

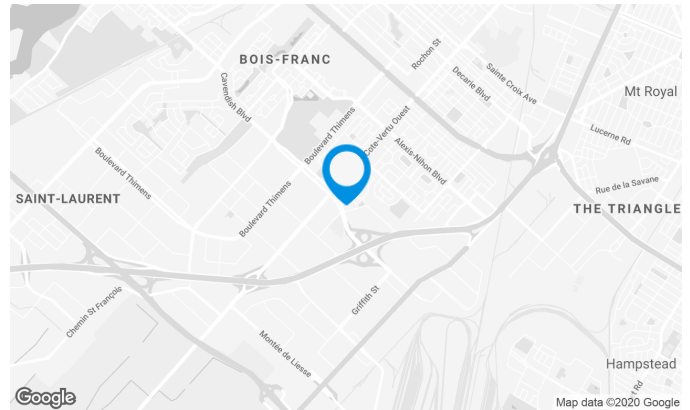
Prestigious office building located near the intersection of Côte-Vertu and Cavendish Boulevard. The building is equipped with a magnetic access card system, camera and fibre optic.

## Building characteristics

TOTAL LEASING AREA	50,000 ft <sup>2</sup>
NUMBER OF FLOORS	3
ELEVATORS	2
OPTICAL FIBER	Yes
SPRINKLERS	Yes
GENERATOR	Yes
HVAC HOURS	Monday to Friday: 7 AM to 6 PM
SECURITY	Access cards, cameras

