



CUSHMAN &  
WAKEFIELD

# 857 857 DECARIE

BOULEVARD, MOUNT-ROYAL

PRESTIGIOUS OFFICE BUILDING FOR LEASE IN THE  
HEART OF MIDTOWN AND THE DECARIE CORRIDOR

DIRECT ACCESS TO THE ROYALMOUNT PROJECT  
AND ALL ITS SERVICES AND AMENITIES, VIA THE  
PEDESTRIAN BRIDGE

TREMENDOUS VISIBILITY AND SIGNAGE  
OPPORTUNITIES

STEPS AWAY FROM THE  
DE LA SAVANE METRO STATION

AMPLE PARKING AVAILABLE ON SITE

# 8585

DECARIE BLVD.



## Where Vision Meets Opportunity

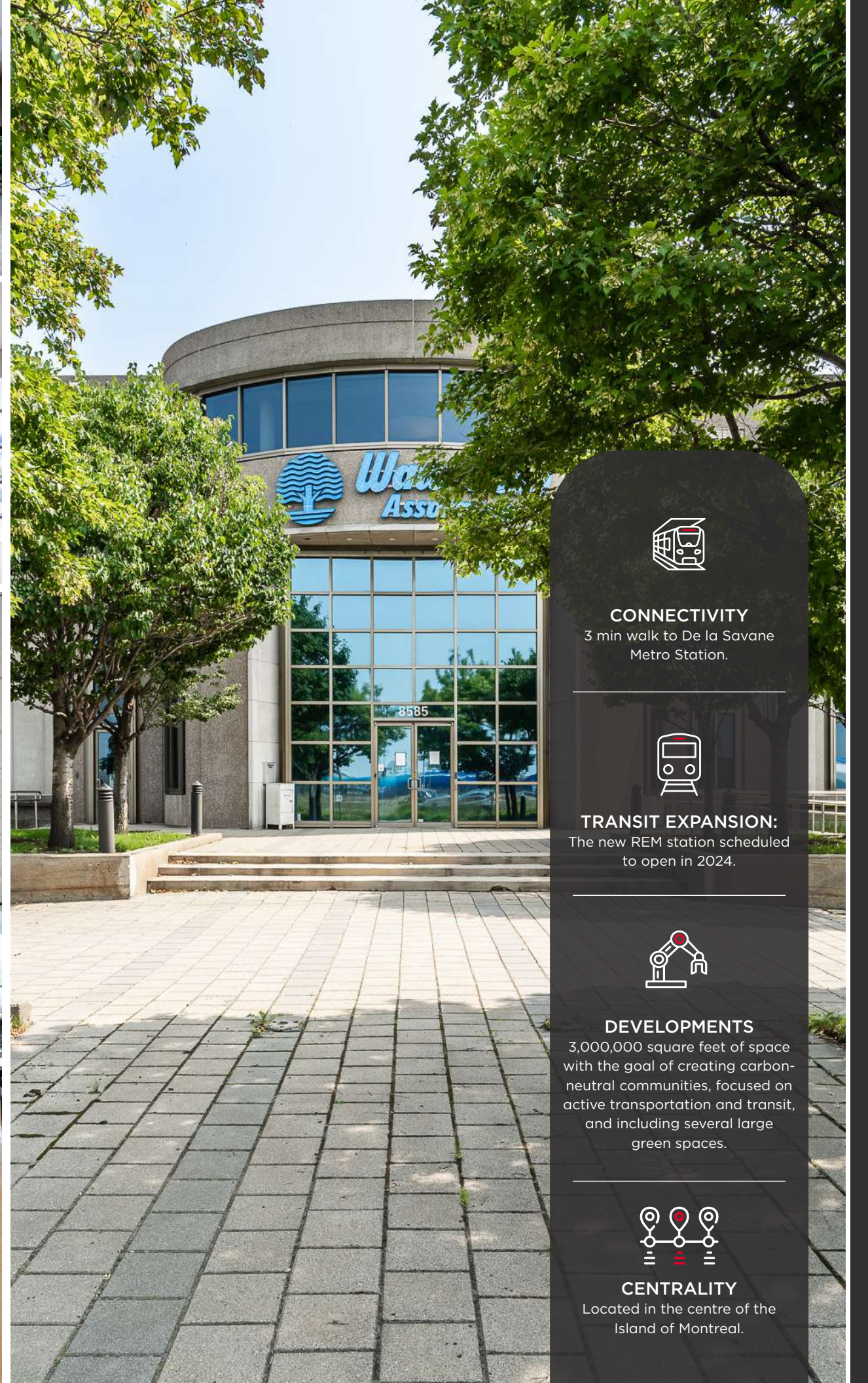
Discover the potential of 8585 Decarie Boulevard, nestled within a prime location, this 47,672 sq. ft. office building offers a unique opportunity for companies seeking a high quality building in an unrivaled location.

