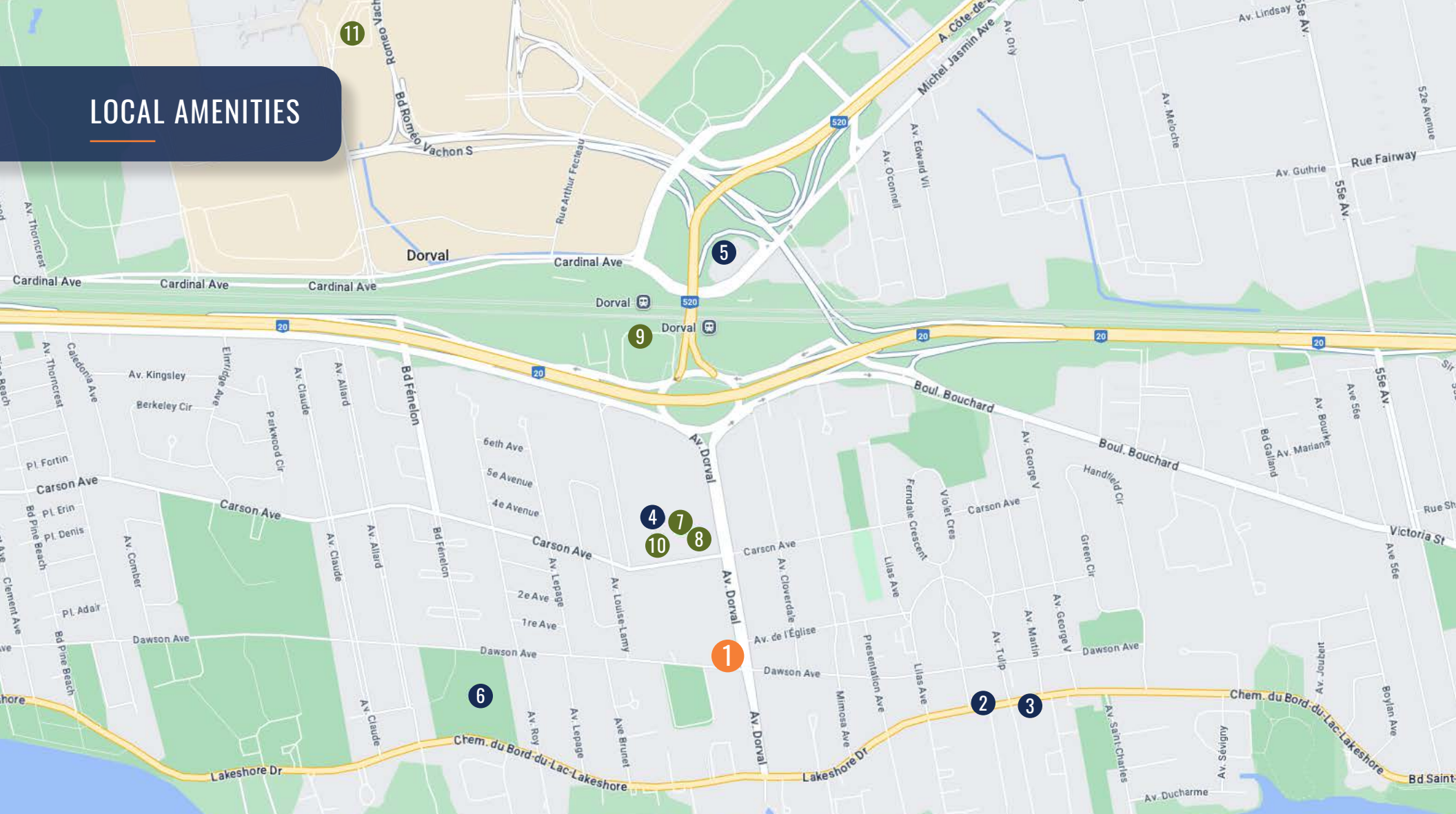
Positioned in Dorval's thriving business district, this location provides access to an affluent and growing market:

	1km
Population	7,423 and growing
Median Household Income	\$62,614
Daytime Employee Population	4,897
Projected Population Growth	6.75% (2023-2028)

FLOOR PLAN



LOCAL AMENITIES



1. Subject Property

Dining & Entertainment

2. ÔRA Cafe & Cocktail
3. Restaurant Bellissimo Dorval
4. Restaurant Scores
5. Restaurant Le Sémaphore
6. Windsor Park

Shopping & Services

7. Les Jardins Dorval
8. Maxi Dorval
9. Dorval Terminus
10. Dollarama
11. Montréal Duty Free

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