

9900 Cavendish Boulevard, Montreal, QC, H4M 2V2

Suite #306R

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.

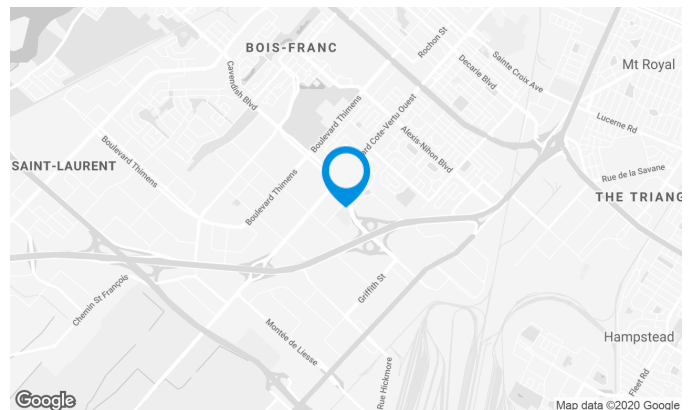
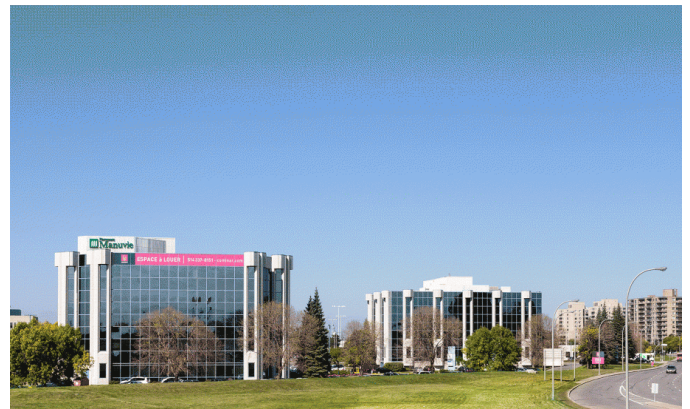
Close to Place Côte-Vertu and to many stores and restaurants.

Building characteristics

TOTAL LEASING AREA	83,000 ft ²
NUMBER OF FLOORS	4
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)



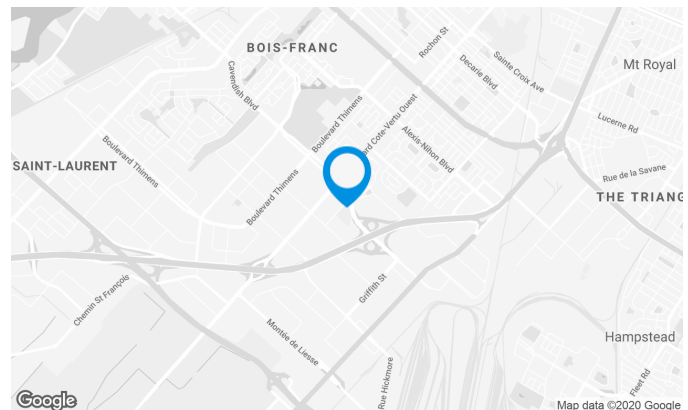
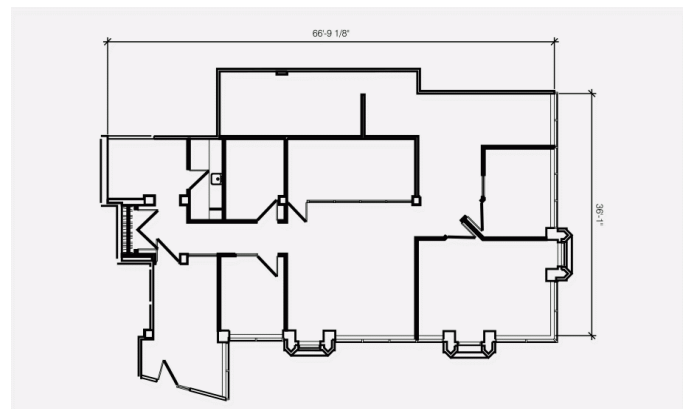
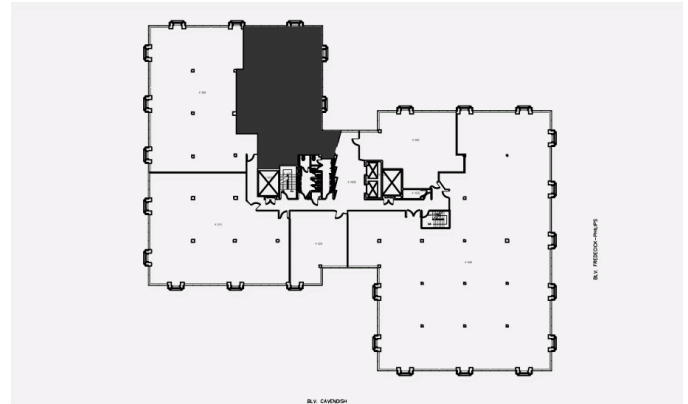
Xavier Martin

LEASE AGENT
LEASING - OFFICES

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

Space characteristics

AVAILABLE LEASING AREA	2,832 ft ²
AVAILABILITY	Immediate
NUMBER OF FLOORS	1
FLOOR AREA	21,000 ft ²
ADDITIONAL RENT	\$15.16 /ft ²
ENERGY	Included
COMMENTS / NOTES	This local is in base building, without existing improvements.



