

Excellent visibility from the Metropolitan Highway & easy access to Côte-de-Liesse Highway (520). The building is equipped with a magnetic access card system, fibre optic and a restaurant.

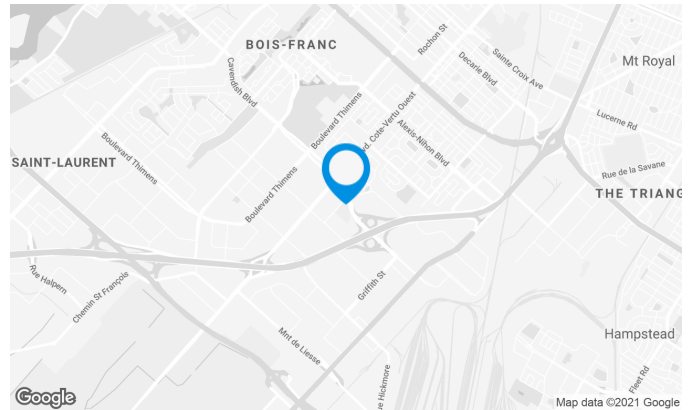
Close to Place Côte-Vertu and to many stores and restaurants.

Building characteristics

| | |
|--------------------|--------------------------------|
| TOTAL LEASING AREA | 83,000 ft ² |
| NUMBER OF FLOORS | 4 |
| ELEVATORS | 2 |
| OPTICAL FIBER | Yes |
| SPRINKLERS | Yes |
| GENERATOR | Yes |
| HVAC HOURS | Monday to Friday: 7 AM to 6 PM |
| SECURITY | Access cards, cameras |
| BUILDING SERVICES | Coffee shops, Office Supplies |

BUILDING ACCESSIBILITY

| | |
|-------------------------|---|
| INDOOR PARKING | 36 |
| OUTDOOR PARKING | 120 |
| PARC À VÉLOS DISPONIBLE | Yes |
| ROAD ACCESS | Trans-Canada Highway (Highway 40), Thimens Boulevard, Cavendish Boulevard |
| BUS | 174, 177, 196, 213, 216, 225, 371, 409 |
| METRO STATION | Côte-Vertu (2.6 km) |

