

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

## Suite #201

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.

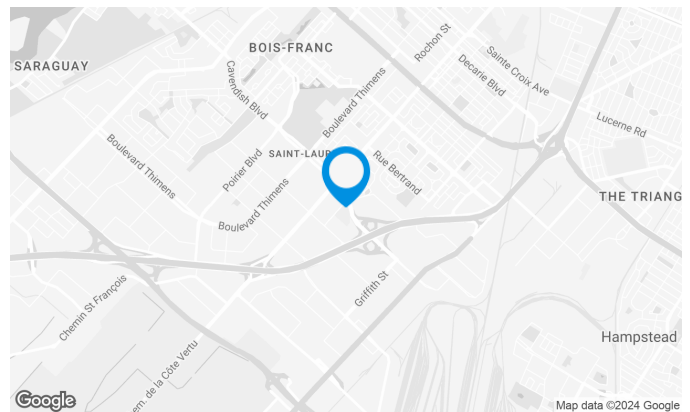
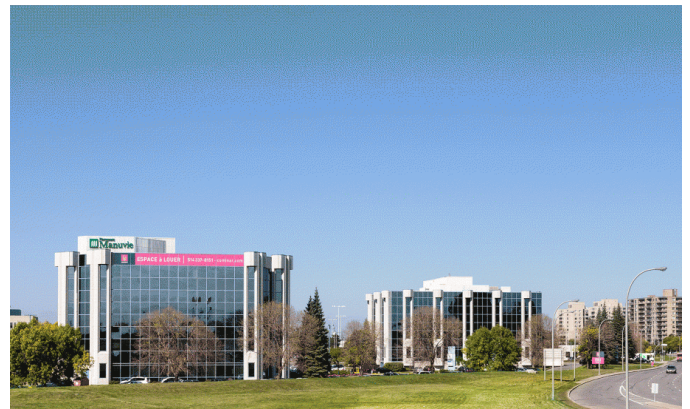
Close to Place Côte-Vertu and to many stores and restaurants.

### Building characteristics

TOTAL LEASING AREA	83,000 sq. ft.
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)



**Julie Coulombe**

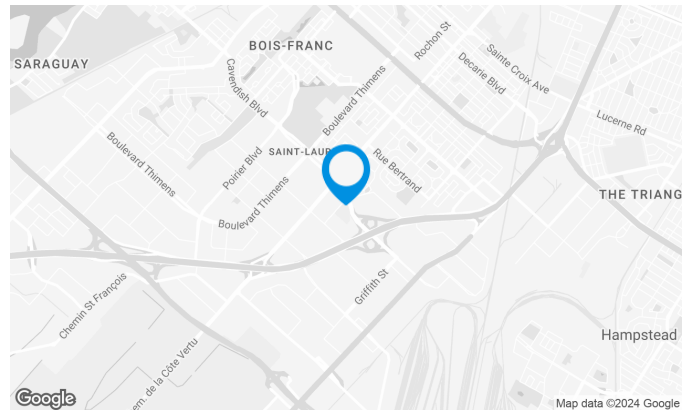
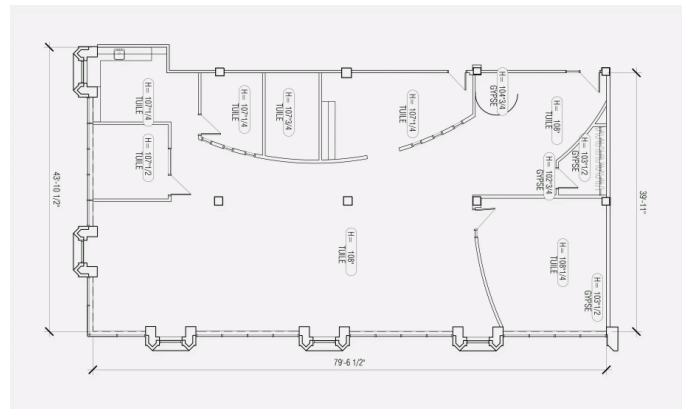
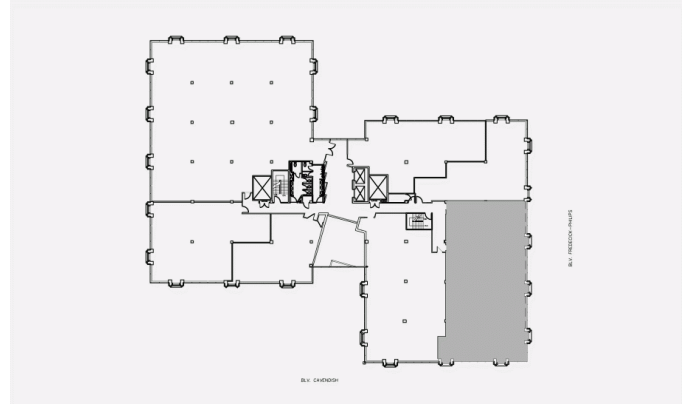
LEASING ASSISTANT  
LEASING

