

7075 Place Robert Joncas, Saint-Laurent, QC, H4M 2Z5

Suite #120-110R-95G

Among the many perks of the property are a prime location near numerous amenities, easy access by car and public transit, and highly competitive rental rates. But most of all, it gives you flexibility.

Create a work environment that is pleasant and productive, all at an affordable price. You can configure your offices and storage facilities to suit your needs. This will allow you to create a productive and pleasant working environment at very reasonable costs.

Located near major arteries, 10 minutes from Montreal-Trudeau International Airport and within walking distance of several bus and service lines, Place Robert-Joncas is a prime location for both your employees and your customers.

Your guests from outside the building can even stay in a Marriott hotel a few steps from the building.

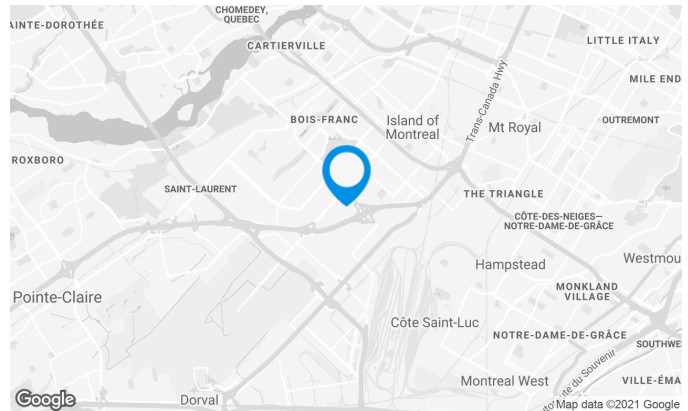


Building characteristics

BUILDING AREA	221,504 ft ²
LAND AREA	439,498 ft ²
YEAR OF CONSTRUCTION	1975
NUMBER OF FLOORS	2
SPRINKLERS	Yes

BUILDING ACCESSIBILITY

PARKING - OUTDOOR	396
ROAD ACCESS	Côte-Vertu Blvd, Cavendish Blvd, Highways 13, 15, 40 and 520
BUS	177, 196, 216, 409, 470
METRO STATION	Côte-Vertu



Victoria Tenenboym

LEASING DIRECTOR
LEASING - INDUSTRIAL, MONTREAL AREA

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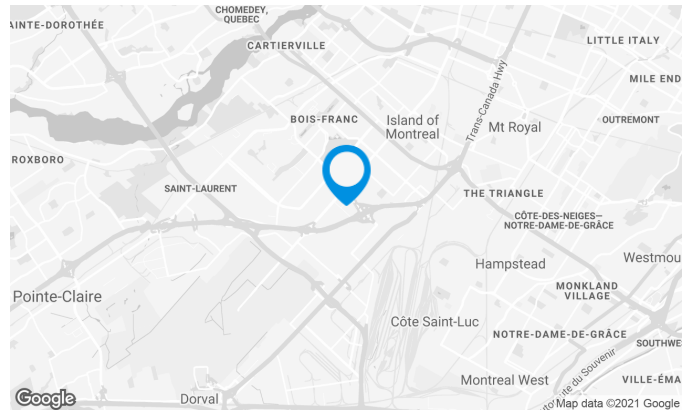
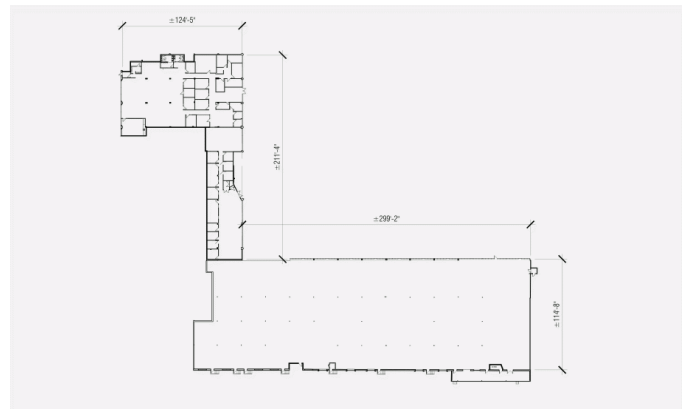
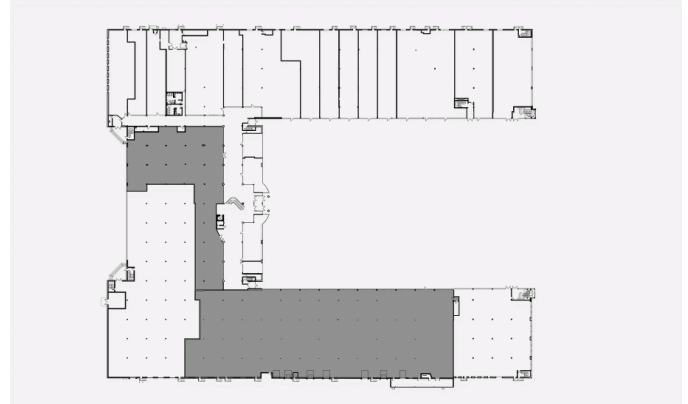
Possibility to lease 23,392 s.f. of existing office space.