The surrounding landscape has undergone a remarkable transformation and has evolved into a bustling hub of office and residential complexes, modern amenities, vibrant entertainment options, and convenient new public transportation routes.

Additionally, the building enjoys convenient proximity to the De la Savane metro station (3-minute walk) providing direct access to downtown and the entire GMA. Anticipate even greater transit convenience with the upcoming REM station, slated to open in 2024. Spanning 1.8 kilometers through Mount Royal, this station will host over 500 daily trains at 2-minute intervals.

## Building Details

Available Area:	34,437 sq. ft.
Year Built:	1999
Zoning:	C-202
Net Rent:	\$25.00 sq. ft.
Taxes and Operating Expenses:	\$10.55 sq. ft.
Tenant Improvement Allowance:	Negotiable
Availability:	Immediate
Parking:	Ample



### CONNECTIVITY

3 min walk to De la Savane Metro Station.



### TRANSIT EXPANSION:

The new REM station scheduled to open in 2024.



### DEVELOPMENTS

3,000,000 square feet of space with the goal of creating carbon-neutral communities, focused on active transportation and transit, and including several large green spaces.



### CENTRALITY

Located in the centre of the Island of Montreal.

# 8585

DECARIE BLVD.



## Nearby Amenities

### Local Amenities

Grand Staircase of Mount Royal	01
Université de Montréal	02
Montreal Super Hospital	03
Montreal Jewish General Hospital	04
Mount Royal Town Centre	05
Carre Lucerne Strip Mall	06
Saint Joseph 's Oratory of Mount Royal	07
Summit Woods	08
Vanier College	09
Rockland Shopping Centre	10

### Parks & Leisure

Mount Royal Park	01
Connaught Park	02
Danyluk Park	03
Milton Park	04
Gohier Park	05

### Major Transportation

Decarie Highway (15)	01
Trans-Canada Highway (40)	02
Sherbrooke Street (138)	03
Cote de Lisse (520)	04

### Metro

De La Savane	3 min
Namur	15 min

### Bus Lines

17, 268, 371, 382	2 min
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# 8585






DECARIE BLVD.



## Centrality & Connectivity

8585 Decarie Blvd connects the Trans-Canada Highway (Highway 40) and Highway 15 at one of the Island's busiest interchanges. Additionally, it enjoys easy access to Boulevard Marcel-Laurin (Route 117) and the neighboring Decarie Boulevard, reaching into the borough of Saint-Laurent. Nearby, the De la Savane station, a mere 3-minute walk from the Project, seamlessly links the Property to the extensive Montreal Metro System, covering 69 kilometers with 68 stations across four interconnected lines—ensuring swift connectivity across the GMA.

## Commute Times (by car)

	Downtown Montreal	15 min
	Pierre-Elliott Trudeau International Airport	15 min
	West Island	20 min
	Laval	20 min
	South Shore	22 min