## BUILDING ACCESSIBILITY

INDOOR PARKING	33
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

Available leasing areas from 1,441 ft<sup>2</sup> to 5,367 ft<sup>2</sup>

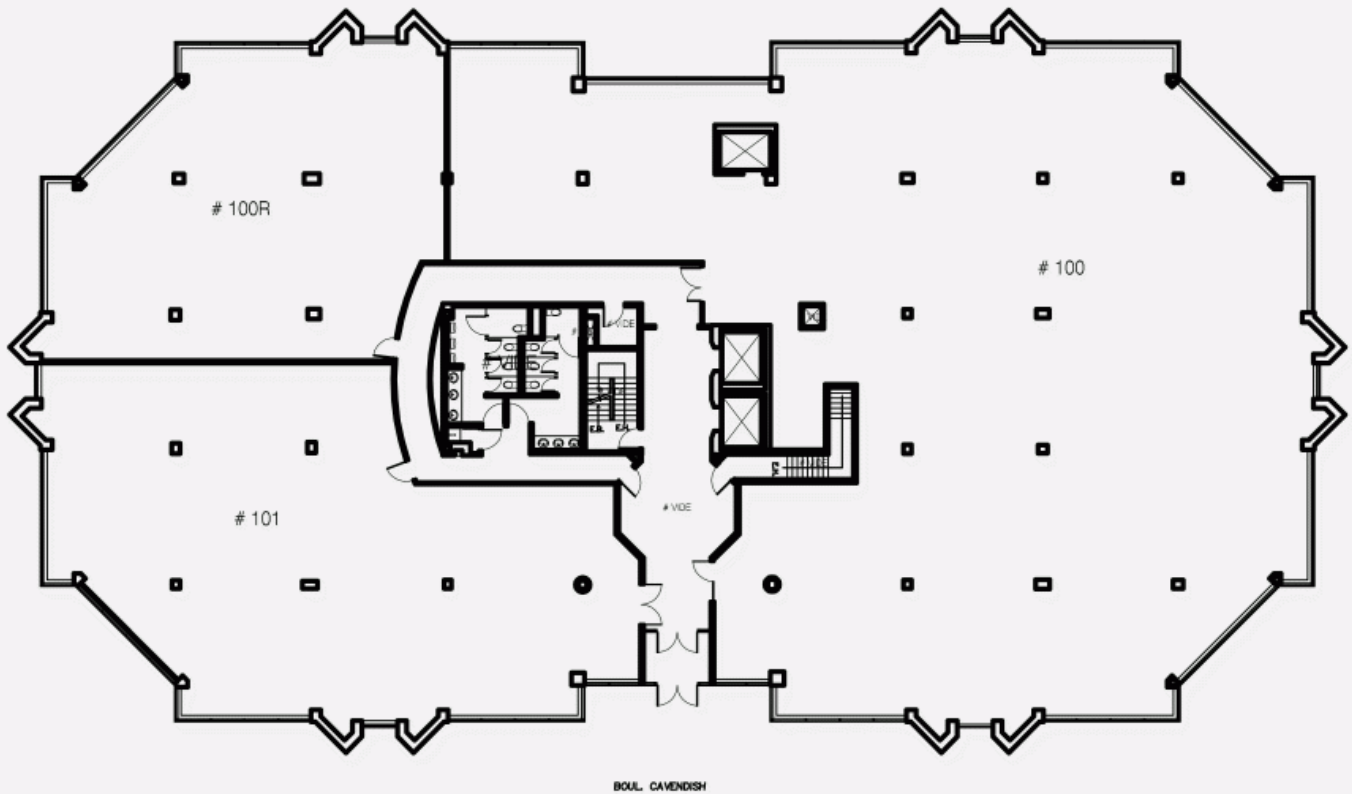


List of available offices

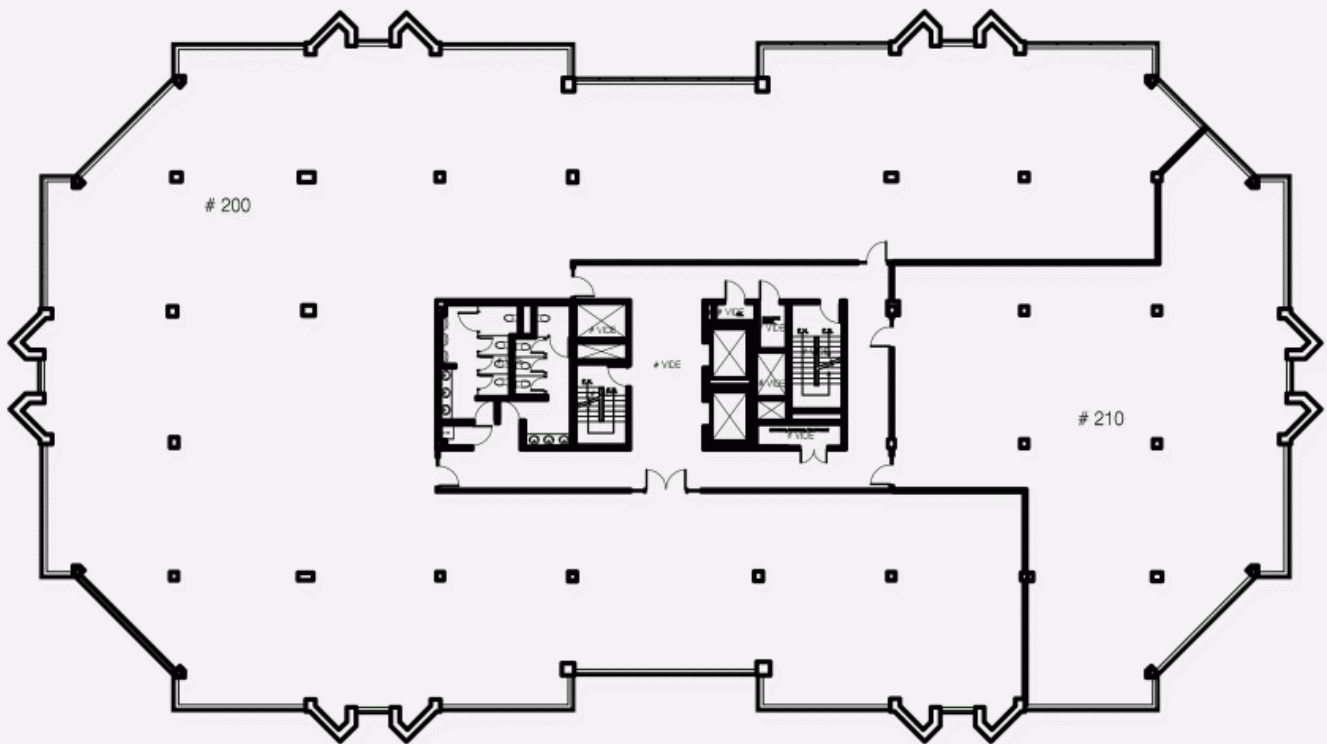
SUITE	FLOOR	AVAILABILITY	AREA
Suite #100R	RDC	Immediate	4,132 ft <sup>2</sup>
Suite #210	2	Immediate	5,367 ft <sup>2</sup>
Suite #311	3	Immediate	1,441 ft <sup>2</sup>



