

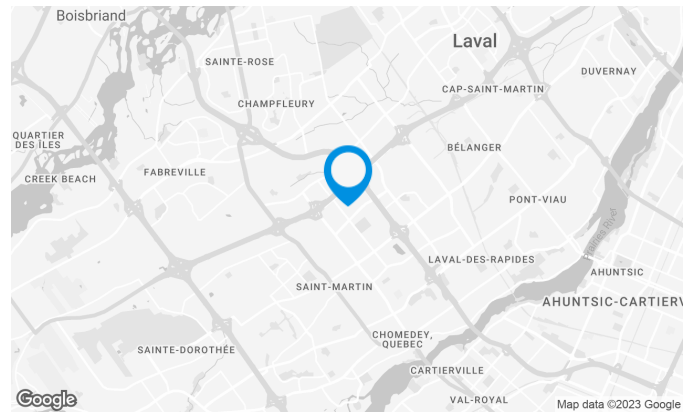
Prestigious office building located next to the Carrefour Laval and major highways. The building is equipped with fibre optic.

Building characteristics

TOTAL LEASING AREA	108,825 sq. ft.
NUMBER OF FLOORS	7
ELEVATORS	2
GENERATOR	Yes
HVAC HOURS	Monday to Friday: 7:30 AM to 6 PM
SECURITY	Access cards
BUILDING SERVICES	Coffee shop

BUILDING ACCESSIBILITY

OUTDOOR PARKING	265
PARC À VÉLOS DISPONIBLE	Yes
ROAD ACCESS	Des Laurentides Highway (15), Saint-Martin Boulevard West, Jean-Noel-Lavoie Highway (440)
BUS	42, 56, 60, 61, 66, 70, 360, 902



François Laurence

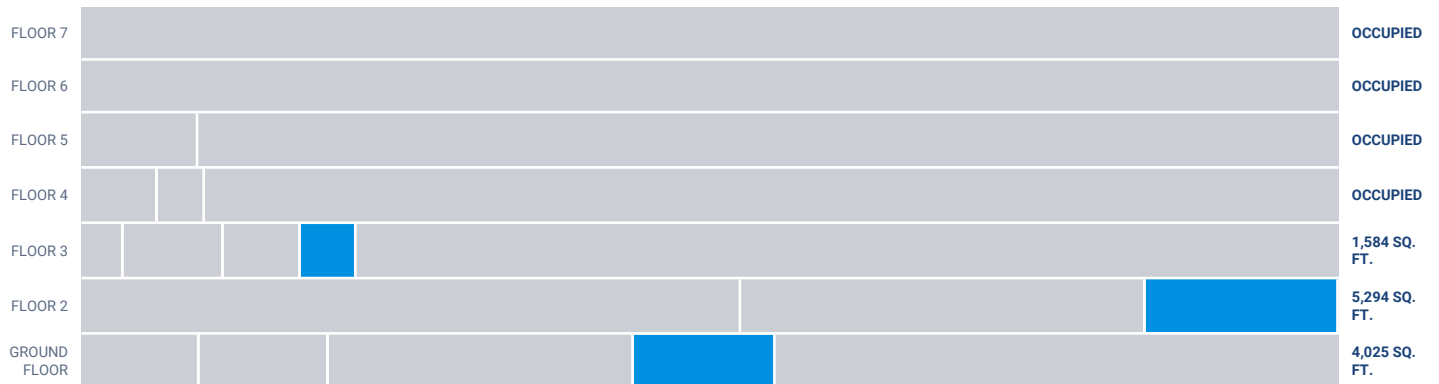
TRANSACTION MANAGER
COMMERCIAL REAL ESTATE BROKER
COLLIERS

T 514 764-8197

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Available leasing areas from 1,584 sq. ft. to 5,294 sq. ft.



