

**9960 to 9970 Chemin de la Côte-de-Liesse, Montreal, QC,  
H8T 1A1  
Suite #200**



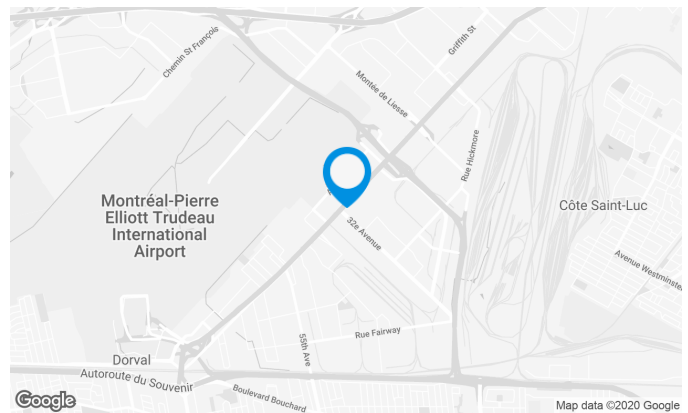
Located at the intersection of 32nd Avenue with visibility on Côte-de-Liesse (520). Very large parking area.

**Building characteristics**

TOTAL LEASING AREA	24,728 ft <sup>2</sup>
NUMBER OF FLOORS	2
OPTICAL FIBER	Yes
SPRINKLERS	Yes
HVAC HOURS	Monday to Friday: 7 AM to 6 PM
SECURITY	Access cards, cameras

**BUILDING ACCESSIBILITY**

OUTDOOR PARKING	105
ROAD ACCESS	Highway 13 (Chomedey), Highway 20 (du Souvenir)
BUS	196, 202, 378, 460
TRAIN STATION	Vaudreuil-Hudson line, Station: Lachine (3.5 km)



**Xavier Martin**

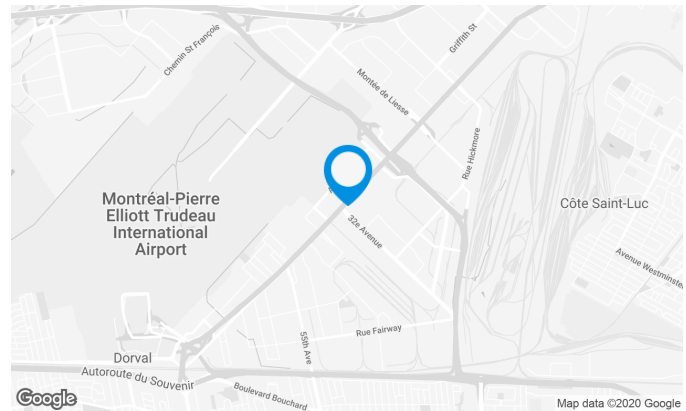
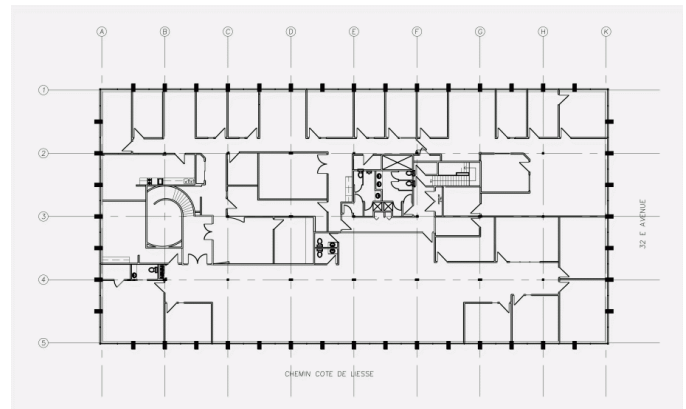
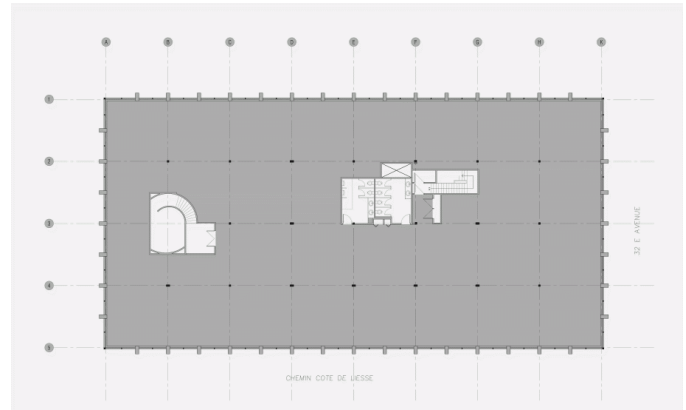
LEASE AGENT  
LEASING - OFFICES

