

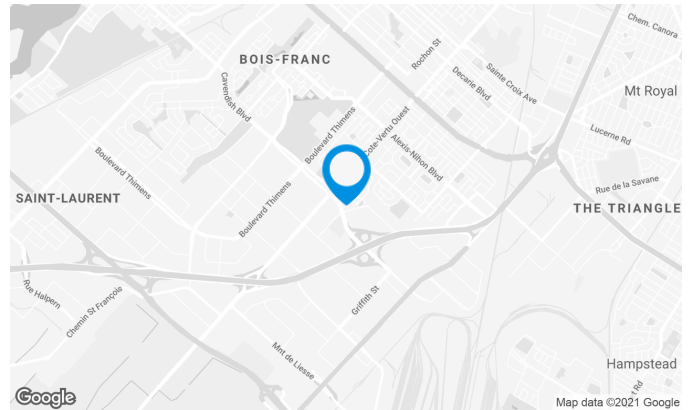
Prestigious office building located near the intersection of Côte-Vertu and Cavendish Boulevard. The building is equipped with a magnetic access card system, camera and fibre optic.

Building characteristics

TOTAL LEASING AREA	50,000 ft ²
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)

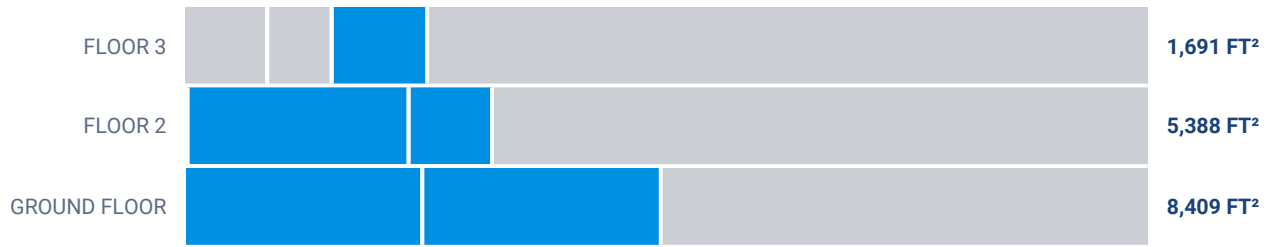


Xavier Martin

LEASING DIRECTOR
LEASING - OFFICES, MONTREAL AREA

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Available leasing areas from 1,478 ft² to 8,187 ft²