List of available offices

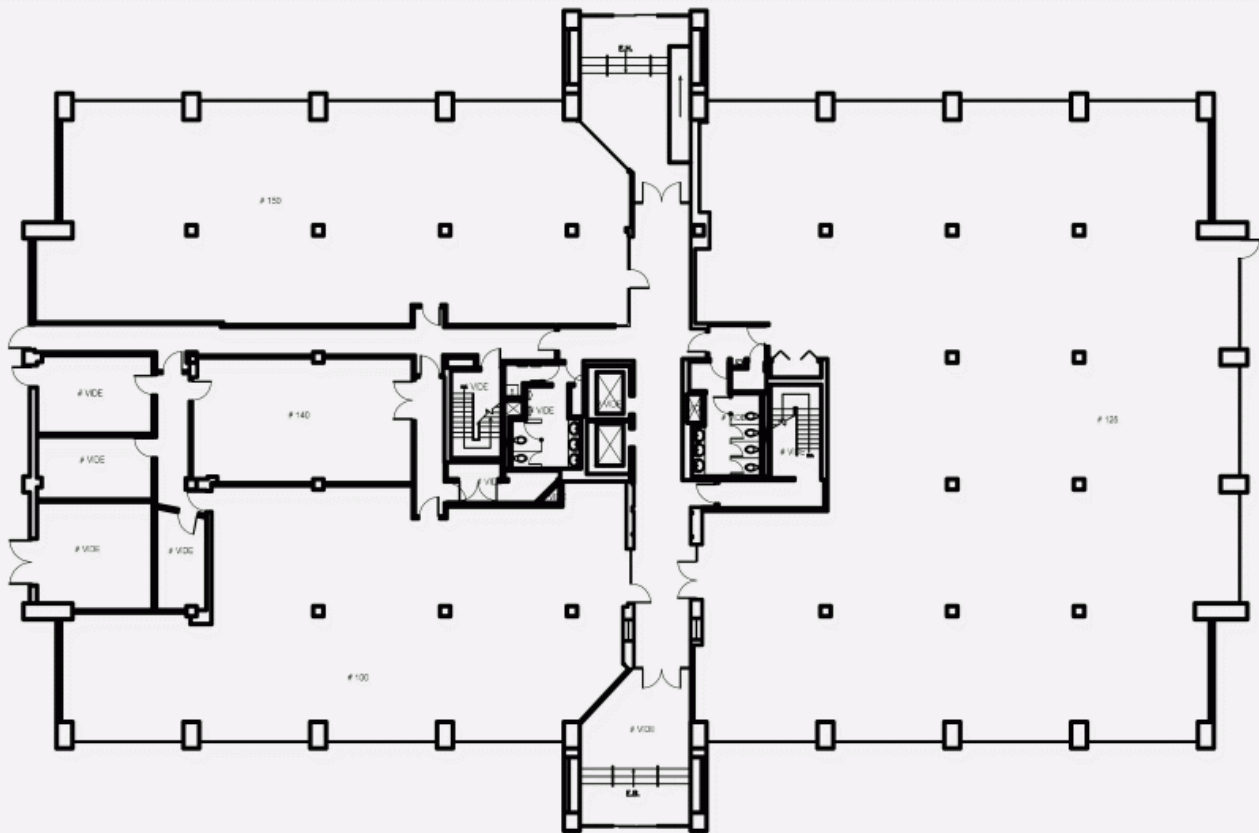
SUITE	FLOOR	AVAILABILITY	AREA
Suite #100	RDC		8,668 sq. ft.
Suite #120	RDC		3,668 sq. ft.
Ground Floor	RDC		16,012 sq. ft.
Suite #150	RDC	Immediate	4,025 sq. ft.
Suite #125	RDC		3,319 sq. ft.
Suite #202	2	Immediate	5,294 sq. ft.
Suite #201	2		11,094 sq. ft.
2nd Floor	2		18,059 sq. ft.
Suite #300	3	Immediate	1,584 sq. ft.
Suite #370	3		2,188 sq. ft.
Suite #311	3		2,845 sq. ft.
Suite #305	3		1,162 sq. ft.