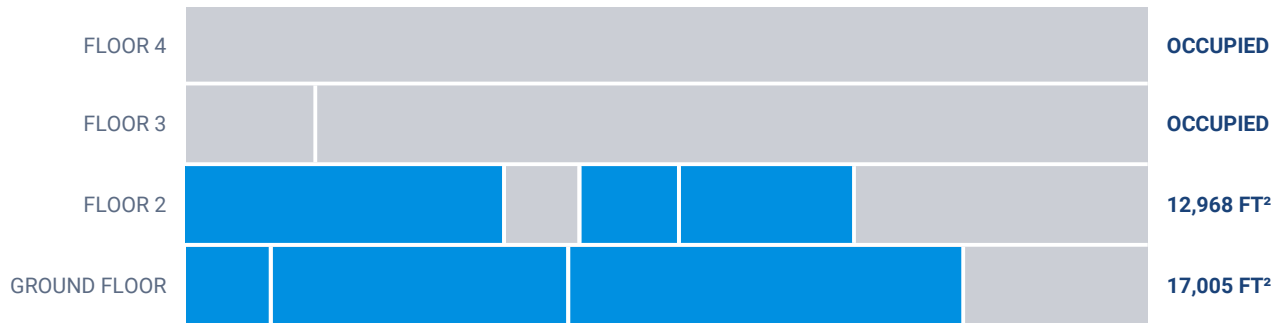


Xavier Martin

LEASING DIRECTOR
LEASING - OFFICES, MONTREAL AREA

T 514 737-3344 #3454
C 514 346-3041
E XAVIER.MARTIN@COMINAR.COM

Available leasing areas from 1,858 ft² to 21,000 ft²

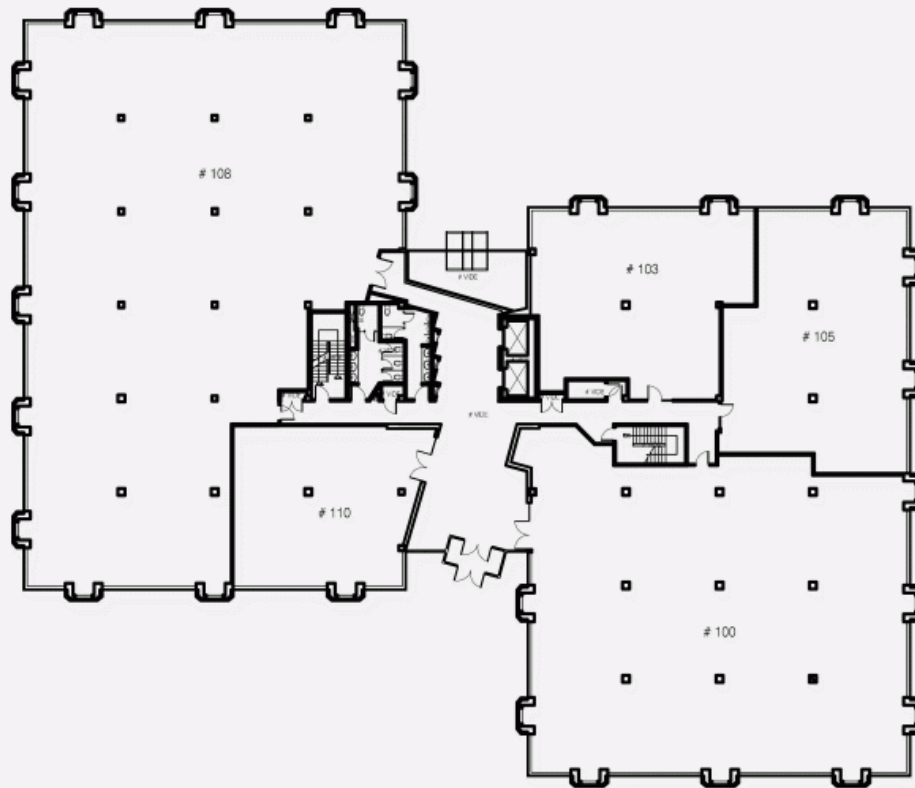


List of available offices

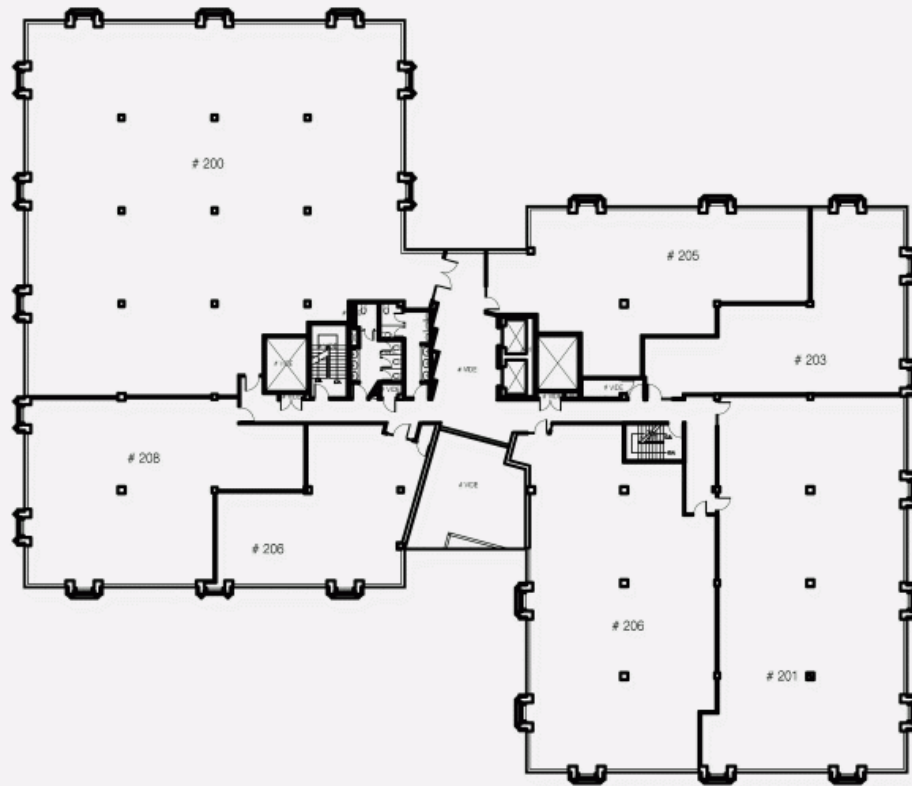
| SUITE | FLOOR | AVAILABILITY | AREA |
|----------------|-------|--------------|------------------------|
| Suite #105 | RDC | Immediate | 1,858 ft ² |
| 1st floor | RDC | Immediate | 21,000 ft ² |
| Suite #108 | RDC | Immediate | 8,640 ft ² |
| Suite #100 | RDC | Immediate | 6,507 ft ² |
| Suite #201 | 2 | Immediate | 3,830 ft ² |
| 2nd floor | 2 | Immediate | 21,000 ft ² |
| Suite #208 | 2 | Immediate | 2,176 ft ² |
| Suite #200-208 | 2 | Immediate | 9,138 ft ² |
| Suite #200 | 2 | Immediate | 6,962 ft ² |
| Suite #203 | 2 | Immediate | 1,648 ft ² |
| Suite #306R | 3 | Immediate | 2,832 ft ² |



