

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.

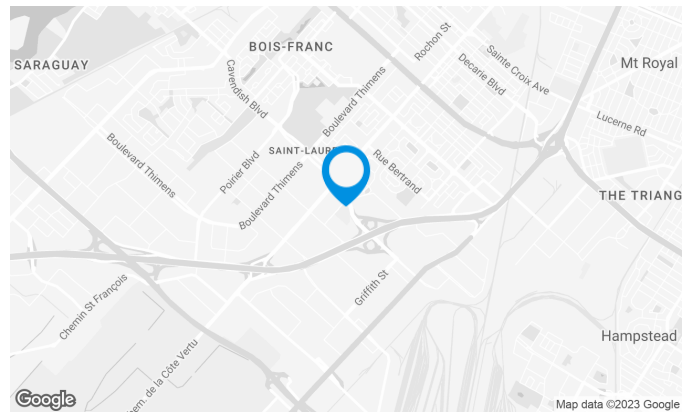
Close to Place Côte-Vertu and to many stores and restaurants.

Building characteristics

TOTAL LEASING AREA	83,000 sq. ft.
NUMBER OF FLOORS	4
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)

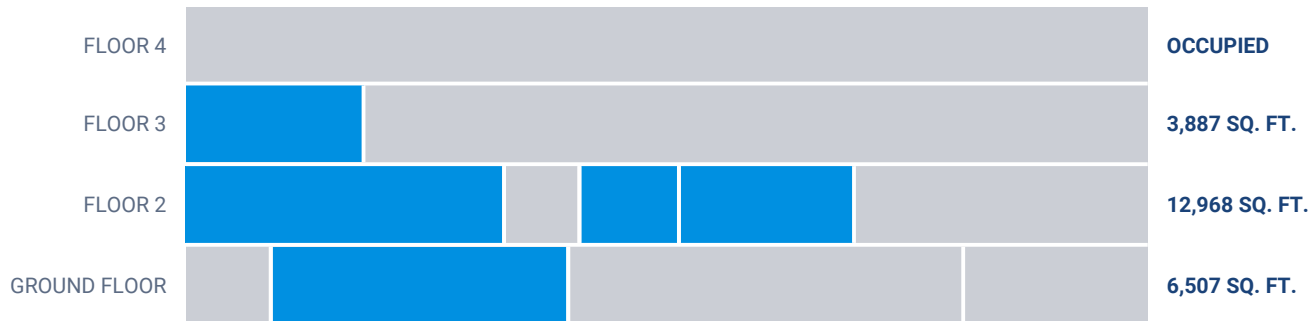


Xavier Martin

LEASING DIRECTOR
LEASING - OFFICES, MONTREAL AREA

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Available leasing areas from 2,176 sq. ft. to 21,000 sq. ft.

