

1111 Dr.-Frederik-Philips Boulevard, Montreal, QC, H4M 2X6

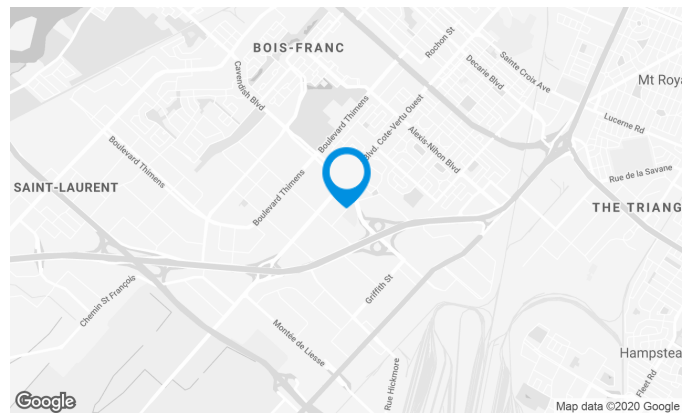
Excellent visibility from the Metropolitan Highway & easy access to Côte-de-Liesse Highway (520). Located close to Place Côte Vertu and to many restaurants and stores.

Building characteristics

TOTAL LEASING AREA	115,345 ft ²
NUMBER OF FLOORS	6
ELEVATORS	3
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	24
OUTDOOR PARKING	140
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)

