

# 9999 Cavendish Boulevard, Montreal, QC, H4M 2V2

## Suite #100R

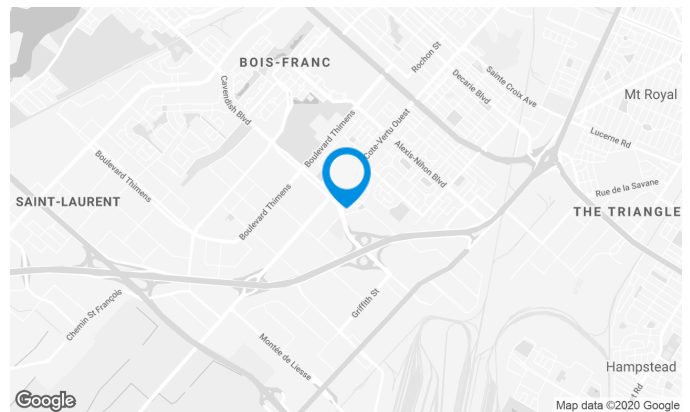
Prestigious office building located near the intersection of Côte-Vertu and Cavendish Boulevard. The building is equipped with a magnetic access card system, camera and fibre optic.

### Building characteristics

TOTAL LEASING AREA	50,000 ft <sup>2</sup>
NUMBER OF FLOORS	3
ASCENCEURS	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

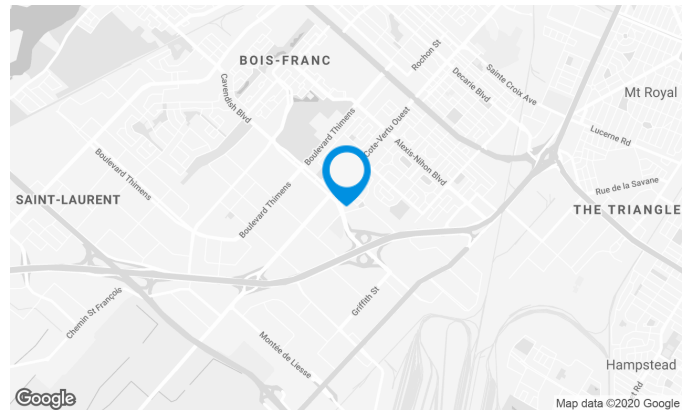
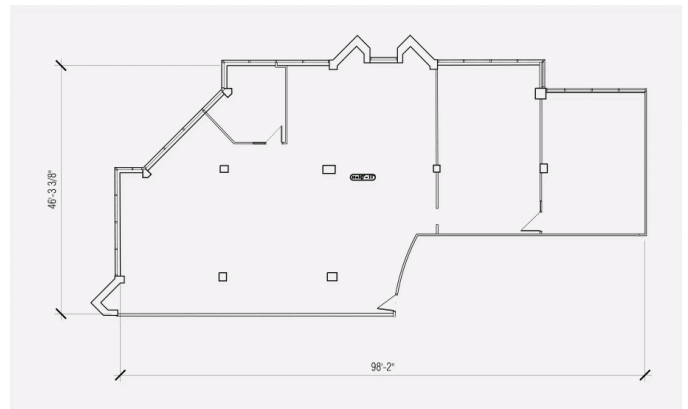
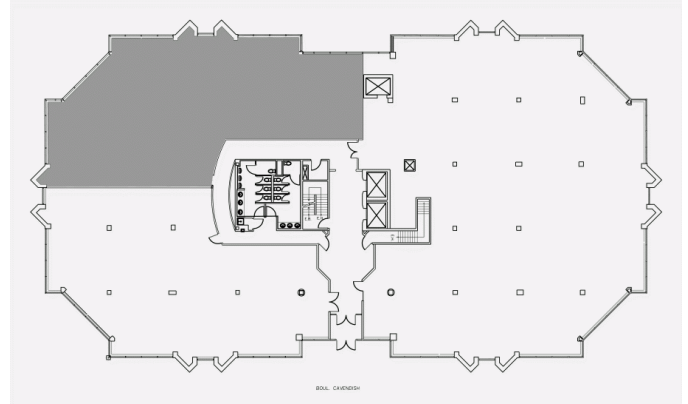
**T** 514 737-3344 #3454

**C** 514 346-3041

**E** XAVIER.MARTIN@COMINAR.COM

## Space characteristics

AVAILABLE LEASING AREA	4,132 ft <sup>2</sup>
AVAILABILITY	Immediate
FLOOR AREA	17,000 ft <sup>2</sup>
ADDITIONAL RENT	\$16.53 /ft <sup>2</sup>
ENERGY	Included
COMMENTS / NOTES	This local has existing improvements.