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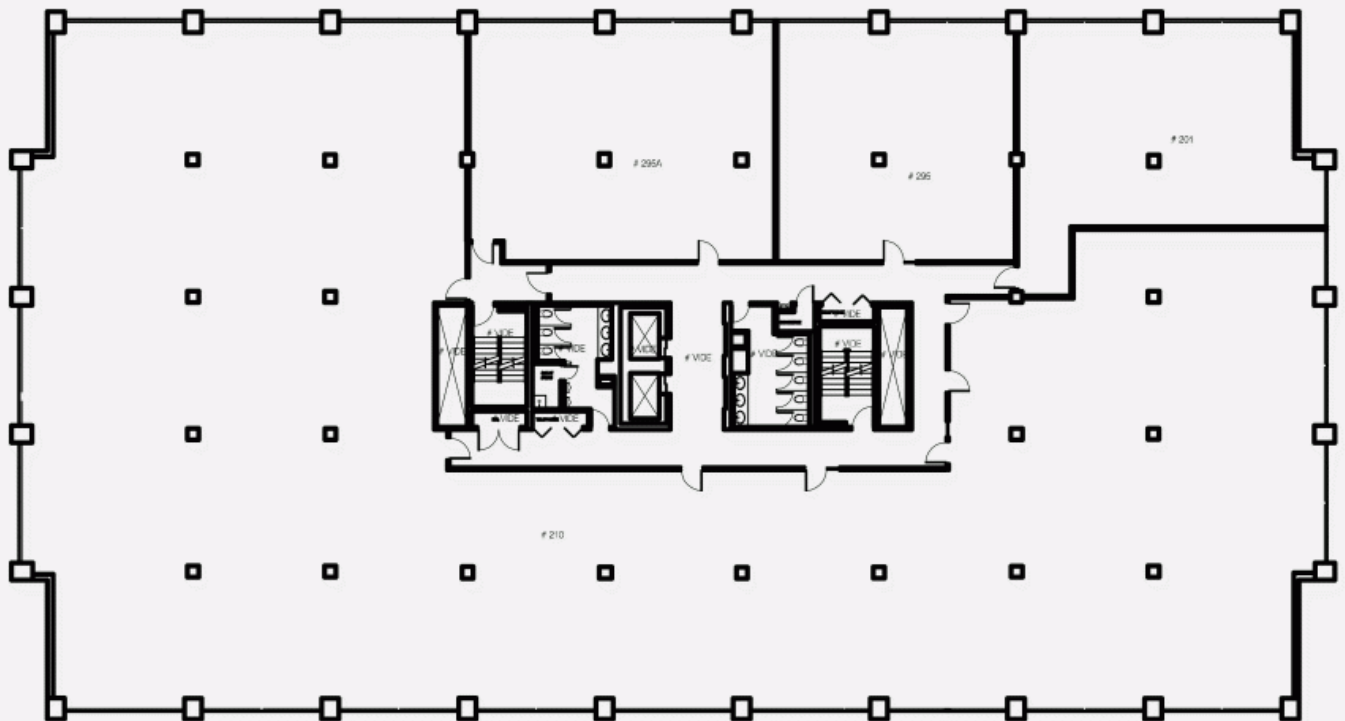
SUITE	FLOOR	AVAILABILITY	AREA
Suite #405	4		2,134 sq. ft.
Suite #450	4		1,340 sq. ft.
Suite #525	5		3,285 sq. ft.



