

9900 Cavendish Boulevard, Montreal, QC, H4M 2V2

Suite #306

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.

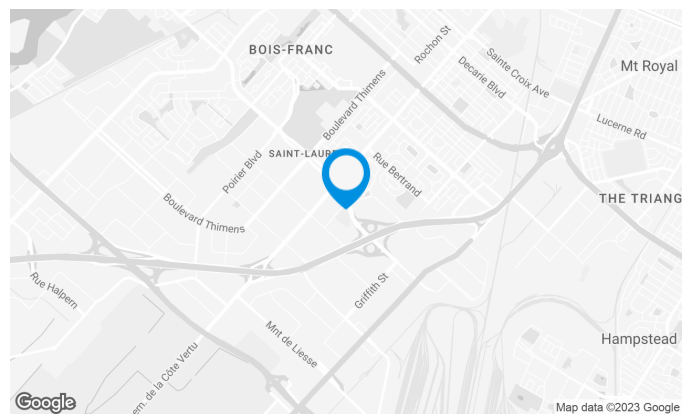
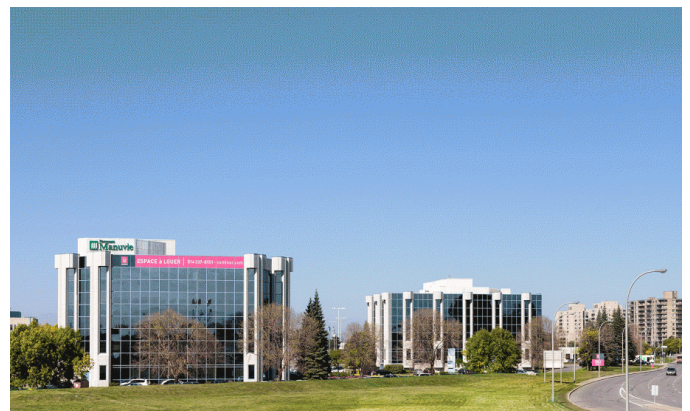
Close to Place Côte-Vertu and to many stores and restaurants.

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) |



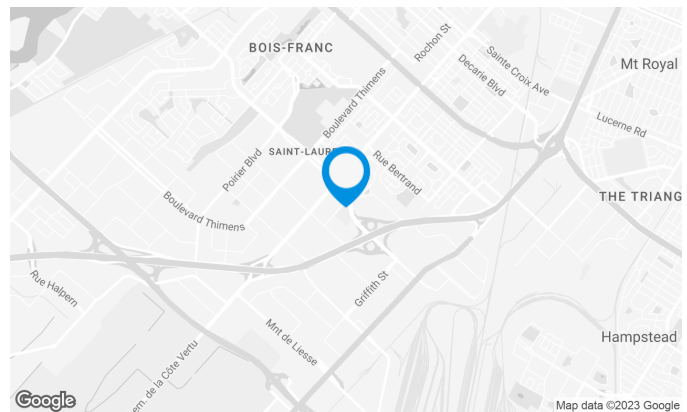
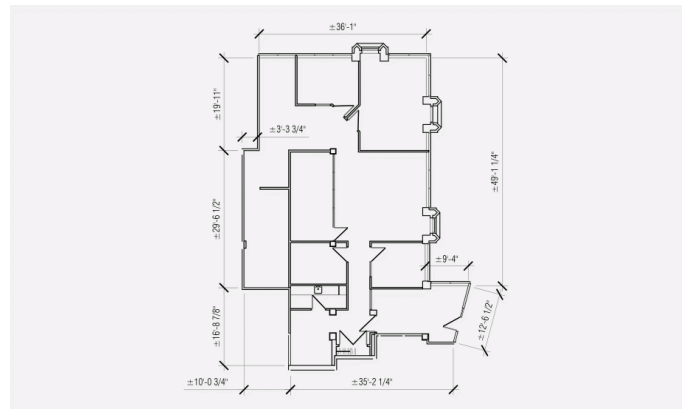
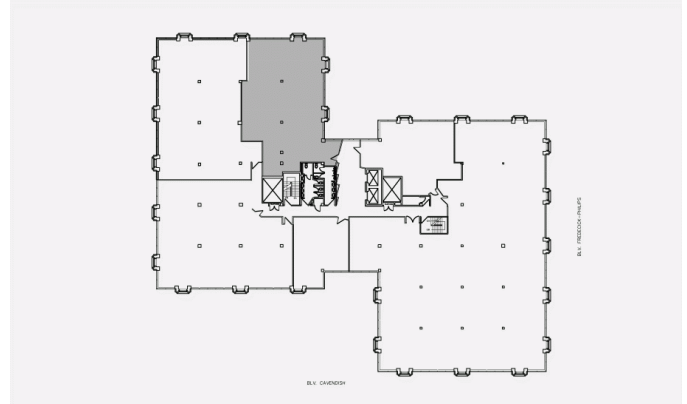
Xavier Martin

