

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

## Suite #100

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.

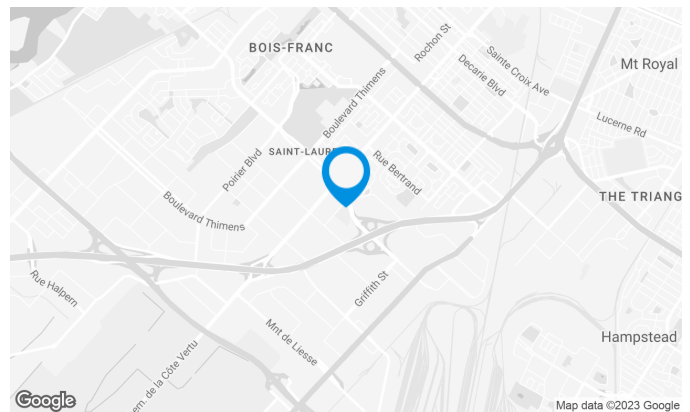
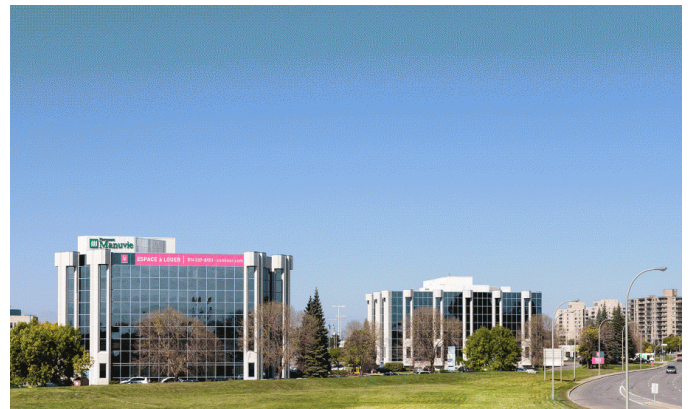
Close to Place Côte-Vertu and to many stores and restaurants.

### 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)   |



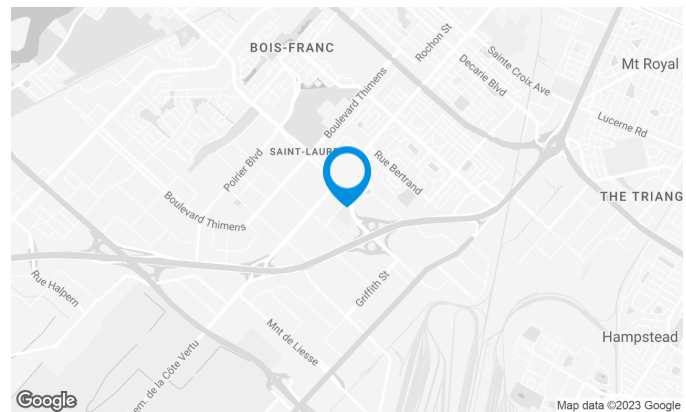
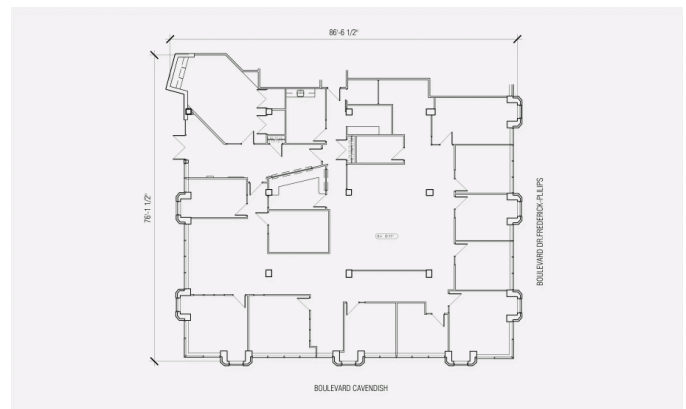
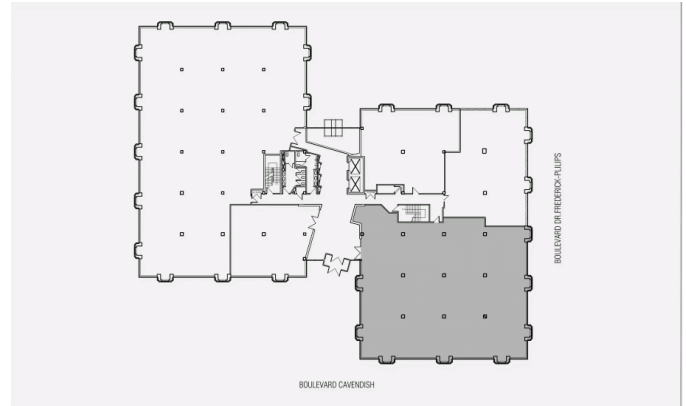
**Xavier Martin**