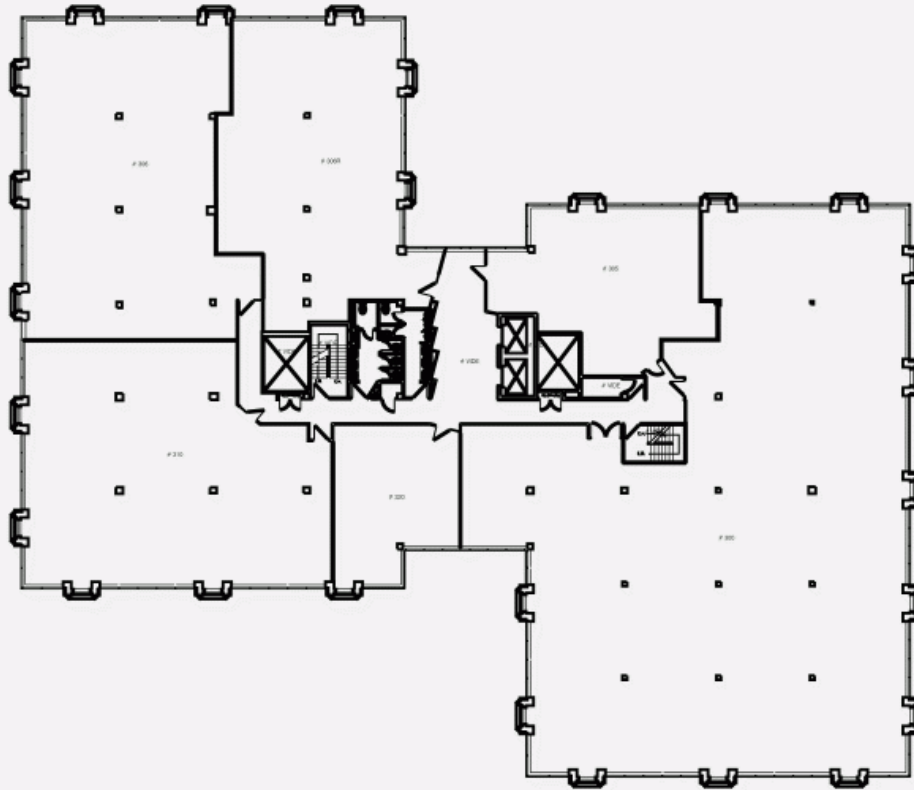
GROUND FLOOR PLAN



2ND FLOOR PLAN



3RD FLOOR PLAN



B.V. FREDECK-PHILIPS

4TH FLOOR PLAN