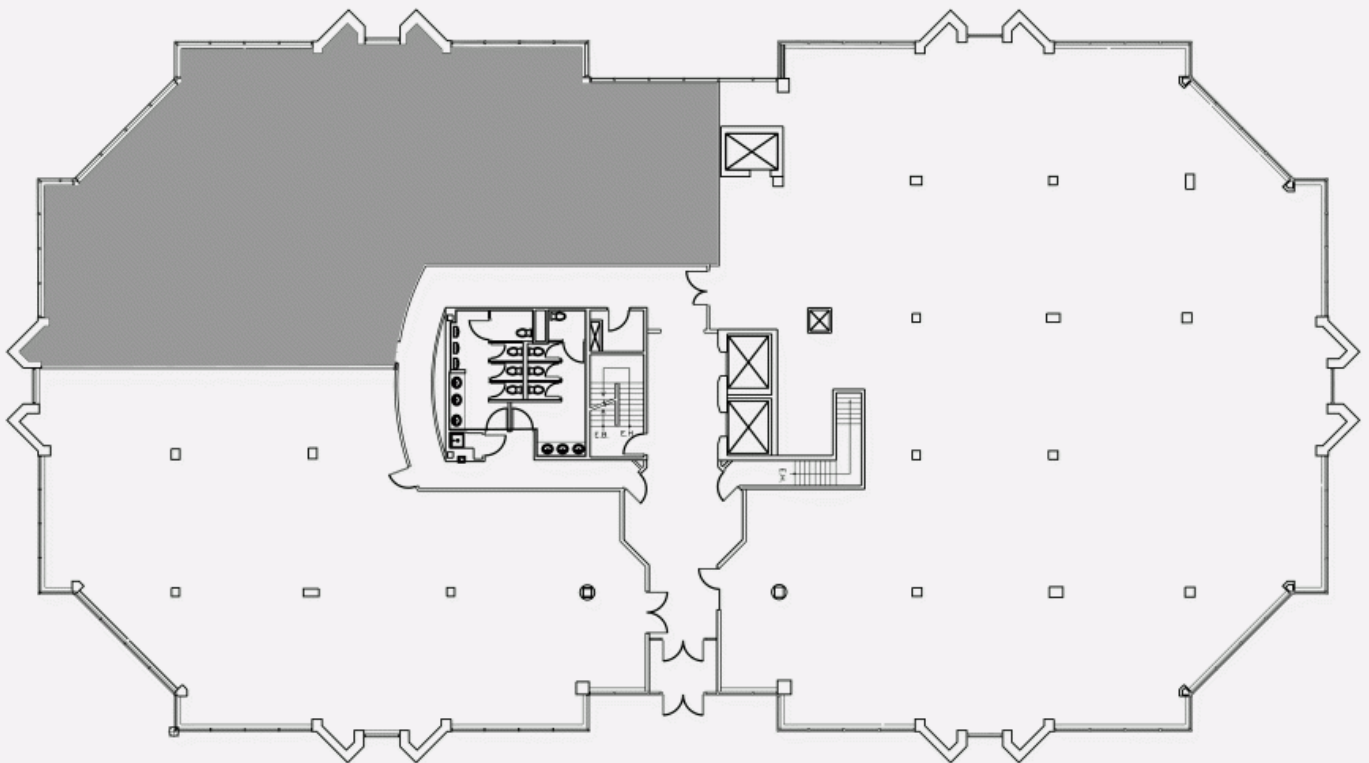


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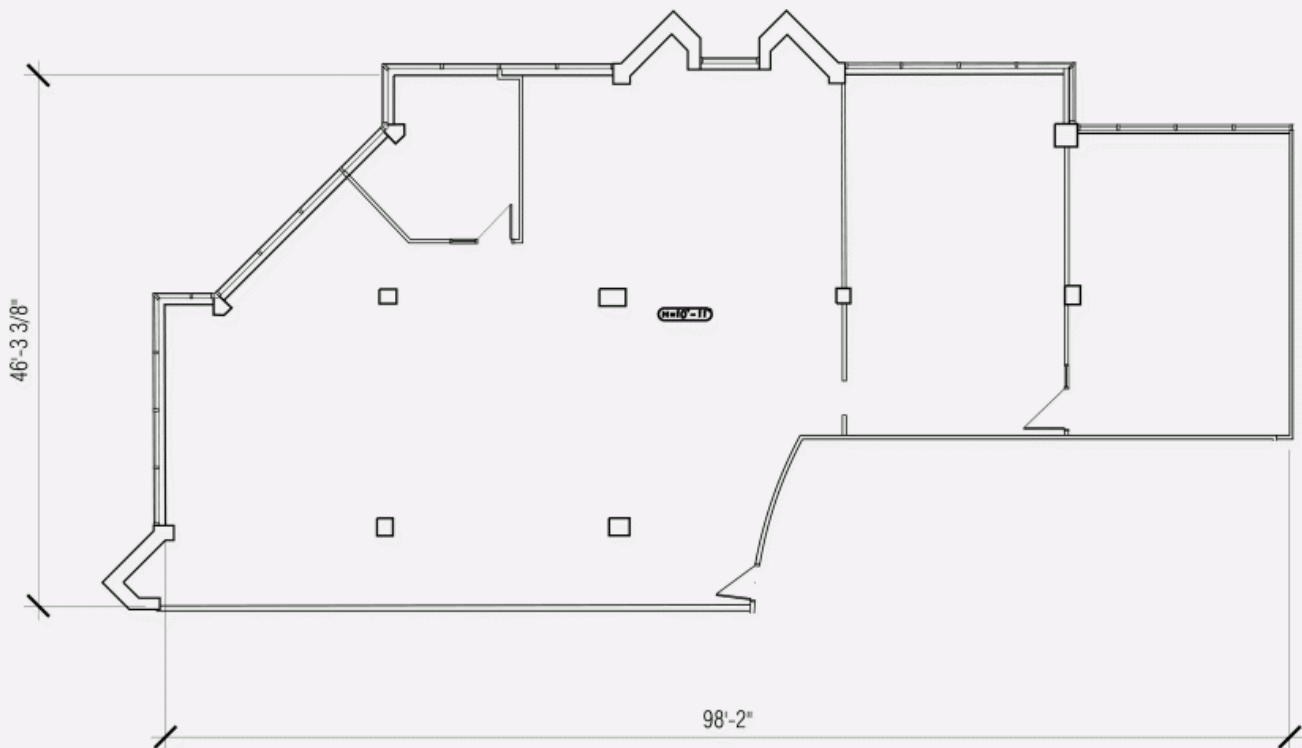
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LOCATION PLAN



BOUL. CAVENDISH

LAYOUT PLAN



**9999 Cavendish Boulevard, Montreal, QC, H4M 2V2**  
**Suite #100R**