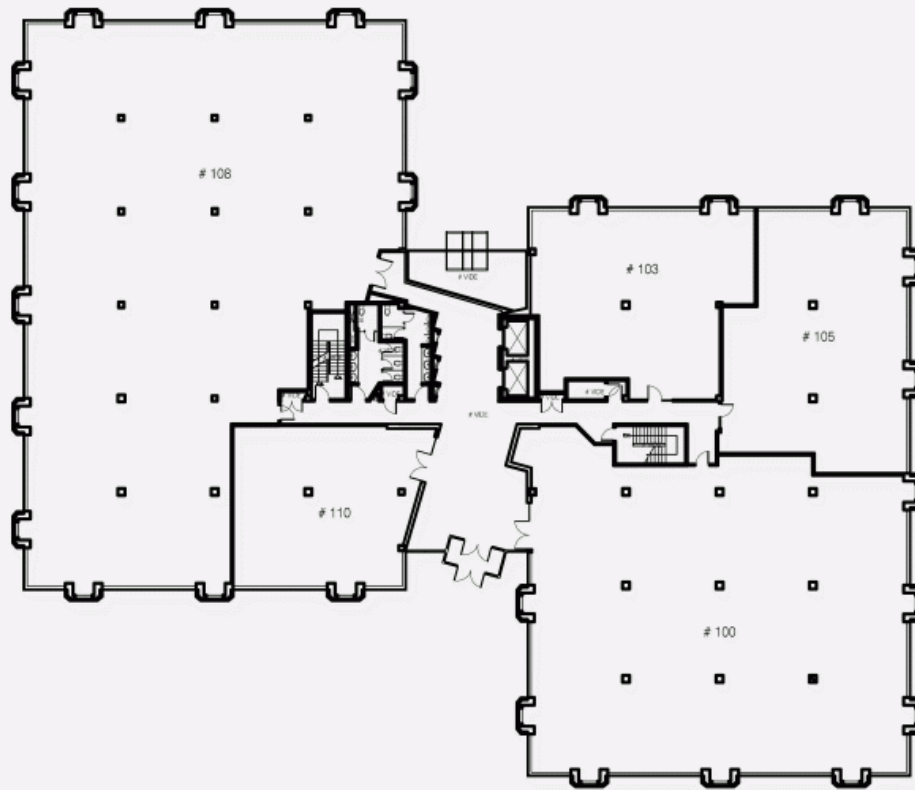


List of available offices

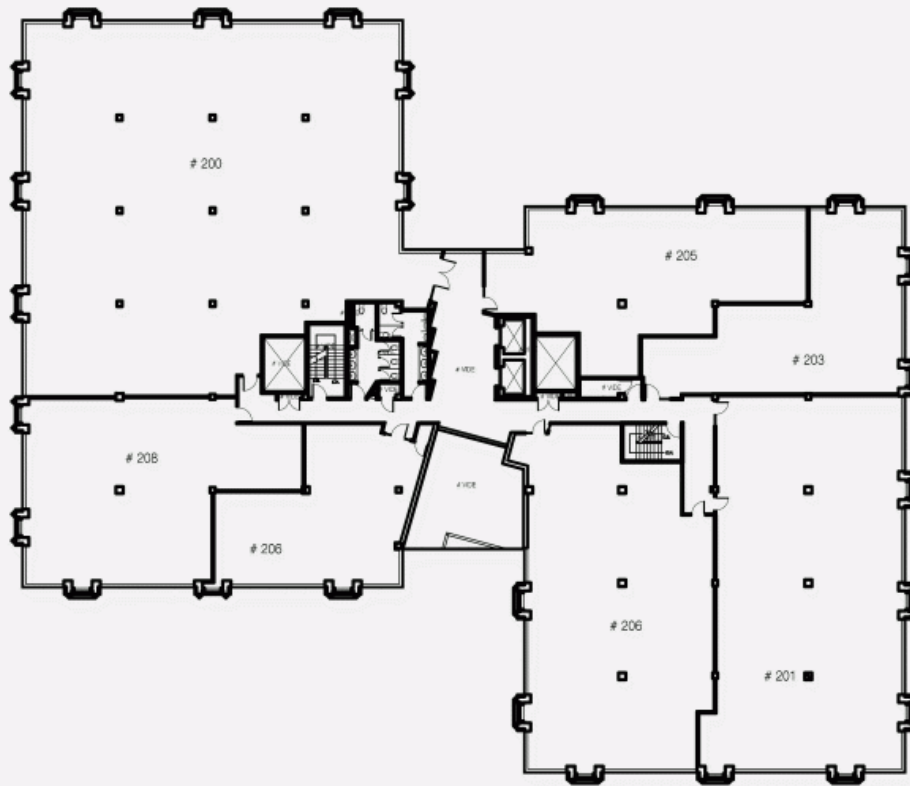
SUITE	FLOOR	AVAILABILITY	AREA
Suite #100	RDC	Immediate	6,507 sq. ft.
Suite #105	RDC		1,858 sq. ft.
1st floor	RDC	Immediate	21,000 sq. ft.
Suite #108	RDC		8,640 sq. ft.
Suite #200-208	2	Immediate	9,138 sq. ft.
Suite #201	2	Immediate	3,830 sq. ft.
2nd floor	2	Immediate	21,000 sq. ft.
Suite #208	2	Immediate	2,176 sq. ft.
Suite #200	2	Immediate	6,962 sq. ft.
Suite #203	2		1,648 sq. ft.
Suite #306	3	Immediate	3,887 sq. ft.



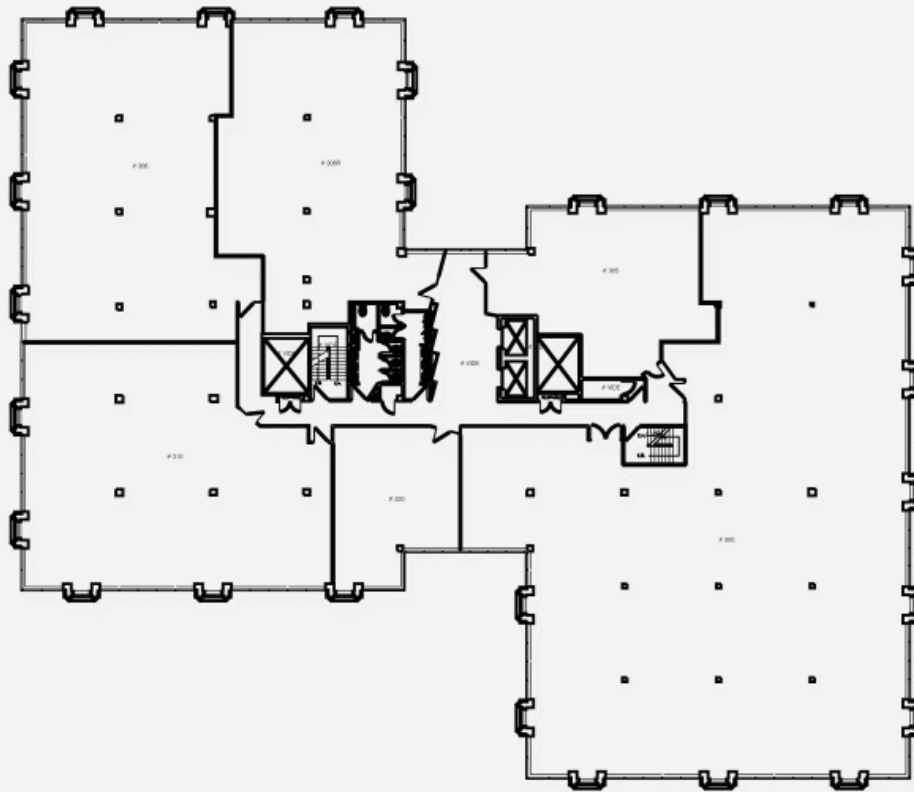
GROUND FLOOR PLAN



2ND FLOOR PLAN



3RD FLOOR PLAN



B.V. FREDECK-PHILIPS

4TH FLOOR PLAN