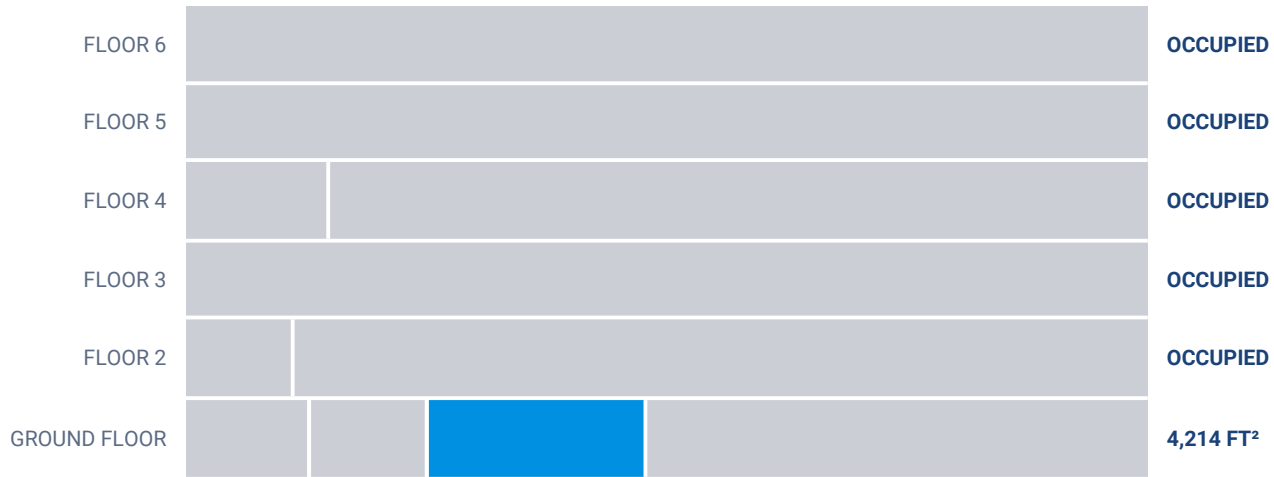


Xavier Martin

LEASE AGENT
LEASING - OFFICES

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

Superficie locative disponible de 4,214 ft²



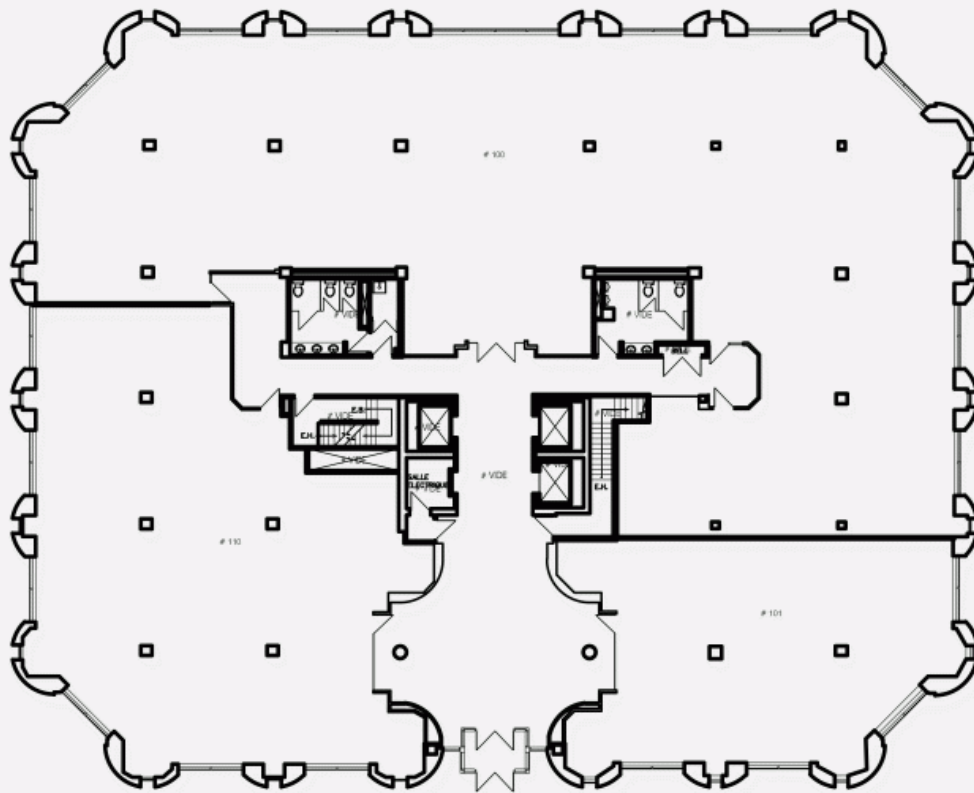
List of available offices

SUITE	FLOOR	AVAILABILITY	AREA
Suite #100B	RDC		2,376 ft ²
Suite #101	RDC		2,267 ft ²
Suite #110	RDC	Immediate	4,214 ft ²
Suite #202	2		2,059 ft ²
Suite #400	4		2,744 ft ²

