

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

## Suite #125



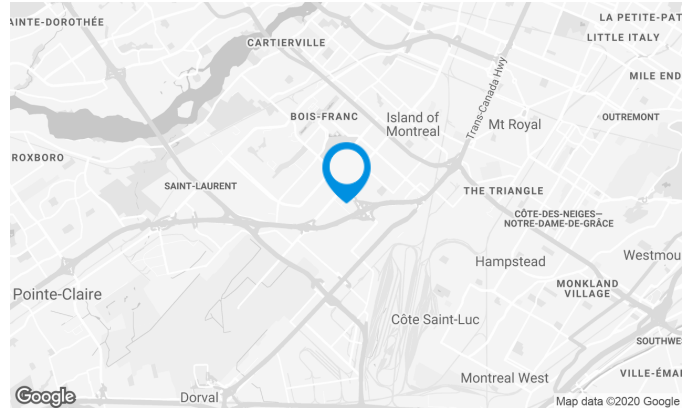
Among the many perks of the property are a prime location near numerous amenities, easy access by car and public transit, and highly competitive rental rates. But most of all, it gives you flexibility.

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. Our years of architects and designers will do everything to exceed your expectations.

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 <sup>2</sup>
LAND AREA	439,498 ft <sup>2</sup>
AVAILABILITY	Immediate
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	470, 177, 196, 216,409
METRO STATION	Côte-Vertu



**Owen Paek**

LEASE AGENT  
LEASING - INDUSTRIAL, MONTREAL AREA

**T** 514 737-3344 #3257  
**C** 514 709-3830  
**E** OWEN.PAEK@COMINAR.COM

**7075, Place Robert Joncas, Saint-Laurent, QC, H4M 2Z5**  
**Suite #125**



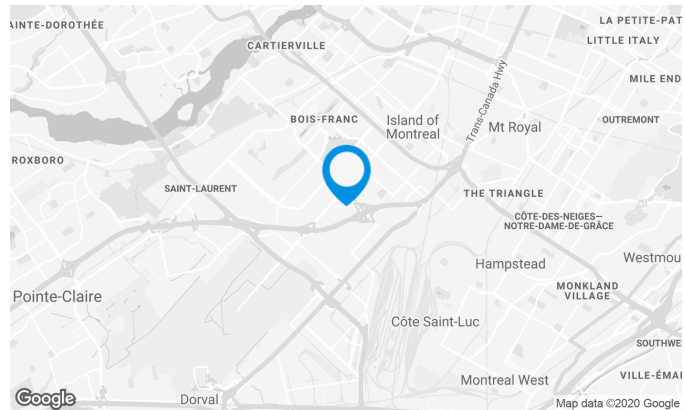
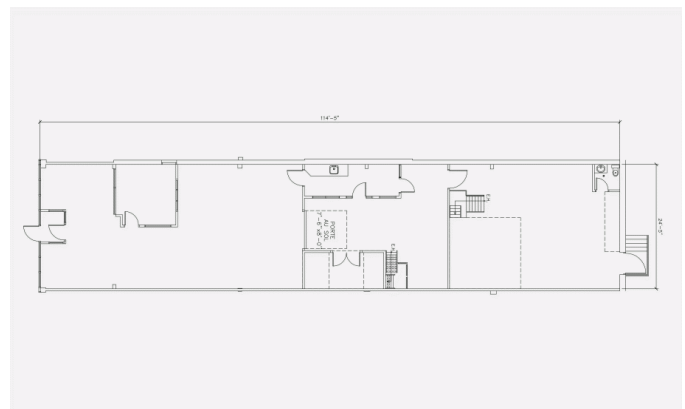
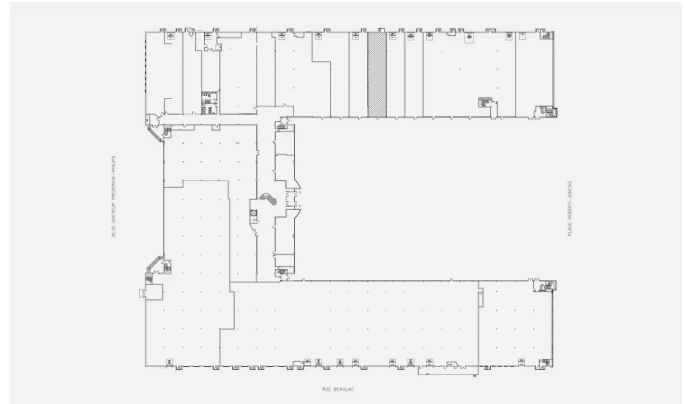
Possibility to have 1 truck level door and in the actual local, there is a drive-in door.