T 418 681-6300

E JULIE.COULOMBE@COMINAR.COM

### Space characteristics

AVAILABLE LEASING AREA	3,830 sq. ft.
AVAILABILITY	Immediate
NUMBER OF FLOORS	1
FLOOR AREA	21,000 sq. ft.
ADDITIONAL RENT	\$15.38 /sq. ft.
ENERGY	Included
COMMENTS / NOTES	This local has existing improvements.



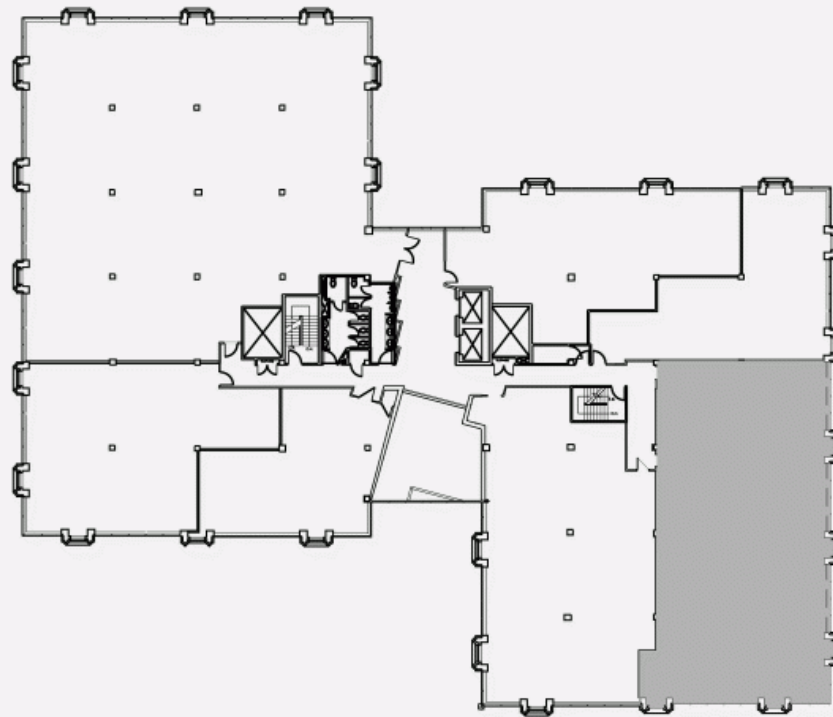
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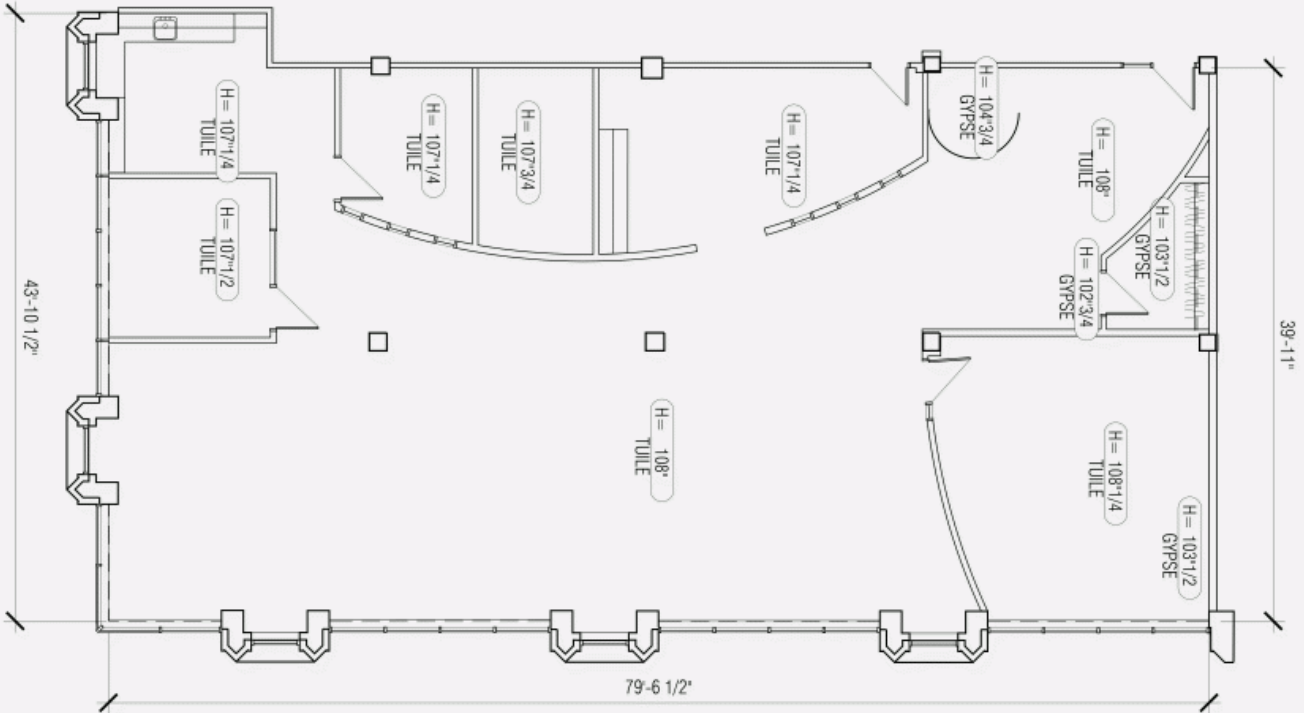
LOCATION PLAN