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 | 6,507 sq. ft.                         |
| AVAILABILITY           | Immediate                             |
| FLOOR AREA             | 21,000 sq. ft.                        |
| ADDITIONAL RENT        | \$15.38 /sq. ft.                      |
| ENERGY                 | Included                              |
| COMMENTS / NOTES       | This local has existing improvements. |

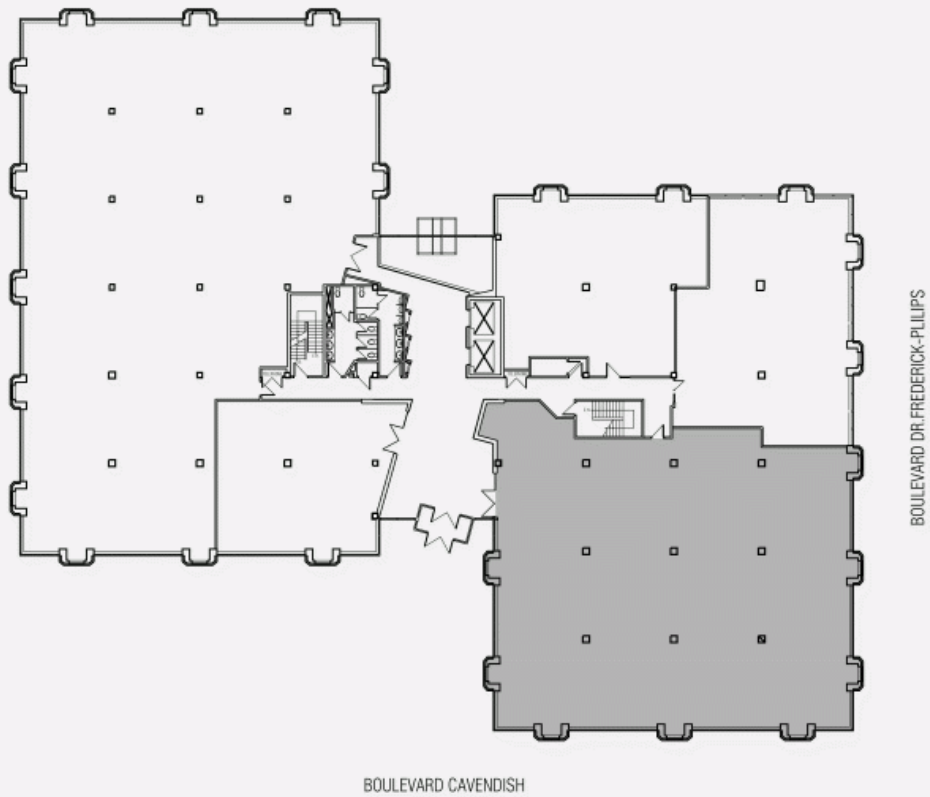


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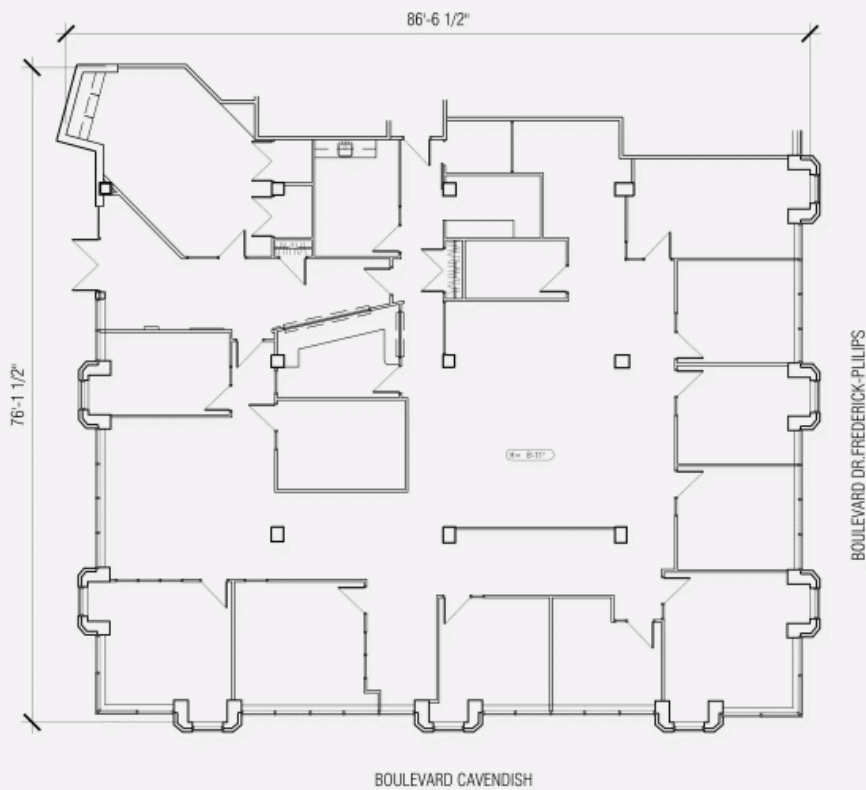
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LOCATION PLAN



LAYOUT PLAN



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