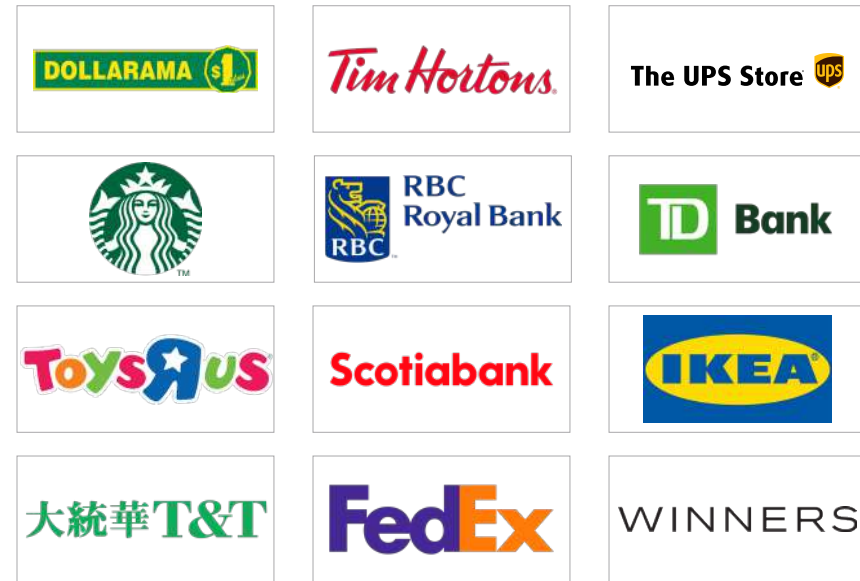
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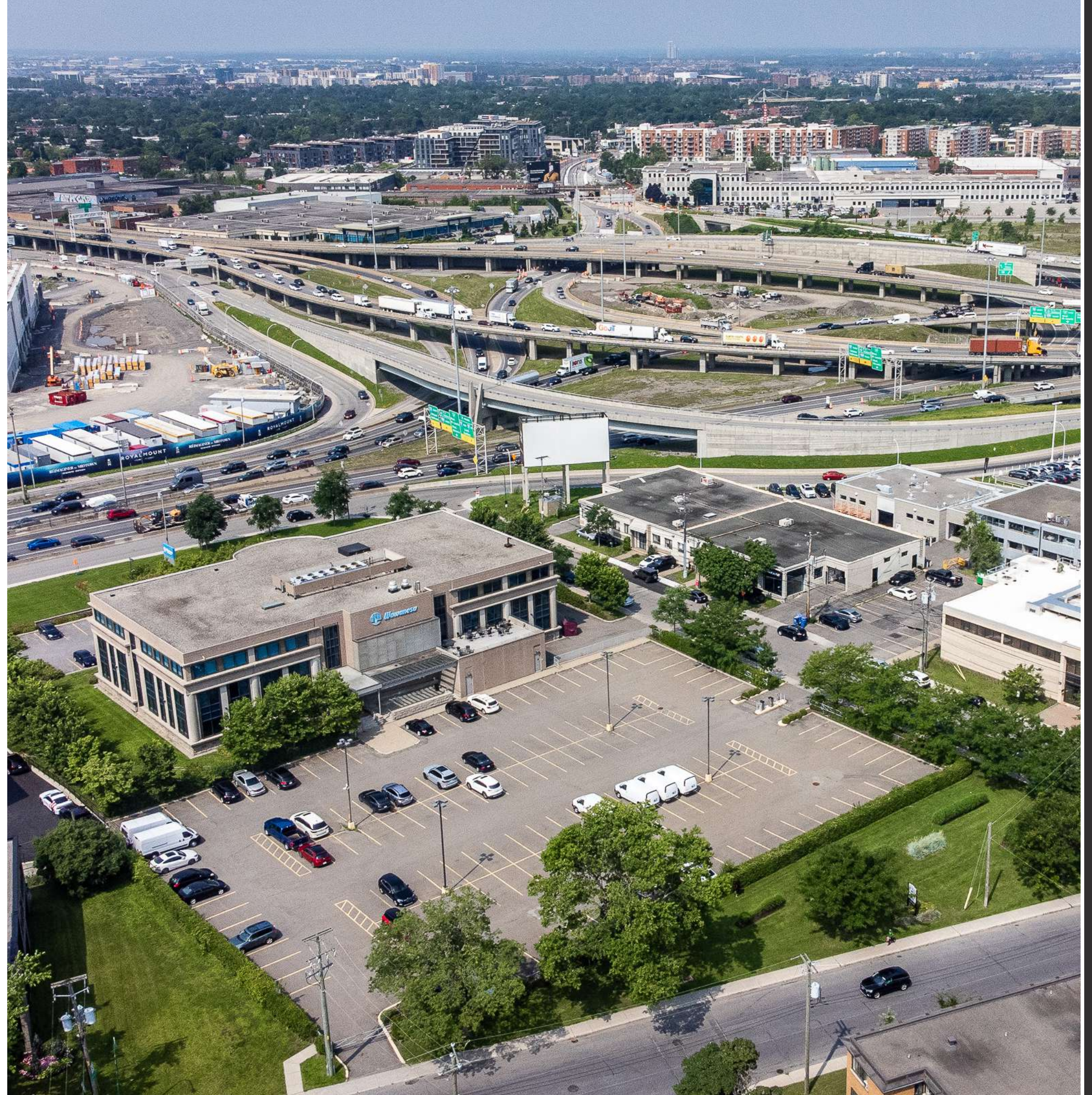


## Centrality & Connectivity

Notable Retailers (1-10 minute drive time)



Notable Retailers (10-15 minute drive time)



OFFICE SPACE, FOR LEASE

# 8585

DECARIE BLVD.