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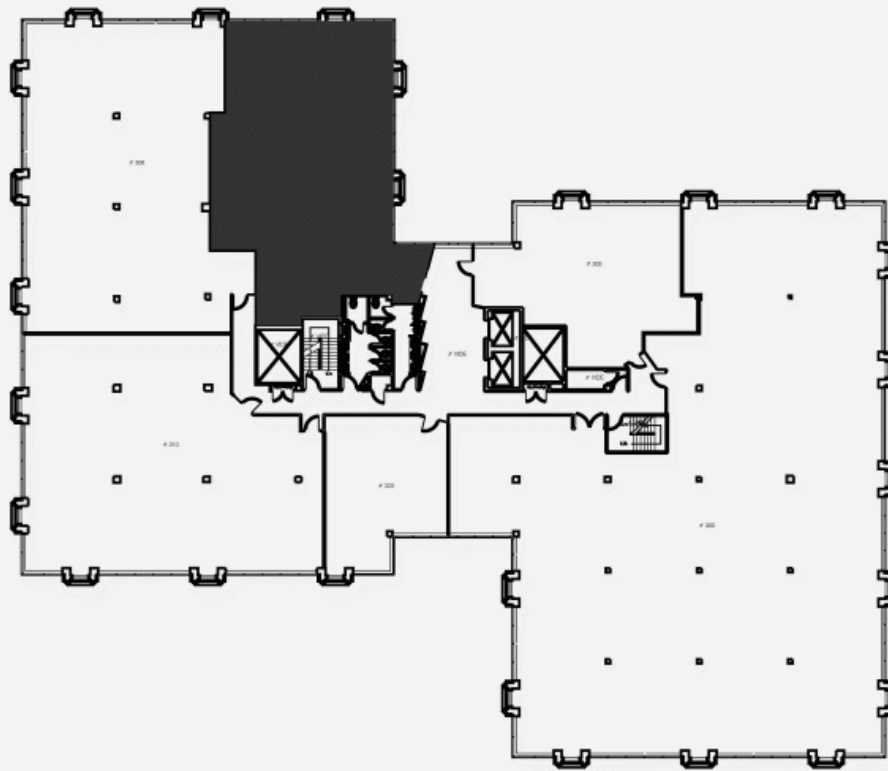
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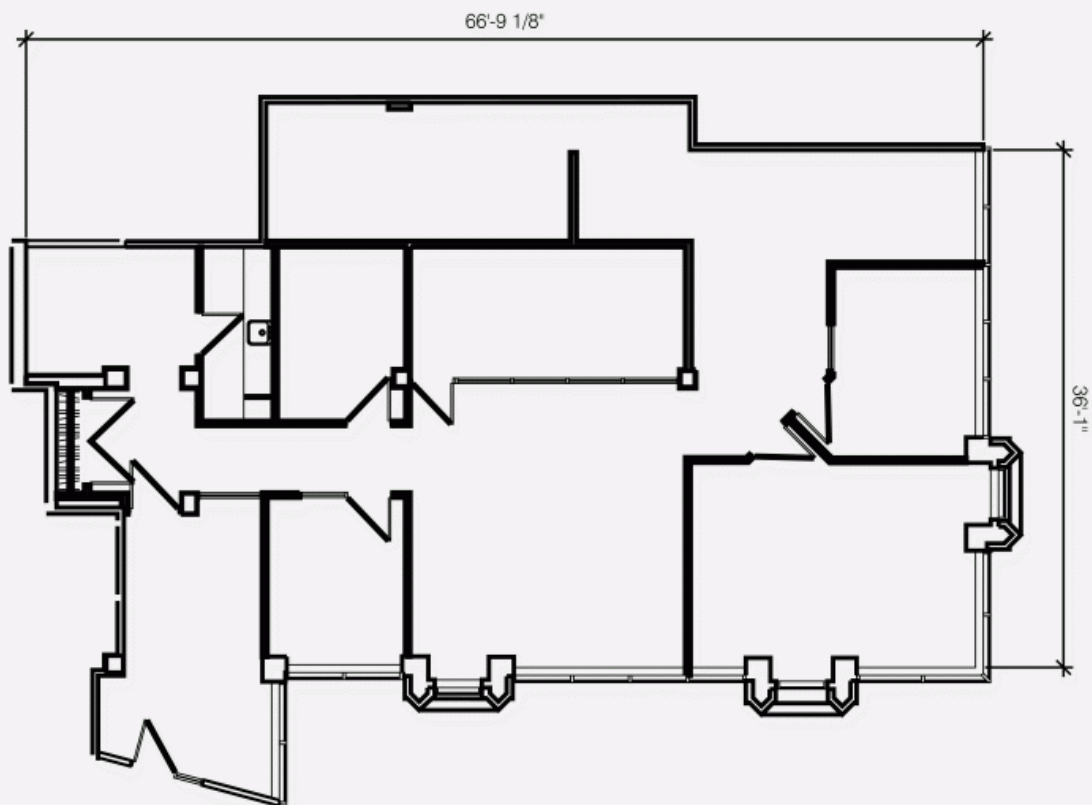
LOCATION PLAN



BLV. CAVENDISH

BLV. FREDCOCK-PHILIPS

LAYOUT PLAN



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