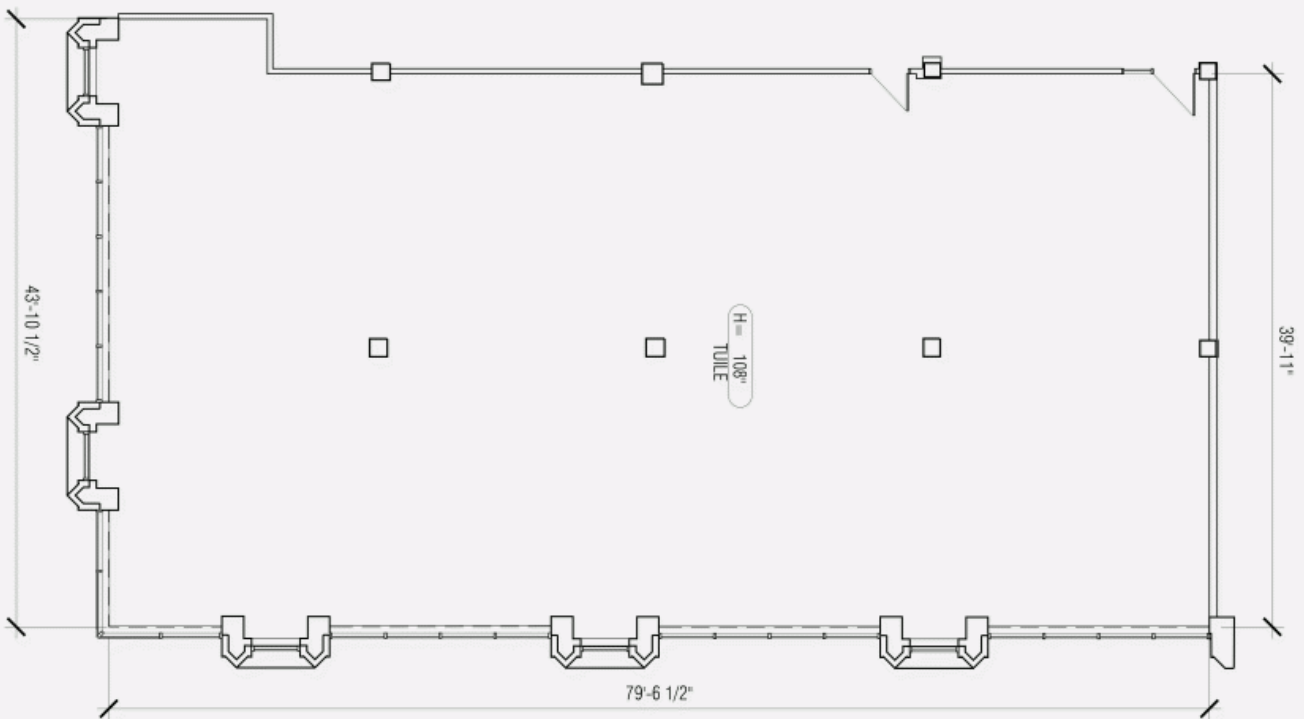
BLV. CAVENDISH

BLV. FREDERICK-PHILIPS

LAYOUT PLAN



PLAN WITHOUT LAYOUT





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