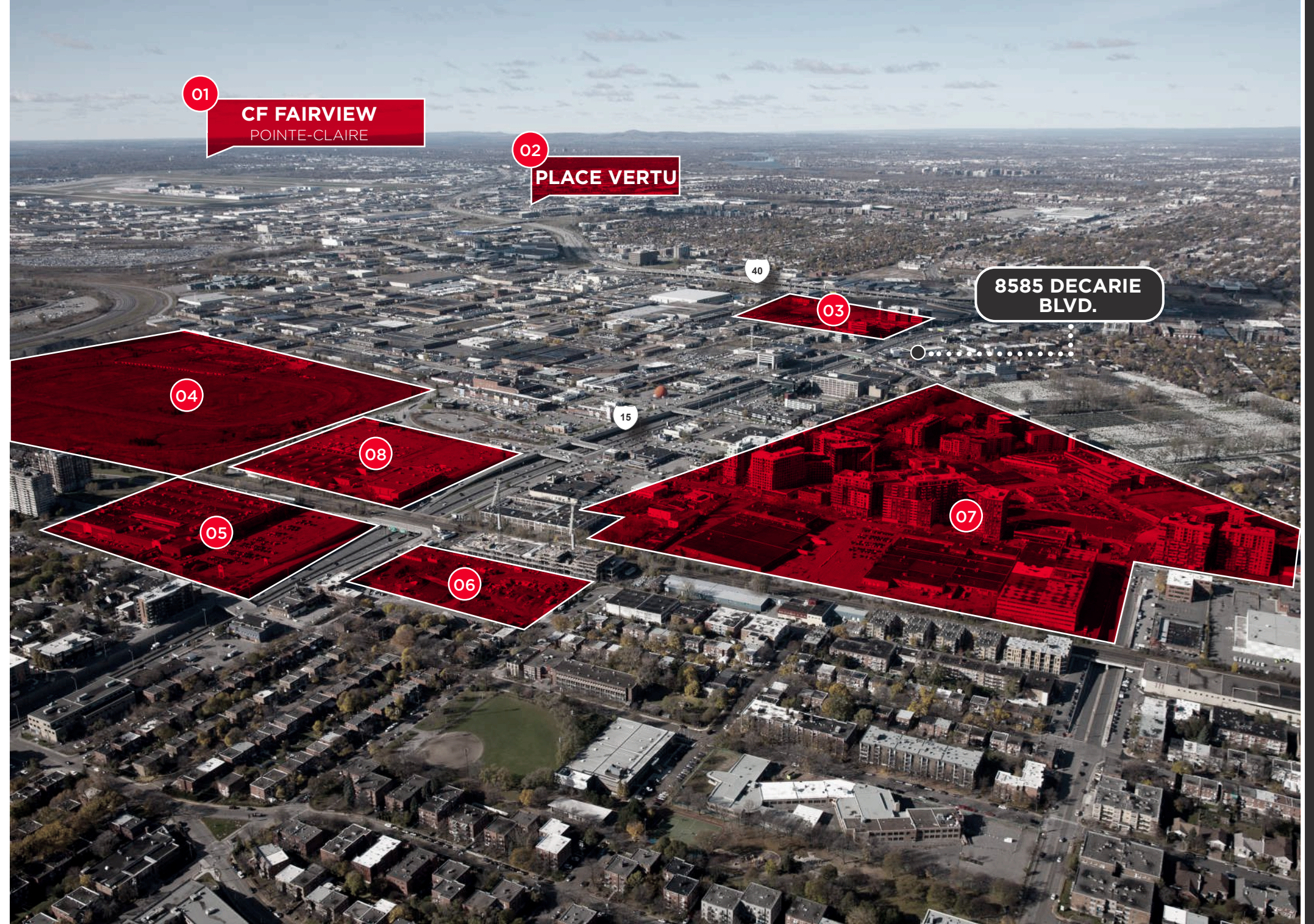
## Developments in the Area

Situated in Mount Royal, the Property is at the heart of ongoing and upcoming projects that are transforming the neighborhood. Around the Property, a dynamic landscape of 3,000,000+ sq. ft. of vibrant new developments are taking shape. These initiatives are forging eco-friendly communities, emphasizing active transport, efficient transit, and lush green spaces.