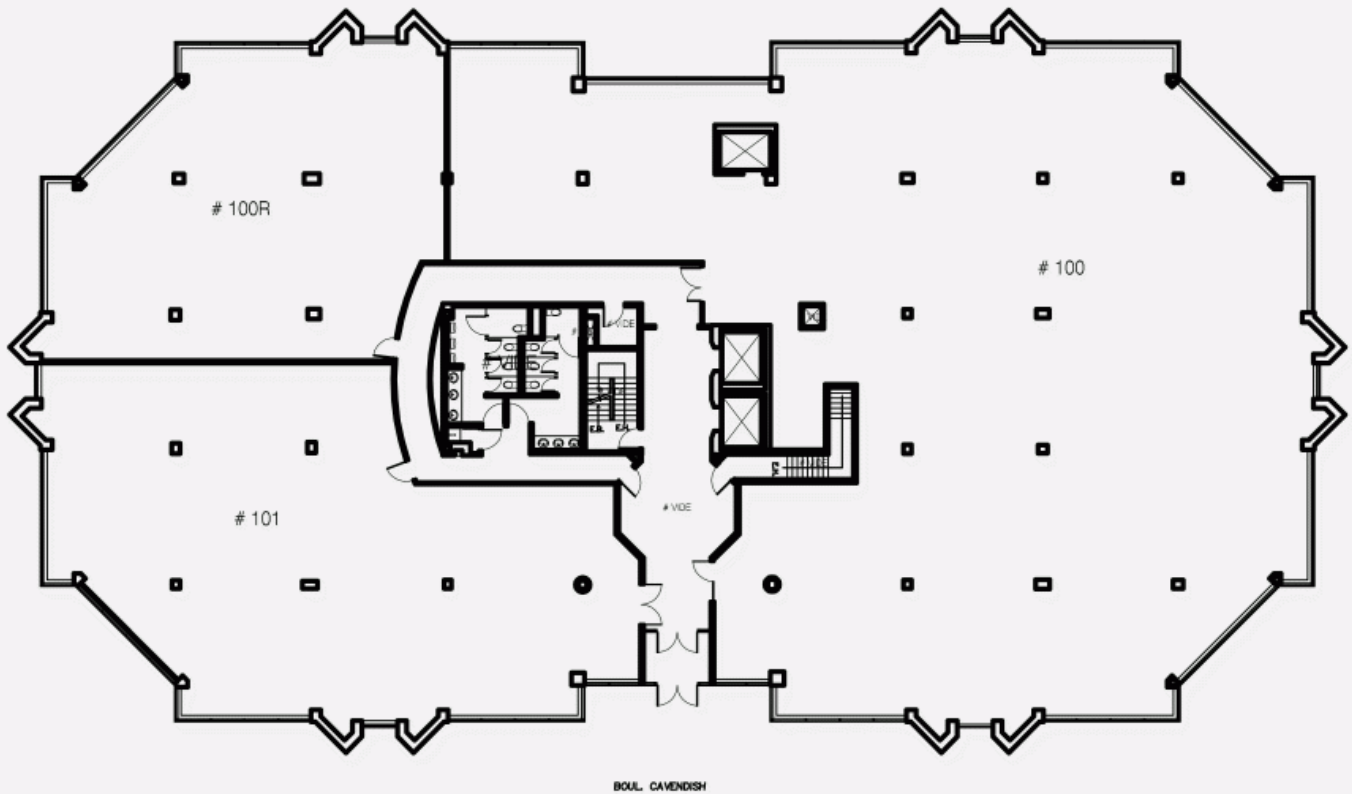


List of available offices

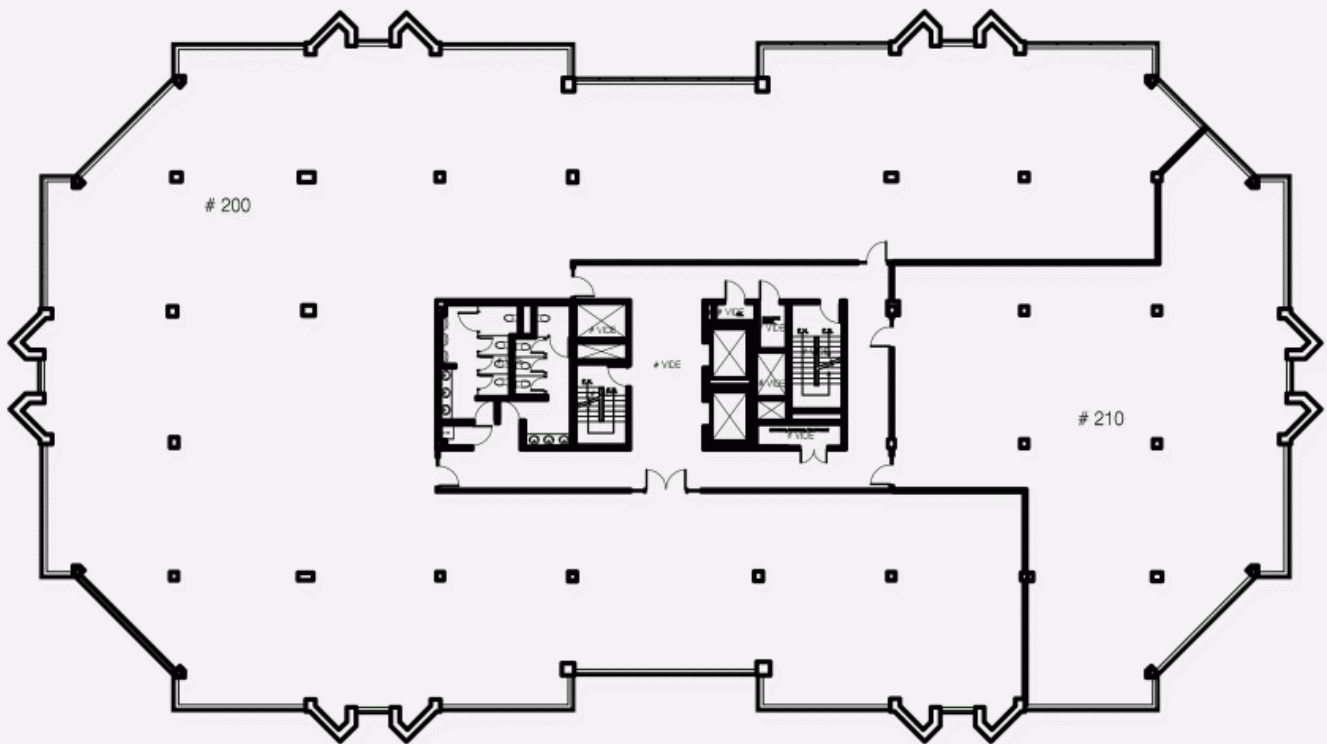
SUITE	FLOOR	AVAILABILITY	AREA
Suite #100R-101	RDC	Immediate	8,187 ft ²
Suite #101	RDC	Immediate	4,222 ft ²
Suite #100R	RDC	Immediate	4,187 ft ²
Suite #220A	2	Immediate	3,910 ft ²
Suite #220B	2	Immediate	1,478 ft ²
Suite #220	2	Immediate	5,367 ft ²
Suite #310	3	Immediate	1,691 ft ²
Suite #306	3		1,141 ft ²
Suite #311	3		1,441 ft ²