Space characteristics

NUMBER OF FLOORS	1
HEIGHT	18'
SHIPPING	6 truck levels
ADDITIONAL RENT	\$5.05 /ft ²
SPACE BETWEEN THE COLUMNS	25'
AIR CONDITIONING	Yes
HEATING	Dual energy

AVAILABLE LEASING AREA: 54,835 FT²

WAREHOUSE	40,000 ft ²
OFFICES	14,835 ft ²

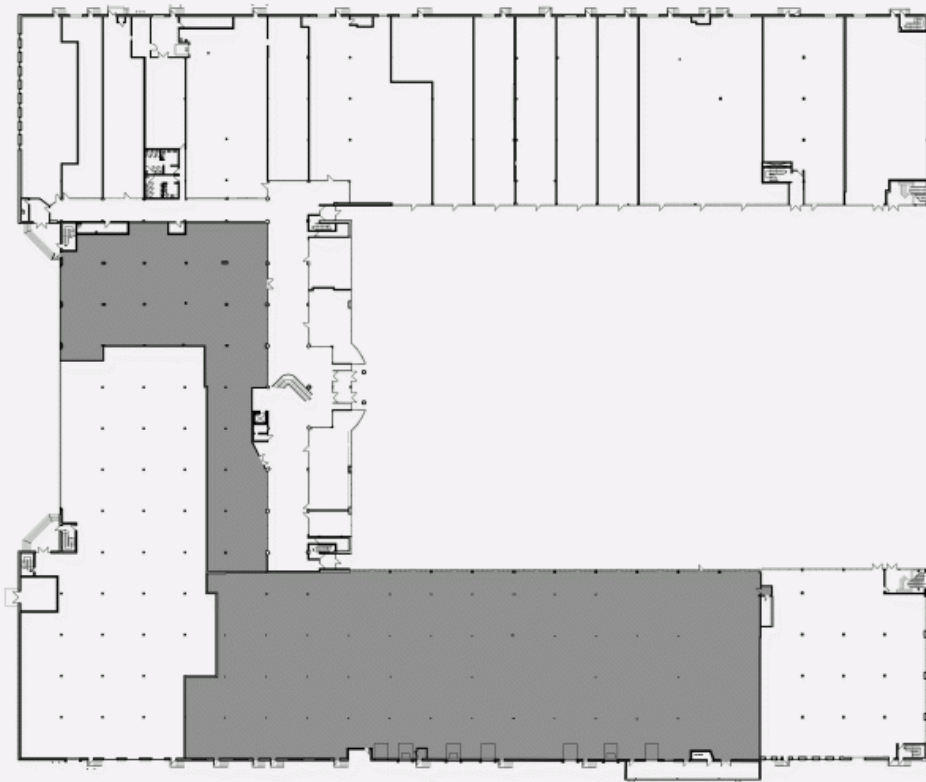