### Developments in the Area

- CF Fairview Pointe-Claire
- Place Vertu
- Royalmount
- Hippodrome
- Decarie Square
- Westbury
- Le Triangle
- Smartcentres

- 01
- 02
- 03
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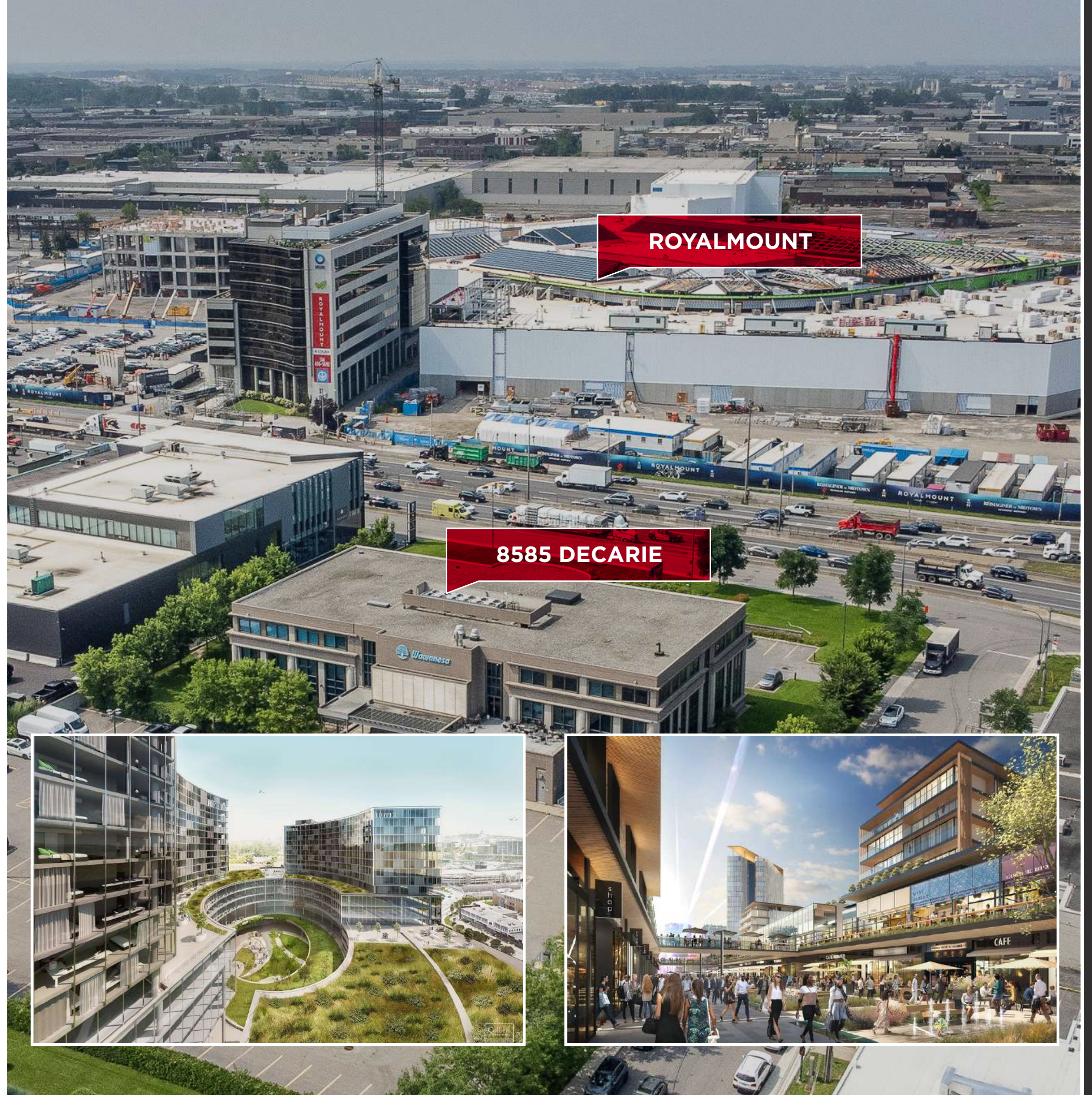
# 8585

DECARIE BLVD.