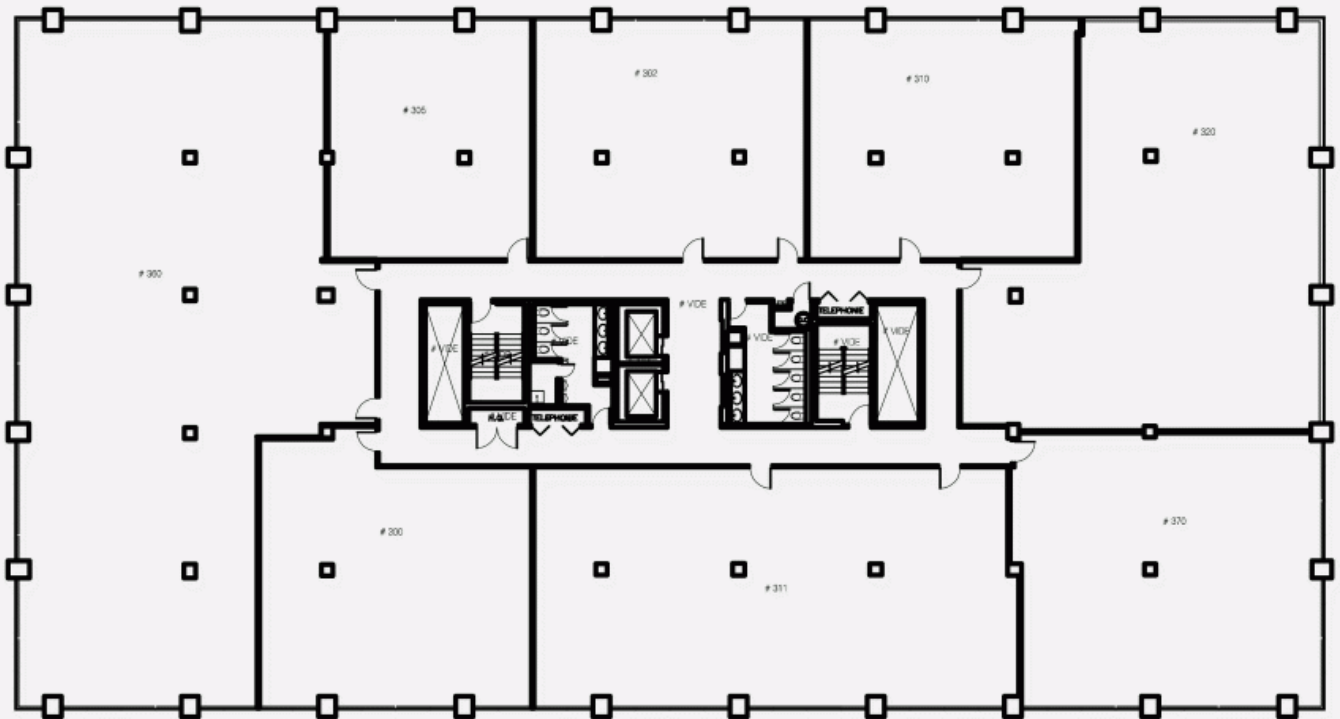
GROUND FLOOR PLAN



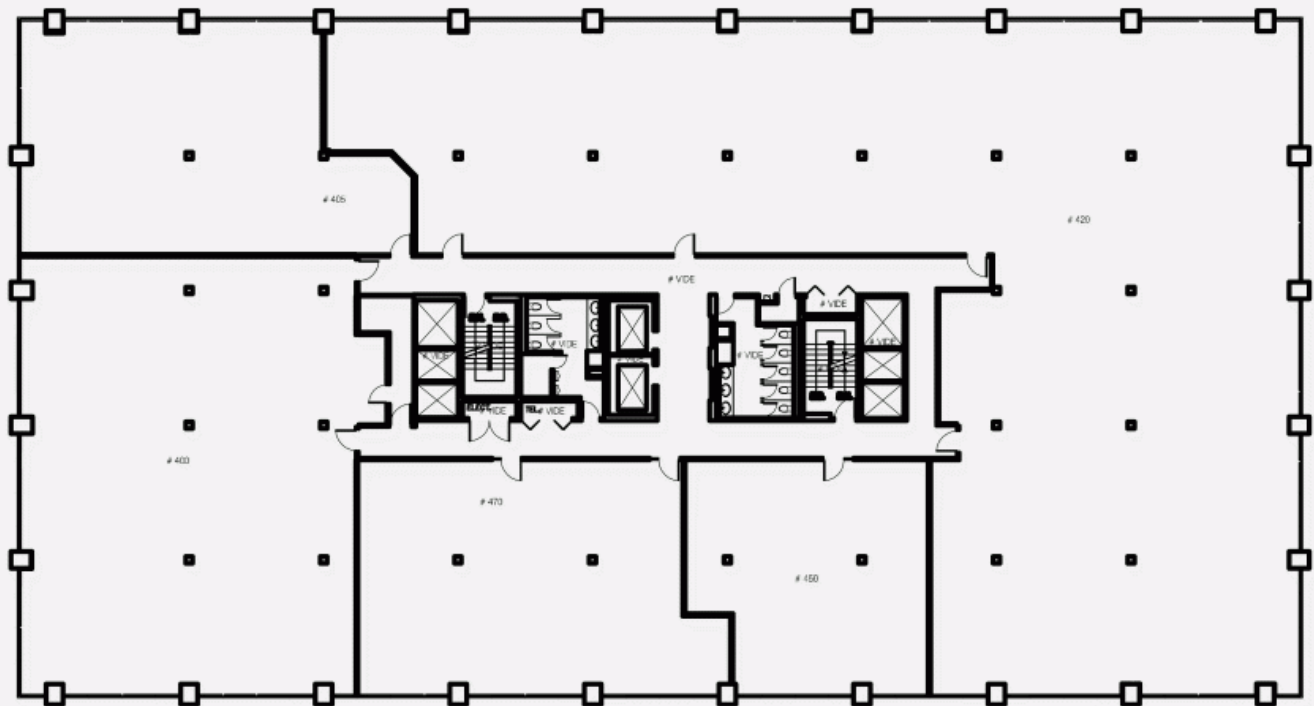
