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PREMIUM COMMERCIAL SPACE

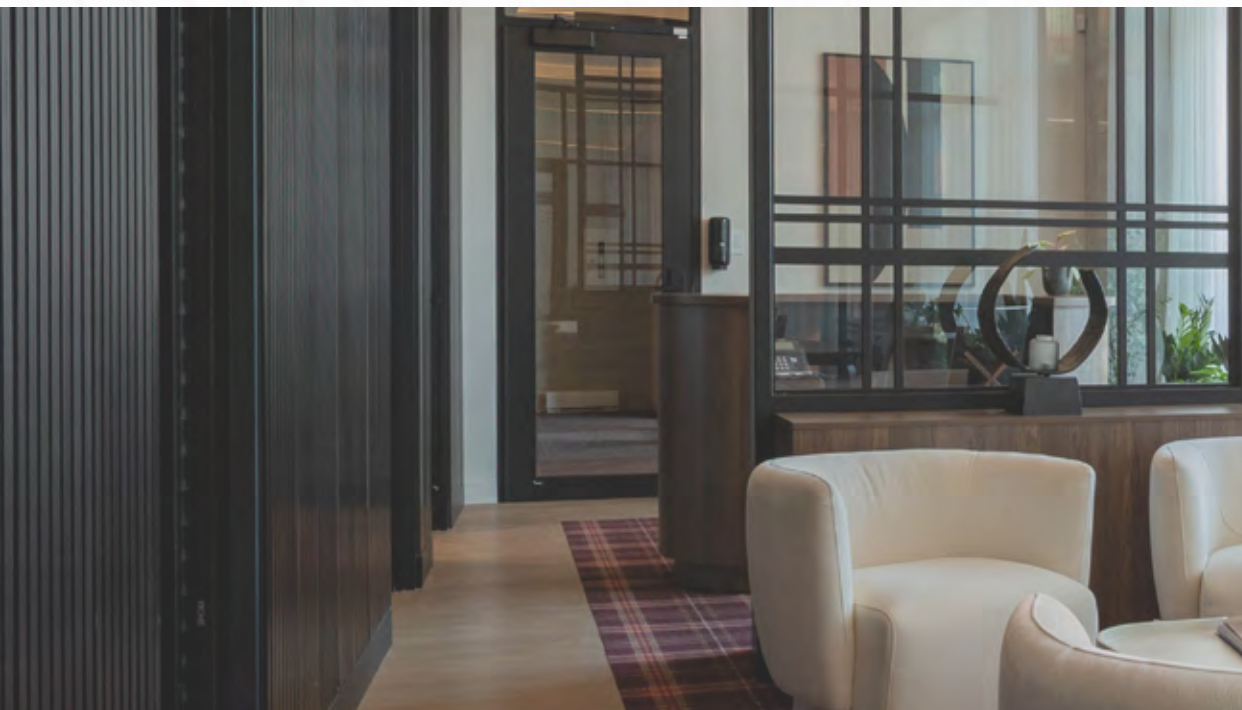
Newly completed construction

200 Avenue Dorval, Dorval, QC

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

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

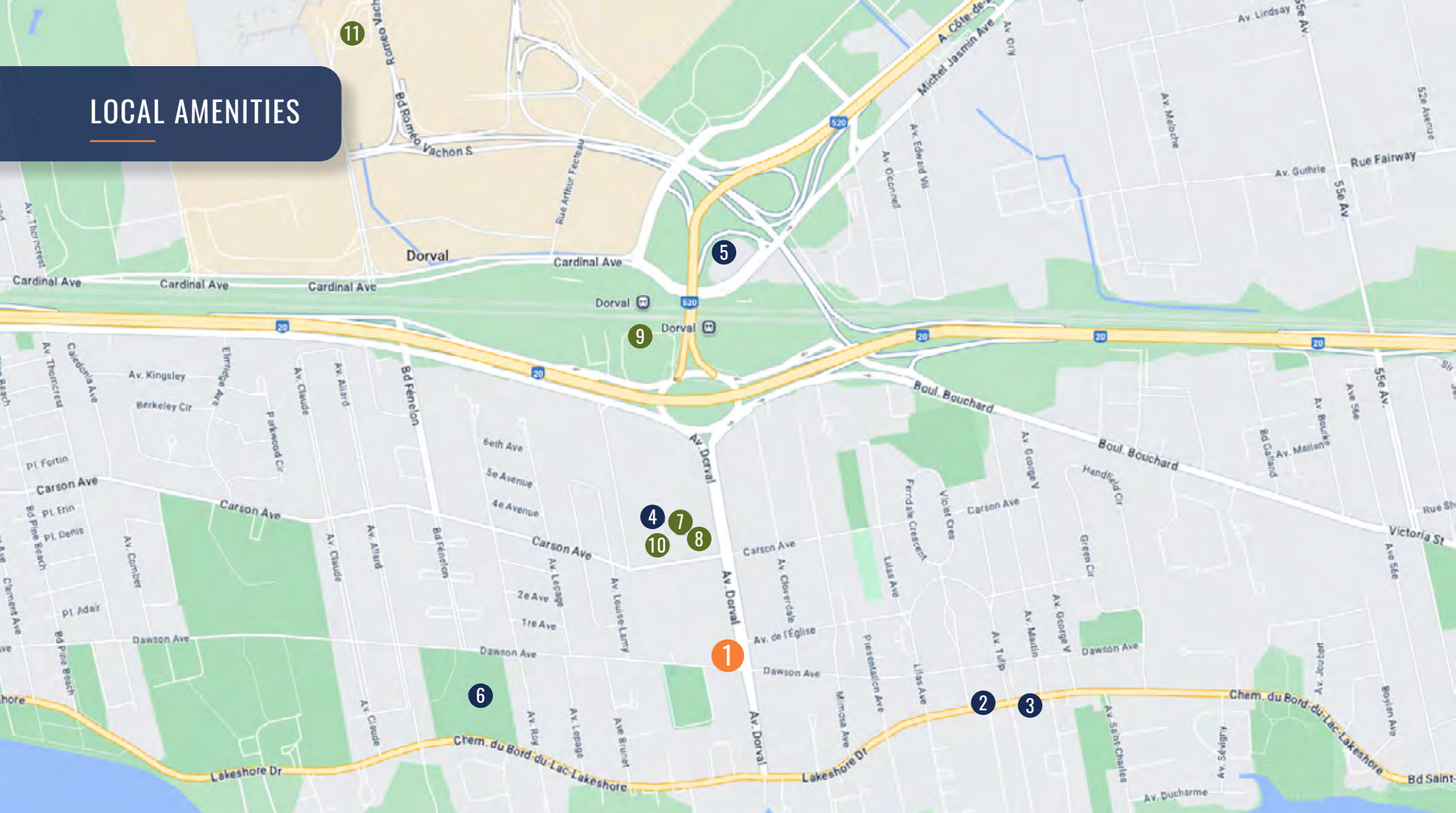


MARKET DEMOGRAPHICS

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)

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

Marcus & Millichap

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