GROUND FLOOR PLAN

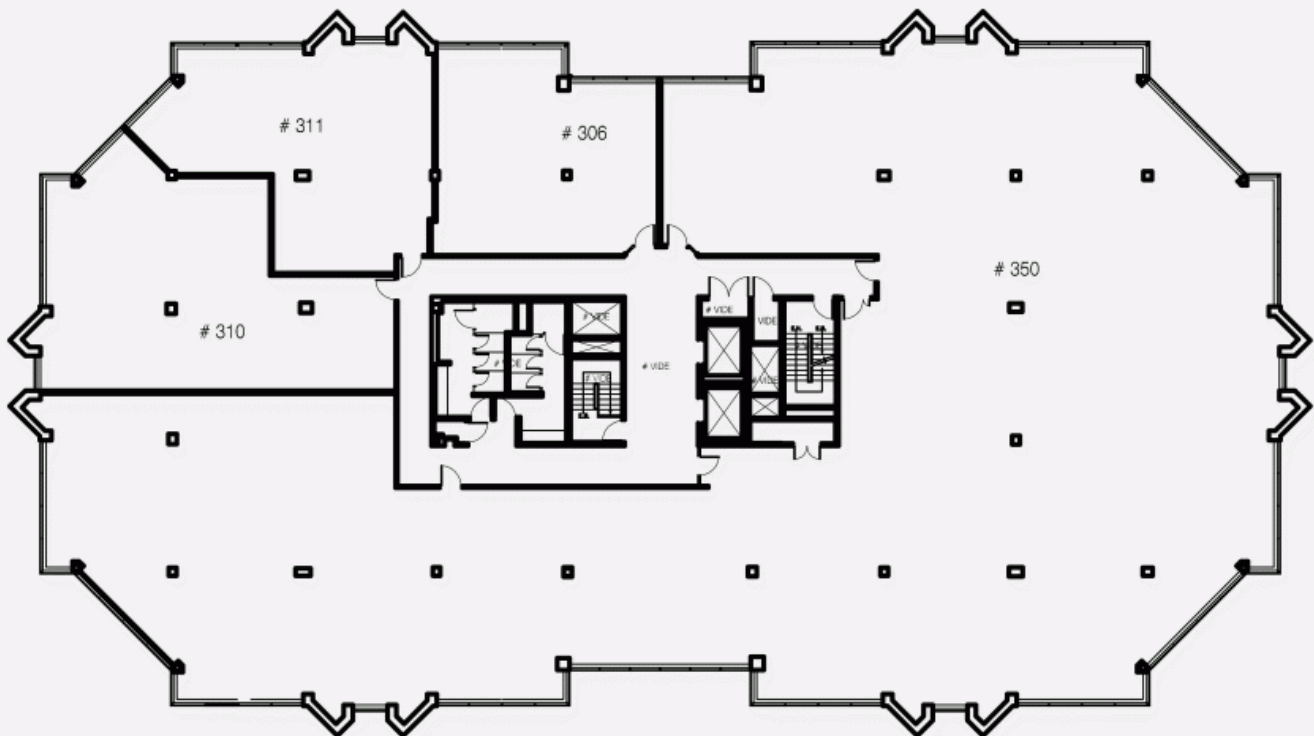


2ND FLOOR PLAN



CAVENDISH

3RD FLOOR PLAN



CAVENDISH