2ND FLOOR PLAN



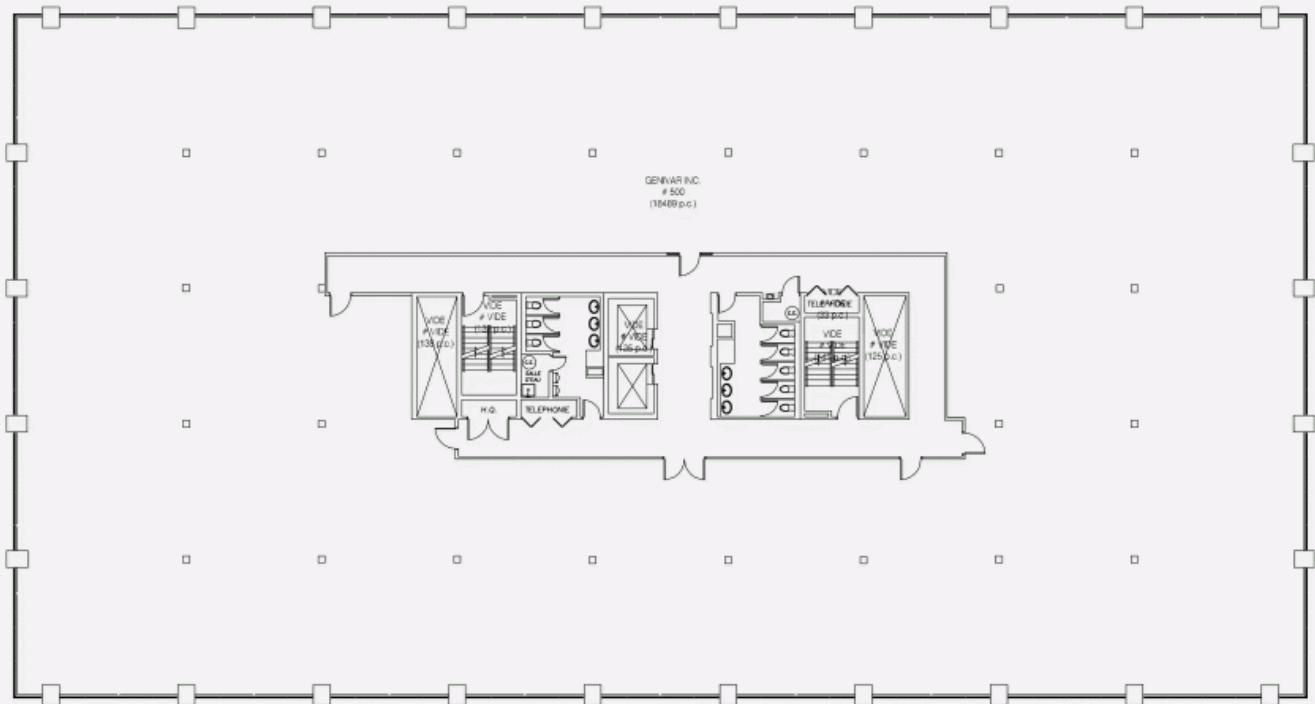
3RD FLOOR PLAN