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

Local on the full floor of the 2nd floor. This layout plan is as a suggestion.

### Space characteristics

AVAILABLE LEASING AREA	13,000 ft <sup>2</sup>
AVAILABILITY	Immediate
NUMBER OF FLOORS	1
FLOOR AREA	13,000 ft <sup>2</sup>
ADDITIONNAL RENT	\$12.03 /ft <sup>2</sup>
ENERGY	Included



**Xavier Martin**

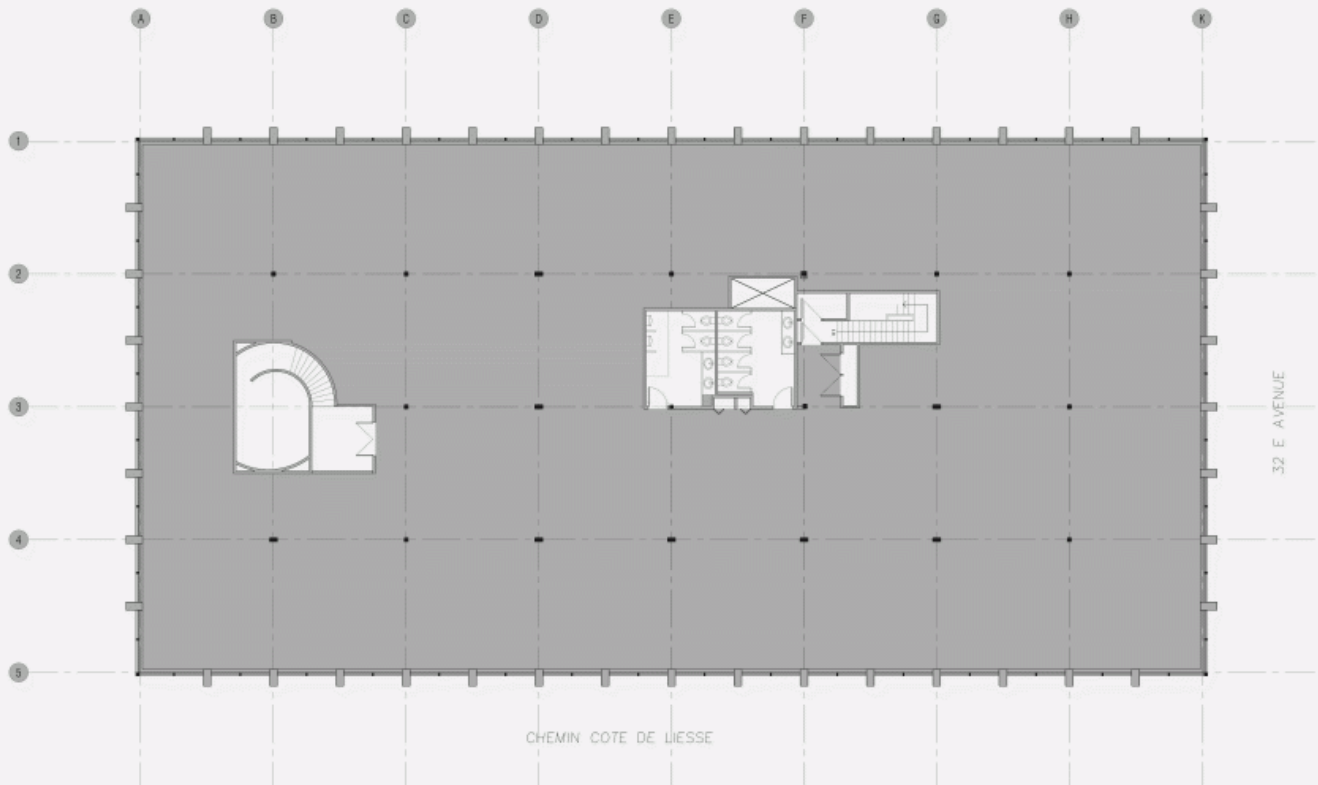
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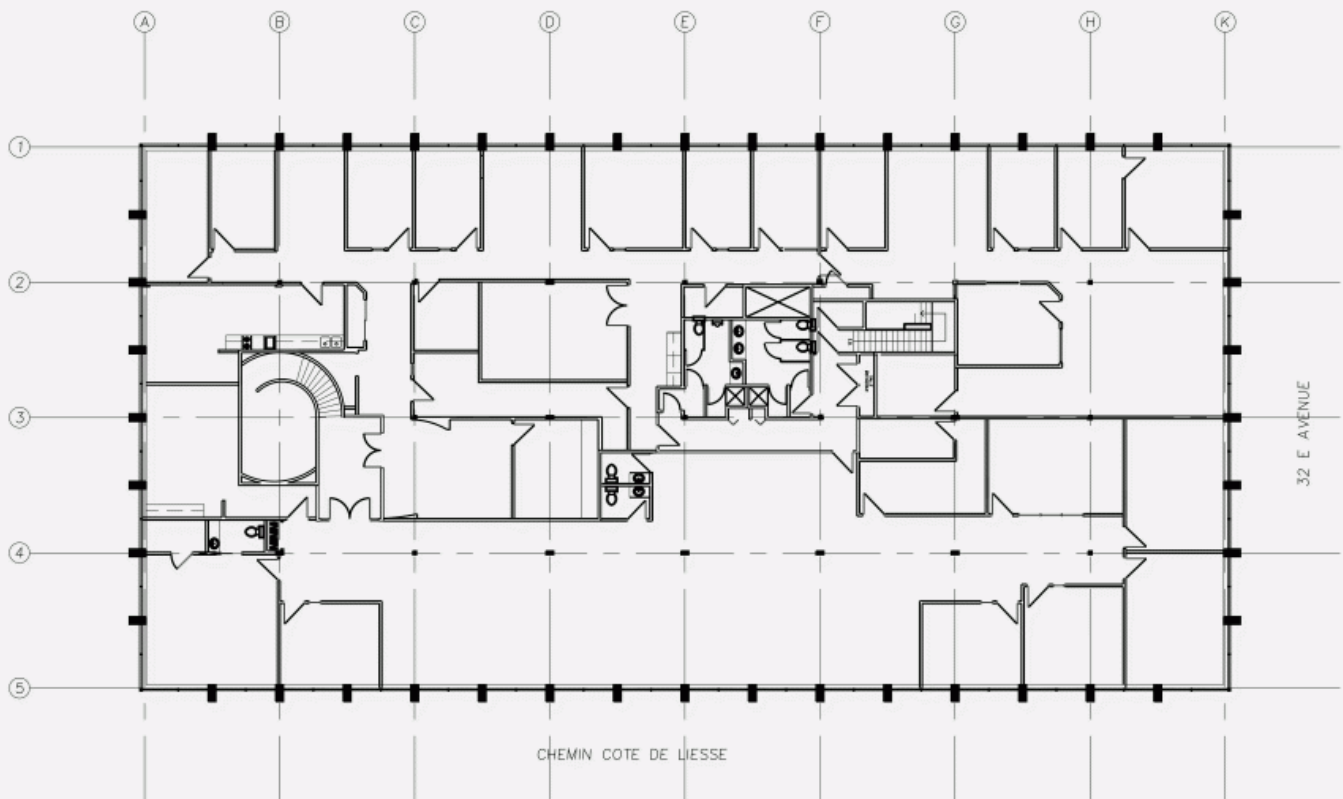
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LOCATION PLAN



ACTUAL LAYOUT PLAN



PROJECTED LAYOUT PLAN





AVAILABLE SPACES / OFFICE /

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