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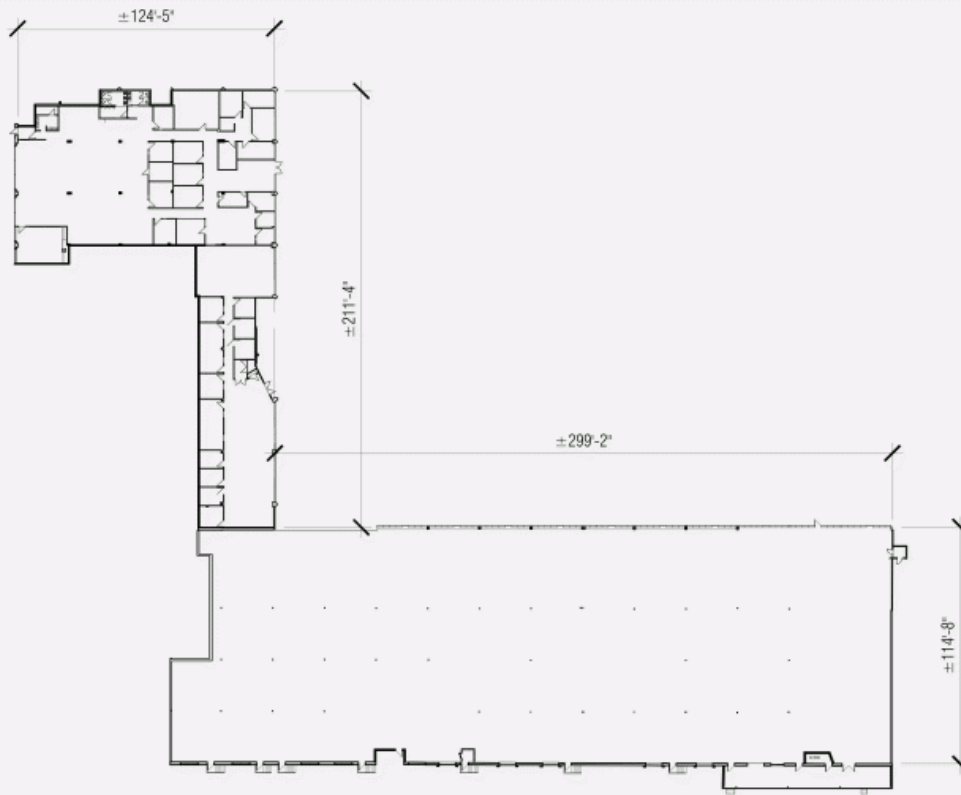
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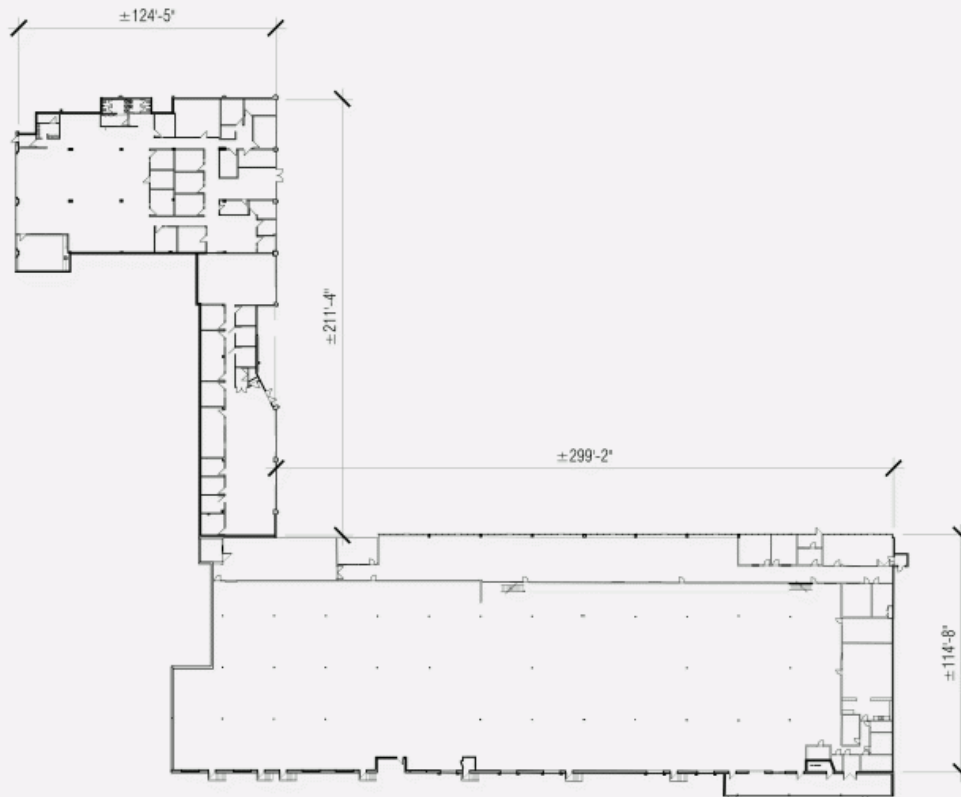
LOCATION PLAN



POSSIBLE OPTION OF LAYOUT



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