

# 9900 Cavendish Boulevard, Montreal, QC, H4M 2V2

## 2nd floor

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.

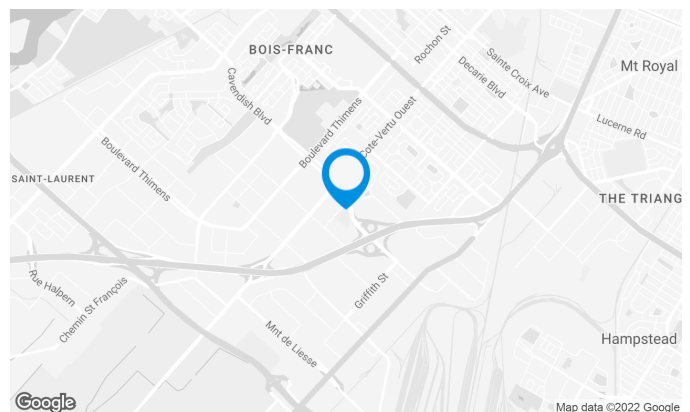
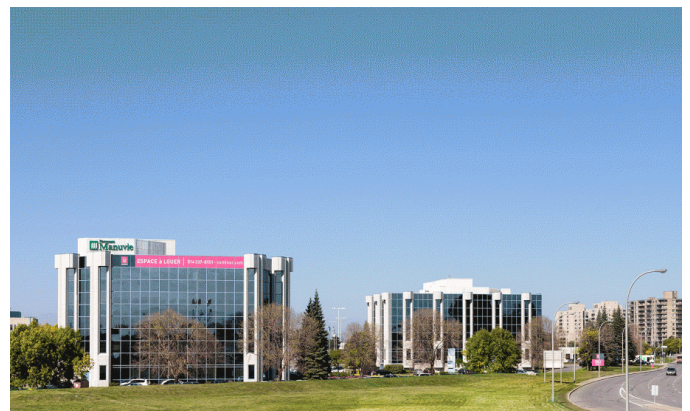
Close to Place Côte-Vertu and to many stores and restaurants.

### Building characteristics

TOTAL LEASING AREA	83,000 ft <sup>2</sup>
NUMBER OF FLOORS	4
ASCENCEURS	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

## Space characteristics

AVAILABLE LEASING AREA 21,000 ft<sup>2</sup>

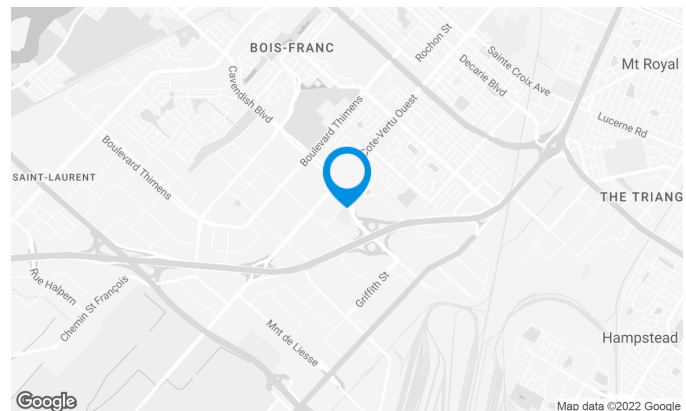
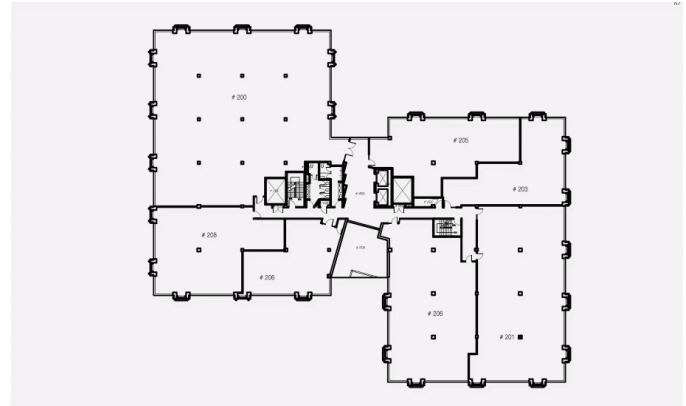
AVAILABILITY Immediate

NUMBER OF FLOORS 1

FLOOR AREA 21,000 ft<sup>2</sup>

ADDITIONAL RENT \$15.38 /ft<sup>2</sup>

ENERGY Included



**Xavier Martin**

LEASING DIRECTOR  
LEASING - OFFICES, MONTREAL AREA

**T** 514 737-3344 #3454

**C** 514 346-3041

**E** XAVIER.MARTIN@COMINAR.COM

FLOOR PLAN