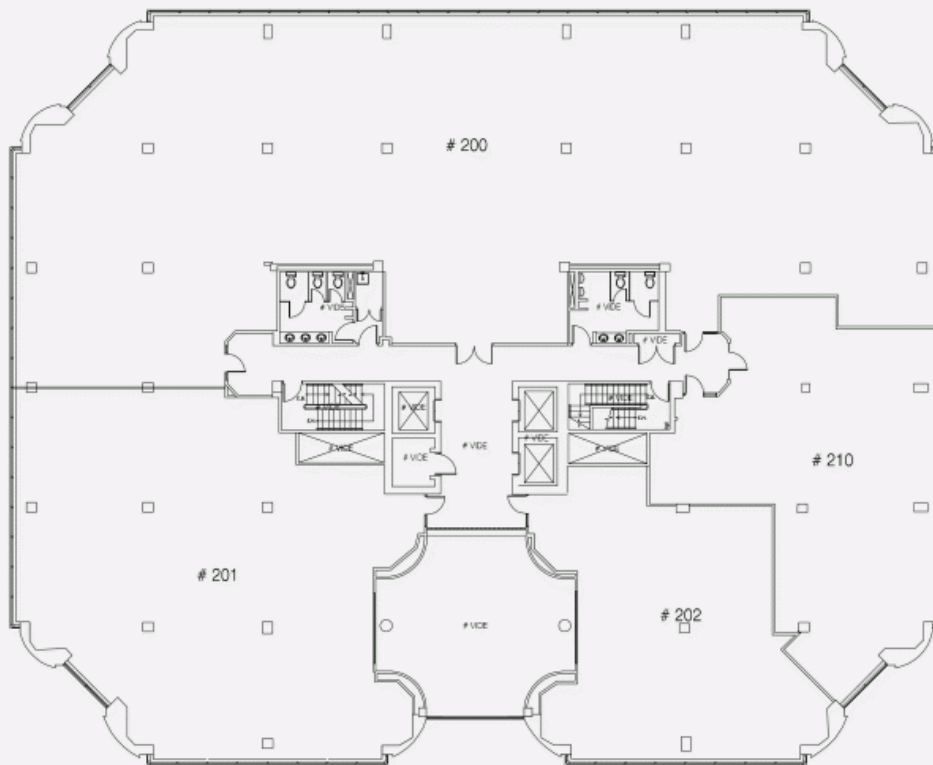
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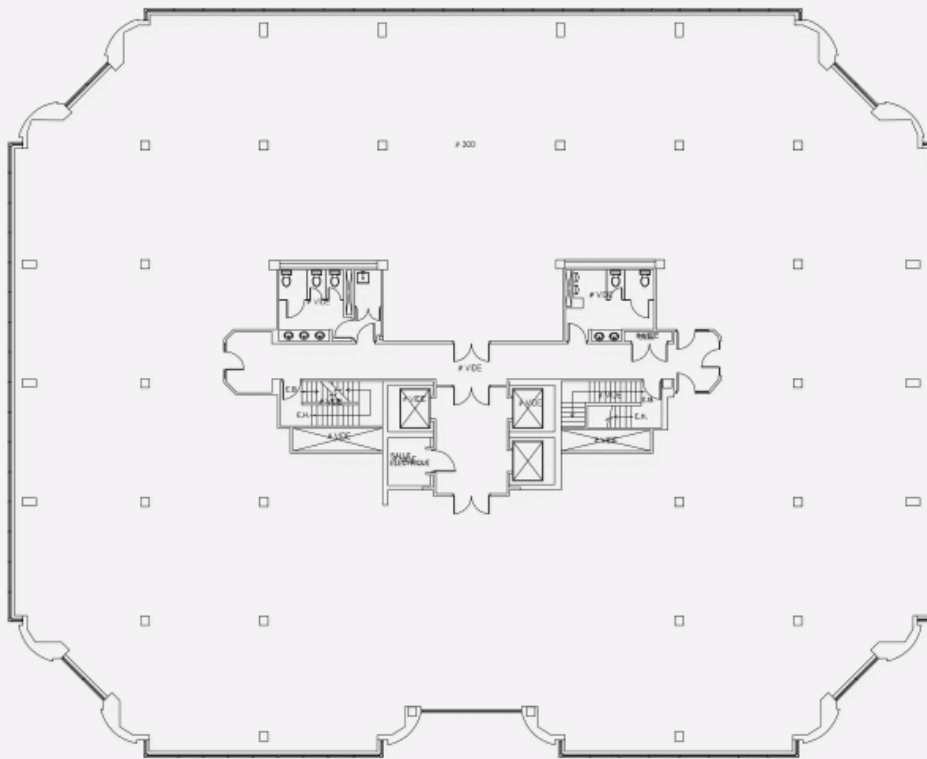
GROUND FLOOR PLAN