## Developments in the Area: The Royalmount

What differentiates 8585 boul Décarie is its seamless connection to the dynamic Royalmount project via the upcoming pedestrian bridge. Royalmount is revitalizing the neighborhood, infusing a renewed vibrancy that's reshaping the cityscape. By harmonizing connectivity, creativity, sustainability, and cutting-edge technology, Royalmount is elevating the Montreal experience. This innovative eco-community integrates captivating attractions, stylish boutiques, adaptable workspaces, and inviting accommodations.





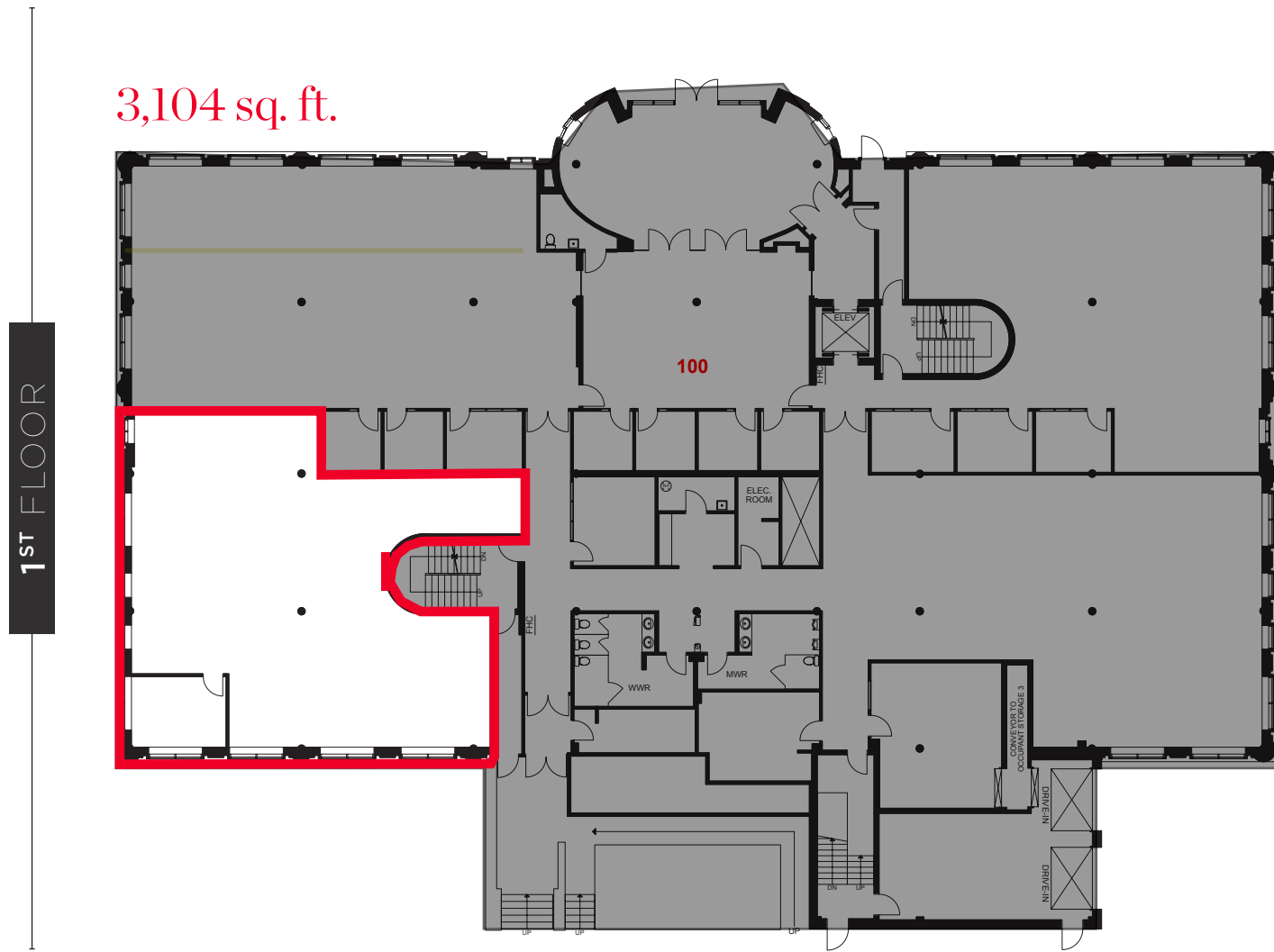


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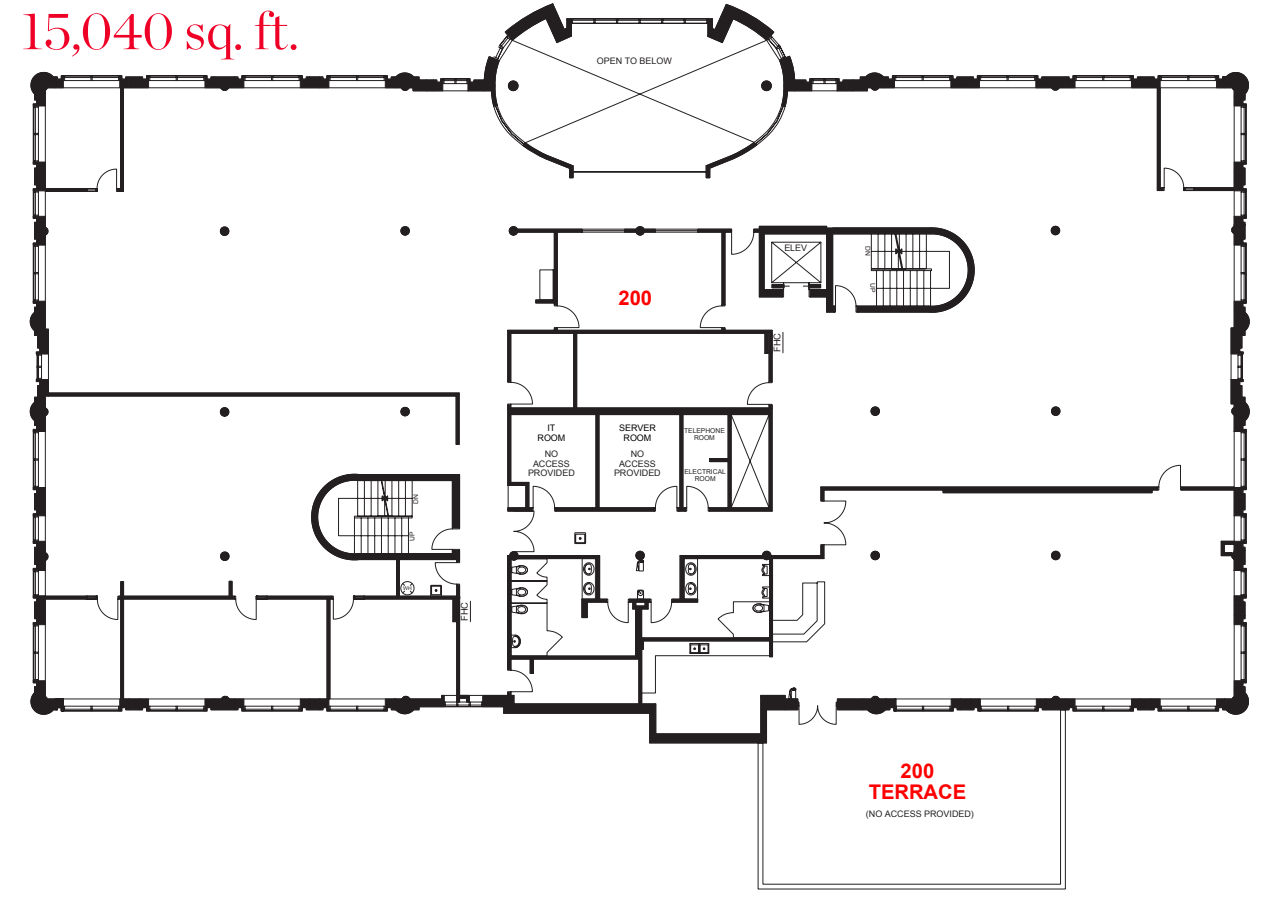
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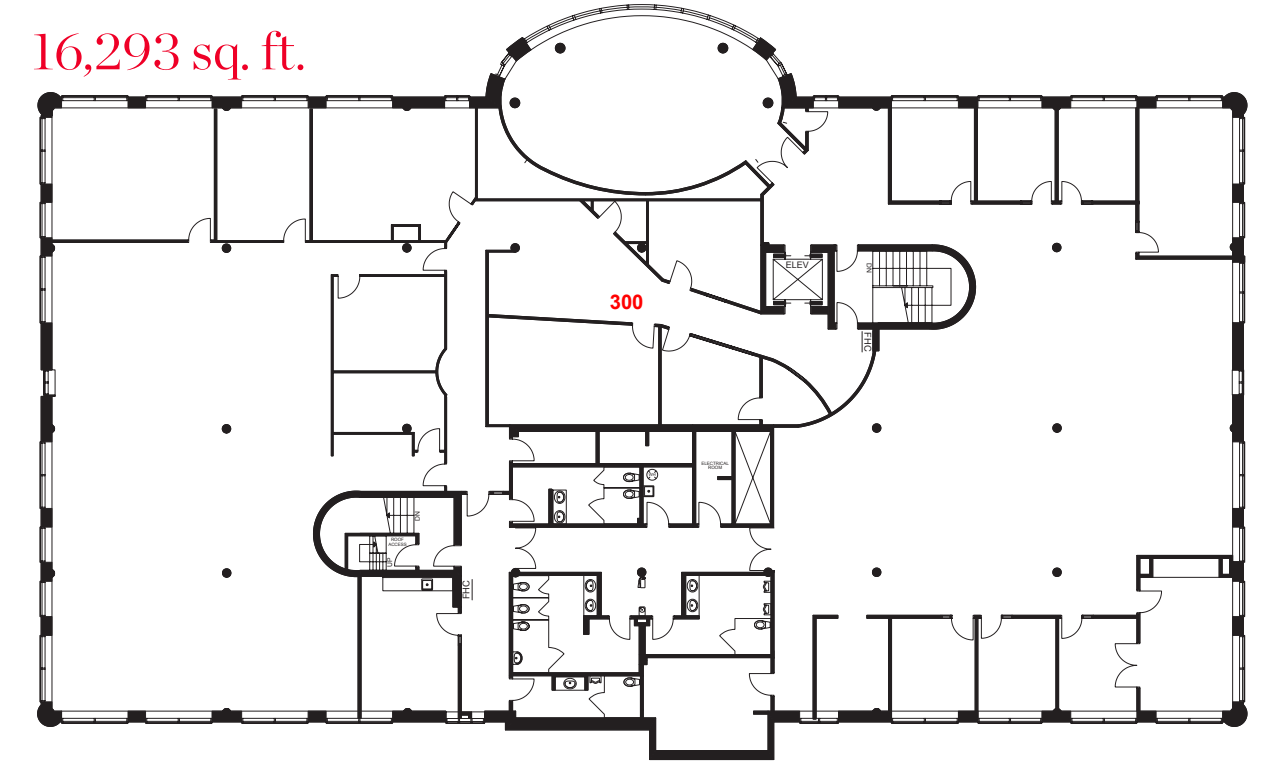
## Floor Plans:



2ND FLOOR



3RD FLOOR



# 85 85

# DECARIE

BOULEVARD, MOUNT ROYAL

## LLOYD COOPER, SIOR

B.C.L., LL.B., MBA, MCR, ICD.D.  
Executive Vice Chairman  
Chartered Real Estate Broker AEO  
**514 841 3821**  
lloyd.cooper@cushwake.com

## SEAN GREENSPOON

Vice President  
Real Estate Broker  
**514 841 3865**  
sean.greenspoon@cushwake.com

## DANIEL GOODMAN

Senior Associate  
Commercial Real Estate Broker  
**514 373 2874**  
daniel.goodman@cushwake.com



**CUSHMAN & WAKEFIELD ULC**  
REAL ESTATE AGENCY  
999 de Maisonneuve Blvd. W.,  
Suite 1500  
Montreal (QC) H3A 3L4  
514 841 5011