GROUND FLOOR PLAN

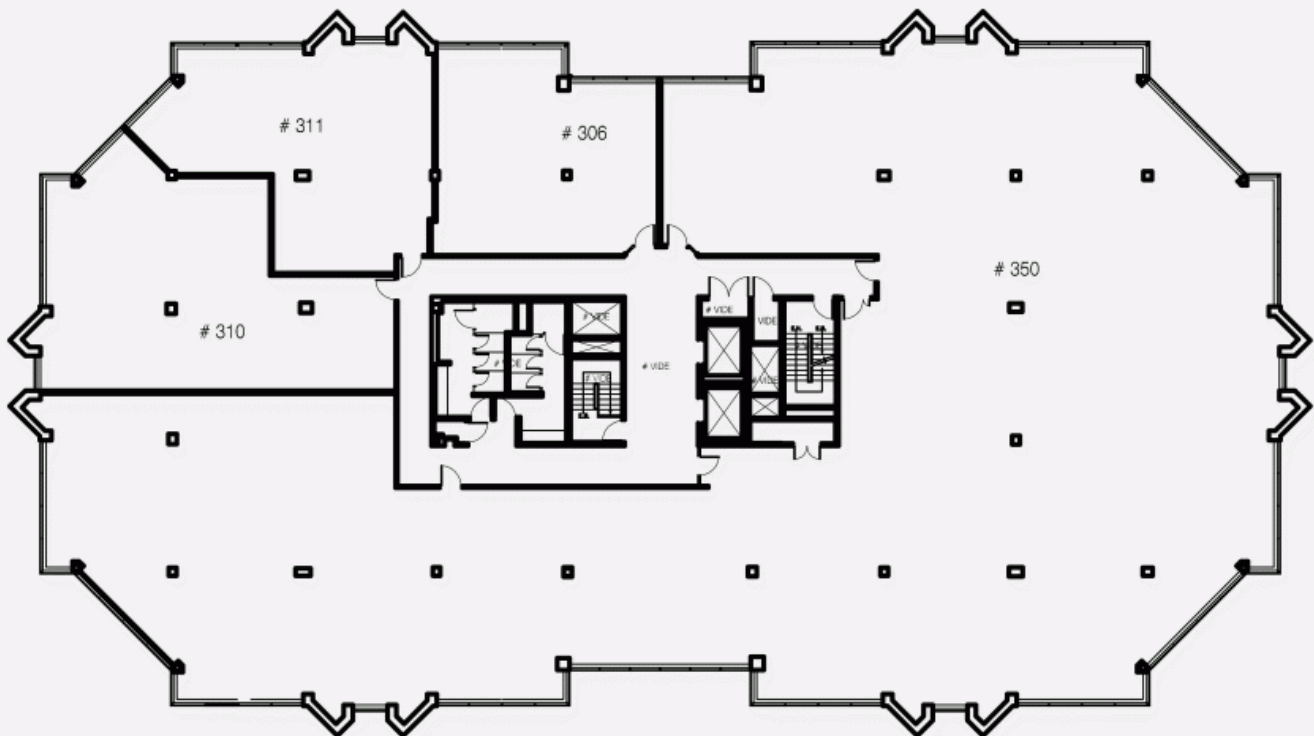


2ND FLOOR PLAN



CAVENDISH

3RD FLOOR PLAN



CAVENDISH