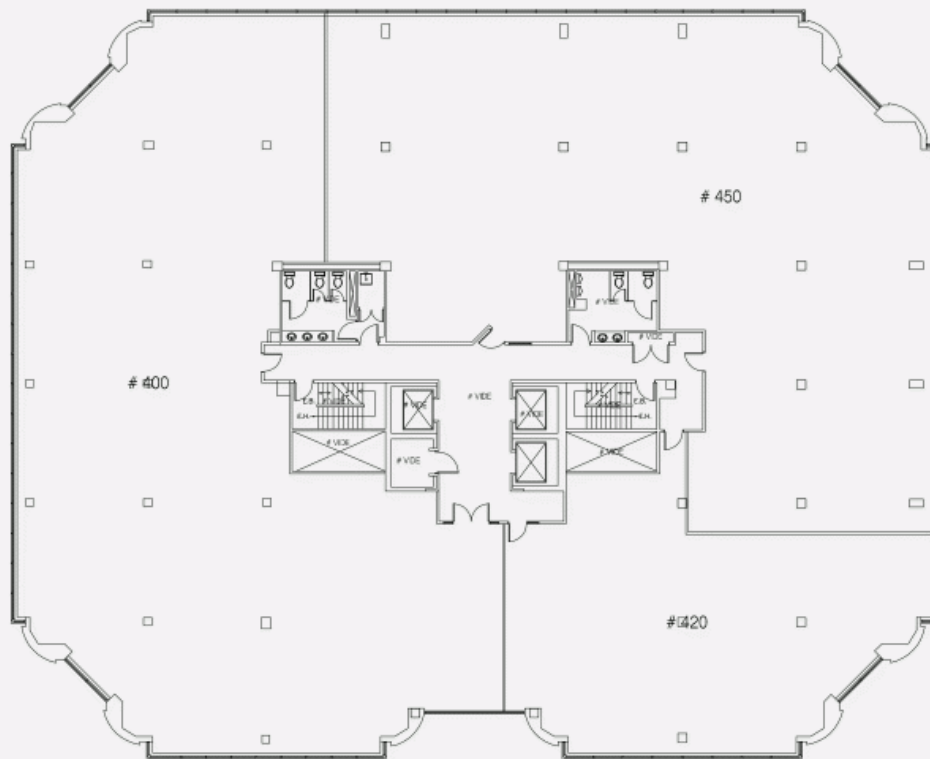
2ND FLOOR PLAN



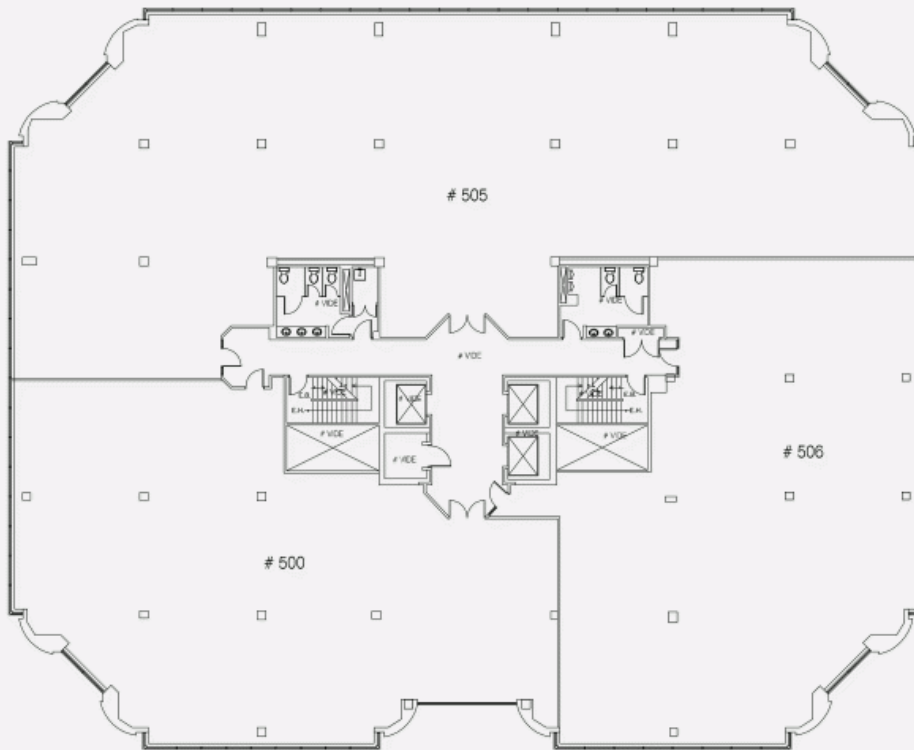
3RD FLOOR PLAN



4TH FLOOR PLAN



5TH FLOOR PLAN



6TH FLOOR PLAN