**Space characteristics**

NUMBER OF FLOORS	1
HEIGHT	18'
SHIPPING	1 truck level
ADDITIONNAL RENT	\$4.97 /ft <sup>2</sup>
AIR CONDITIONING	Yes
HEATING	Electricity
COMMENTS	Minimum of 7 year lease

**AVAILABLE LEASING AREA: 3,019 FT<sup>2</sup>**

WAREHOUSE	1,419 ft <sup>2</sup>
OFFICES	1,600 ft <sup>2</sup>
AVAILABILITY	Immediate

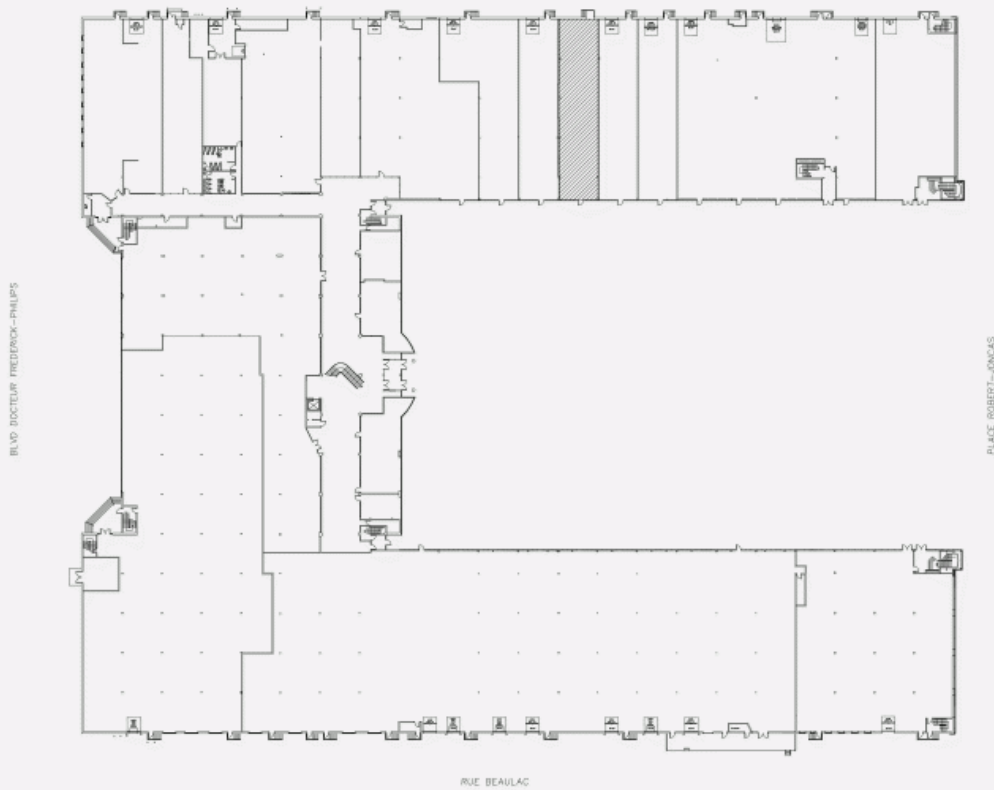


**Owen Paek**

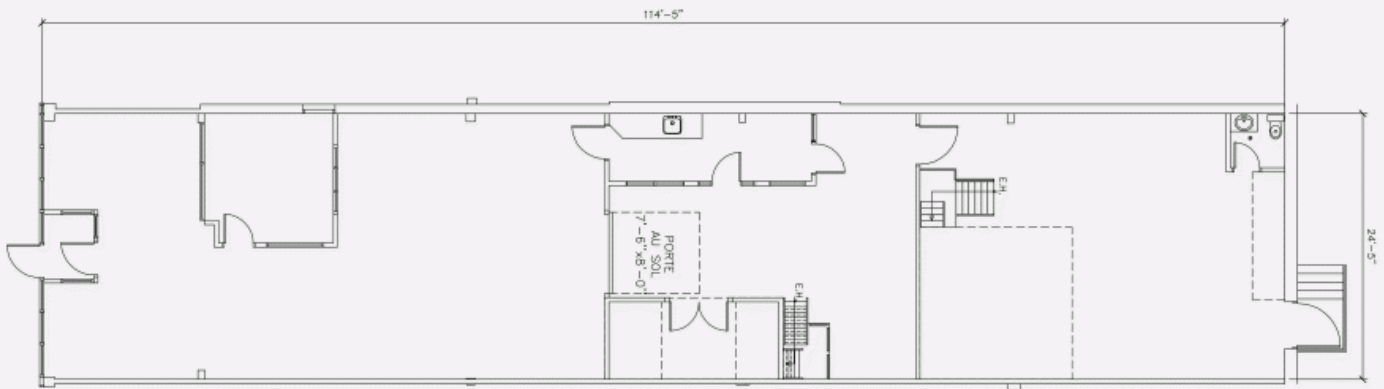
LEASE AGENT  
 LEASING - INDUSTRIAL, MONTREAL AREA

**T** 514 737-3344 #3257  
**C** 514 709-3830  
**E** OWEN.PAEK@COMINAR.COM

LOCATION PLAN



LAYOUT PLAN



**7075, Place Robert Joncas, Saint-Laurent, QC, H4M 2Z5**  
**Suite #125**

