



westbury
GREEN

6993 DECARIE BLVD. / 5139-5301 DE COURTRAI AVE.

Prime

Office Spaces

For Lease

**Additional Rent
\$7 PSF only***

*Certain conditions apply



DEVMONT

Another Devmont Project



WESTBURY MONTREAL

The Neighbourhood Of Tomorrow

When you choose **Westbury Montréal**, you become part of a growing and lively neighbourhood. Located in the heart of the Côte-des-Neiges-Notre-Dame-de-Grâce district, this true and privileged node in the midst of a green oasis, has everything you are looking for to make your daily life enjoyable.

Within a walking distance to numerous bars, gourmet restaurants, delicatessens as well as in near proximity to the Royalmount megamall project, **Westbury Montreal** boasts a strategically advantageous

location and provides tenants a superior-quality professional environment.

Identified as TOD (transit oriented development), the district is designed around the Namur and Plamondon metro stations.

A few steps from the public transport network, the neighborhood brings together active transportation, social interaction and urban design.

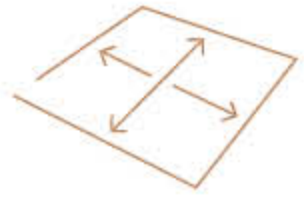
Westbury Montreal allows you to go anywhere, quickly; **a whole new vibrant neighborhood in Montreal.**



AN UNPARALLELED WORKSPACE

Welcome To Your New Offices

Offer your employees an unparalleled workspace in the heart of a lively and trendy district. Vitalize your day thanks to the breathtaking view of a park of more than 40,000 SF, bright offices and numerous nearby businesses and services.



± 60,000 SF
OF PRIME
OFFICE SPACE
AVAILABLE



INDOOR
PARKING
AVAILABLE



FLOOR TO
CEILING
WINDOWS



ROOFTOP
TERRACE



SIGNAGE
OPPORTUNITY
FOR LARGER
TENANTS





AN UNPARALLELED WORKSPACE

Amenities For Your Well-being

Your employees will be delighted by their new workspace in Westbury Montréal and also by the neighbourhood, with its large central park, fitness center and facilities offered by the Hilton Garden Hotel, an integral part of the Westbury Montréal project.



INCREDIBLE
VIEWS OF THE
ON-SITE PARK



CONFERENCE
CENTER



A BRAND
NEW FITNESS
CENTER IN EACH
BUILDING



HILTON
GARDEN INN &
HOMEWOOD
SUITES



RECEPTION
ROOM



AN UNPARALLELED WORKSPACE

Shops & Restaurants

At Your Fingertips

In order to offer an unequalled quality of life to workers present in the district, several businesses have been established. Start your day with fresh products from the local bakery or café, and end it with a hearty meal on the terrace of one of the restaurants





westbury
GREEN

+ 60,000 SF OF PRIME OFFICE SPACE

Where **Your**
Future Workplace
Awaits You.

Additional Rent
\$7 PSF only
(more details p.8)

DELIVERY
May 2024





Elevators



Lobby



Rooftop terrace



Lobby



Tenant-accessible gym (18th floor)

Available Office Spaces

W7 / 6993 Decarie Blvd.

Floor	Area (SF)	Date	Asking rent	Additional	Description
3rd	± 13,200	May 2024	Negotiable	\$7.04 (2023 est.)	The Westbury Urban District is a state of the art and highly amenities mixed-use urban campus featuring ± 60,000 SF of prime office space.
4th	± 14,750	May 2024			
5th	Leased	May 2024			
6th	Leased	May 2024			

Subsidy Program that will limit Municipal Tax increase for the first 5 years of the lease