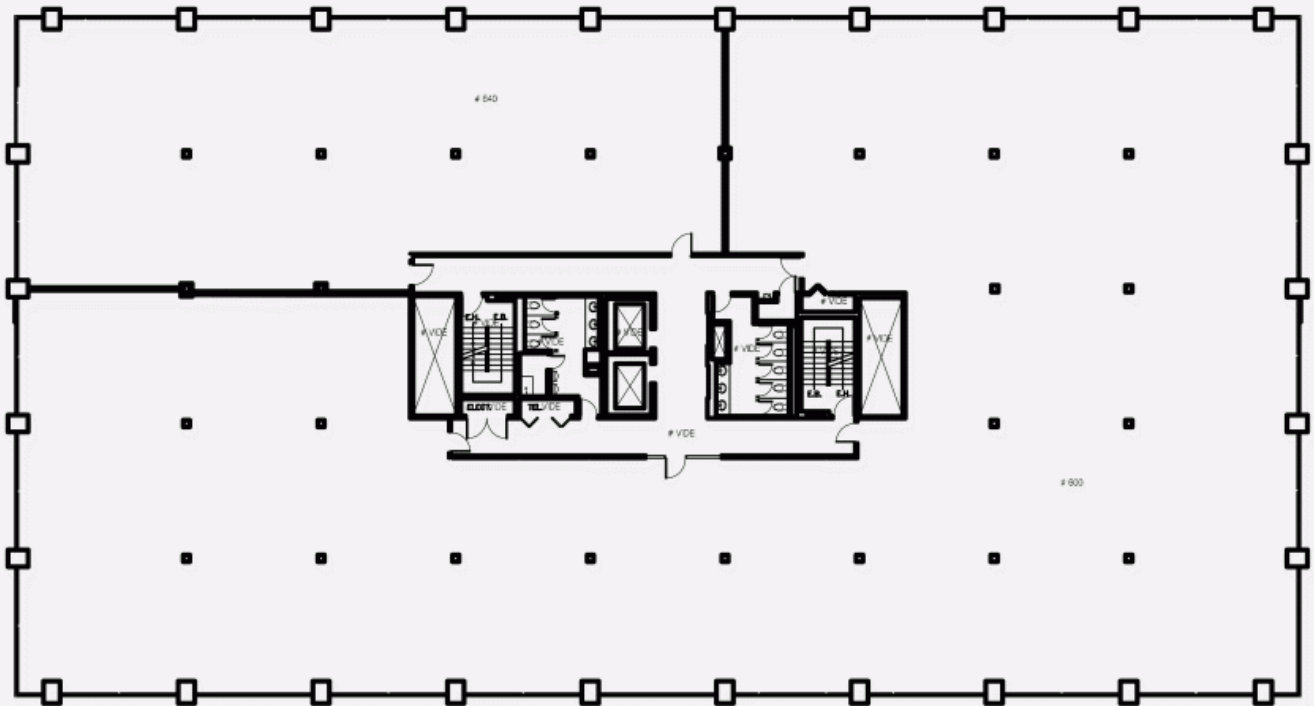
4TH FLOOR PLAN



5TH FLOOR PLAN



6TH FLOOR PLAN



7TH FLOOR PLAN