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 | 3,887 sq. ft. |
| AVAILABILITY | Immediate |
| NUMBER OF FLOORS | 1 |
| FLOOR AREA | 21,000 sq. ft. |
| ADDITIONAL RENT | \$15.38 /sq. ft. |
| ENERGY | Included |

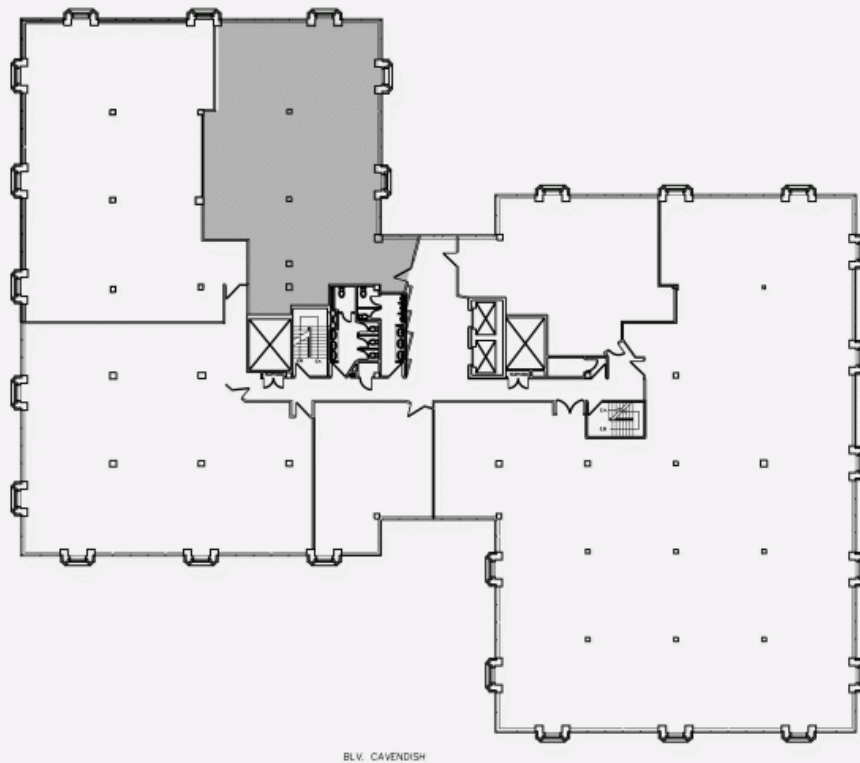


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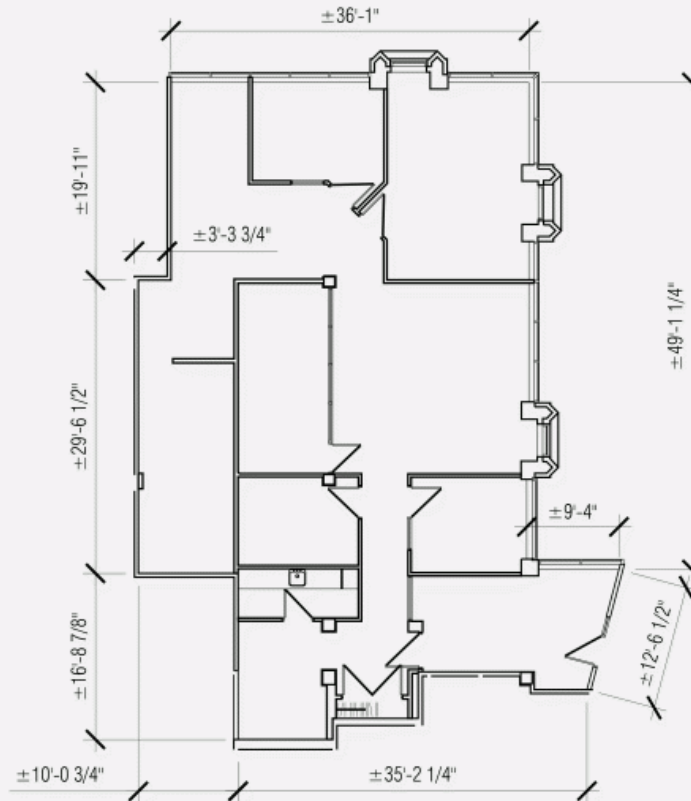
LOCATION PLAN



BLV. FREEDOCK-PHILIPS

BLV. CAVENDISH

LAYOUT PLAN



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