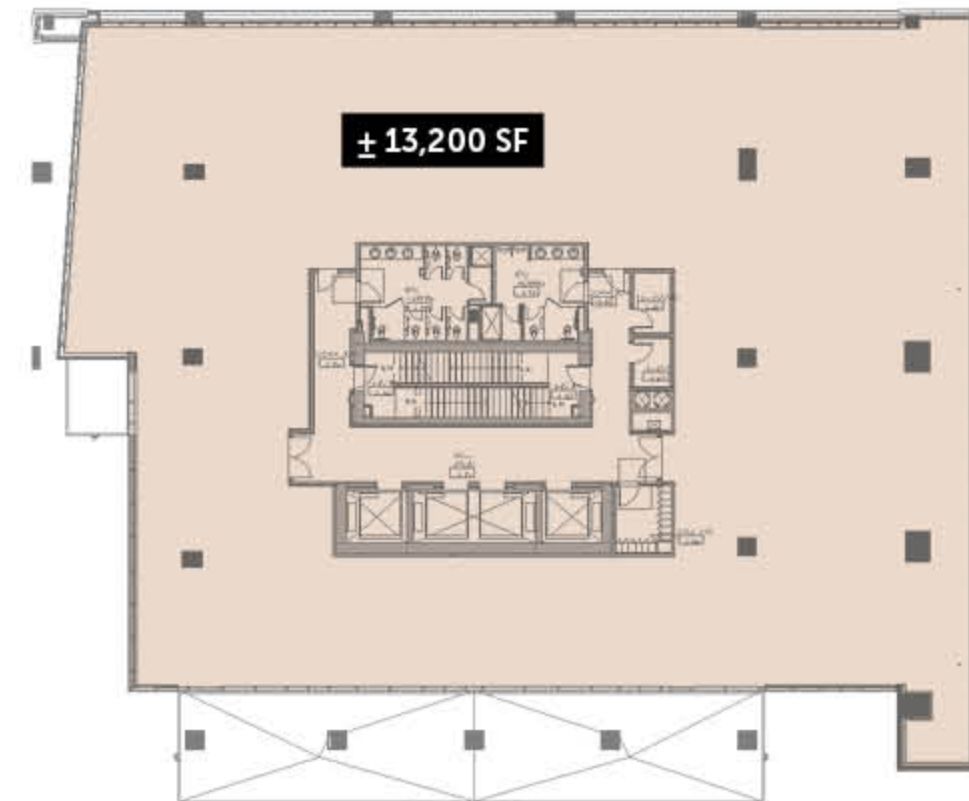
Electricity metered and cleaning excluded

WC / 5139-5301 de Courtrai Ave.

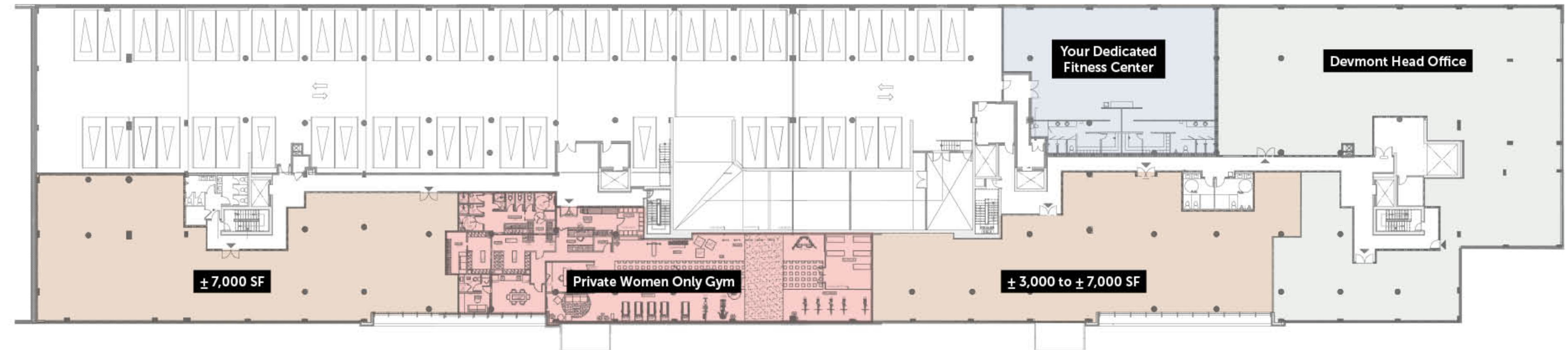
Floor	Area (SF)	Date	Asking rent	Additional	Description
3rd	± 7,000	Immediately	Negotiable	\$9.91 (2023 est.)	This existing building, adjacent to the future Westbury office building, offers two office spaces (base building) on the 3 rd floor.
	from ± 3,000 to ± 7,000	Immediately		Electricity included and cleaning excluded	

Bright office spaces with numerous nearby businesses and services. Very close proximity to major highways (15 and 40) and to Namur metro station. Indoor parking available.

W7 / 6993 Decarie Blvd.



WC / 5139-5301 de Courtrai Ave.





westbury
GREEN

THE FIRST VERTICAL GREEN BUILDING

Get **In Touch**

ANDRÉ G. PLOURDE*

Chartered Real Estate Broker
+1 514 764 8199
andre.plourde@colliers.com

FRANÇOIS LAURENCE**

Chartered Real Estate Broker
+1 514 764 8197
francois.laurence@colliers.com

PATRICK VALLIÈRES

Real Estate Broker
+1 514 764 8195
patrick.vallieres@colliers.com

JULIEN MÉTHOT

Commercial Real Estate Broker
+1 514 764 8177
julien.methot@colliers.com

JULIE CÔTÉ

Real Estate Broker
+1 514 764 8198
julie.cote@colliers.com

THOMAS COUTU

Commercial Real Estate Broker
+1 514 764 2825
thomas.coutu@colliers.com



Another Devmont Project



[COLLIERSCANADA.COM](https://www.collierscanada.com)

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2023. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International (Québec) Inc. Real Estate Agency. * Services Immobiliers André G. Plourde Inc. ** Services Immobiliers François Laurence Inc.