

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

## Suite #202

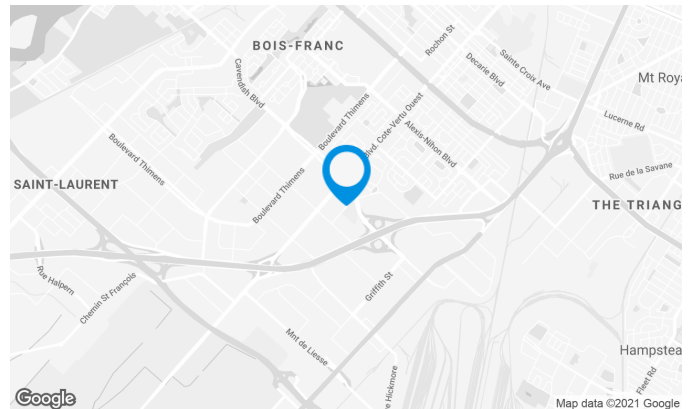
Excellent visibility from the Metropolitan Highway & easy access to Côte-de-Liesse Highway (520). Located close to Place Côte Vertu and to many restaurants and stores.

### Building characteristics

TOTAL LEASING AREA	102,000 ft <sup>2</sup>
NUMBER OF FLOORS	6
ASCENCEURS	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)



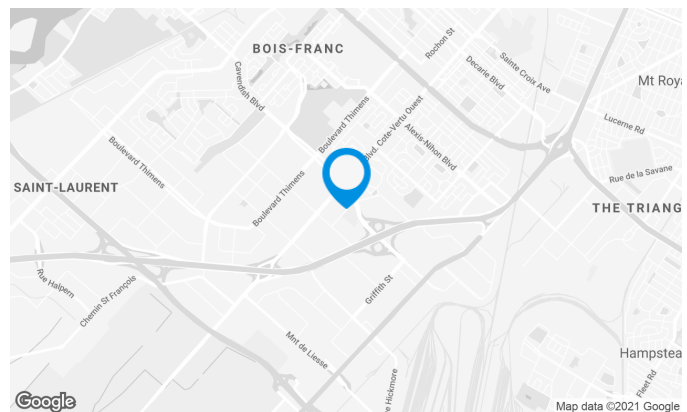
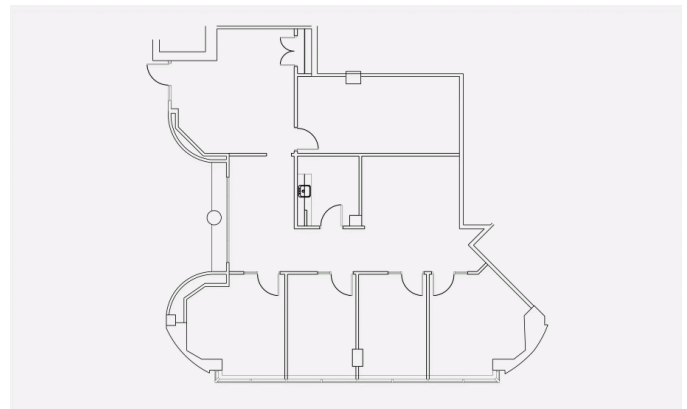
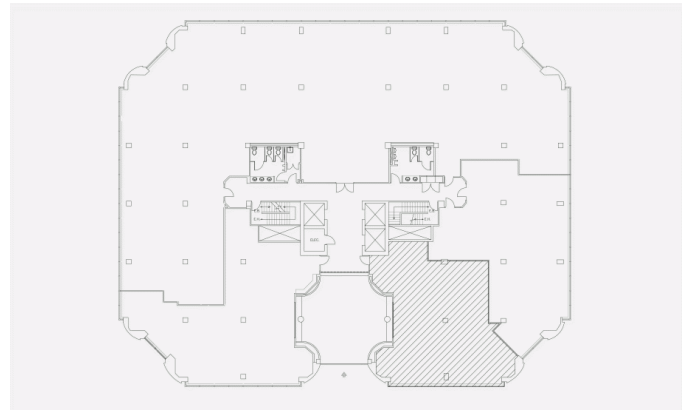
**Xavier Martin**

LEASING DIRECTOR  
LEASING - OFFICES, MONTREAL AREA

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

### Space characteristics

AVAILABLE LEASING AREA	2,059 ft <sup>2</sup>
NUMBER OF FLOORS	1
FLOOR AREA	18,500 ft <sup>2</sup>
ADDITIONAL RENT	\$15.09 /ft <sup>2</sup>
ENERGY	Included
COMMENTS / NOTES	This local has existing improvements.



**Xavier Martin**

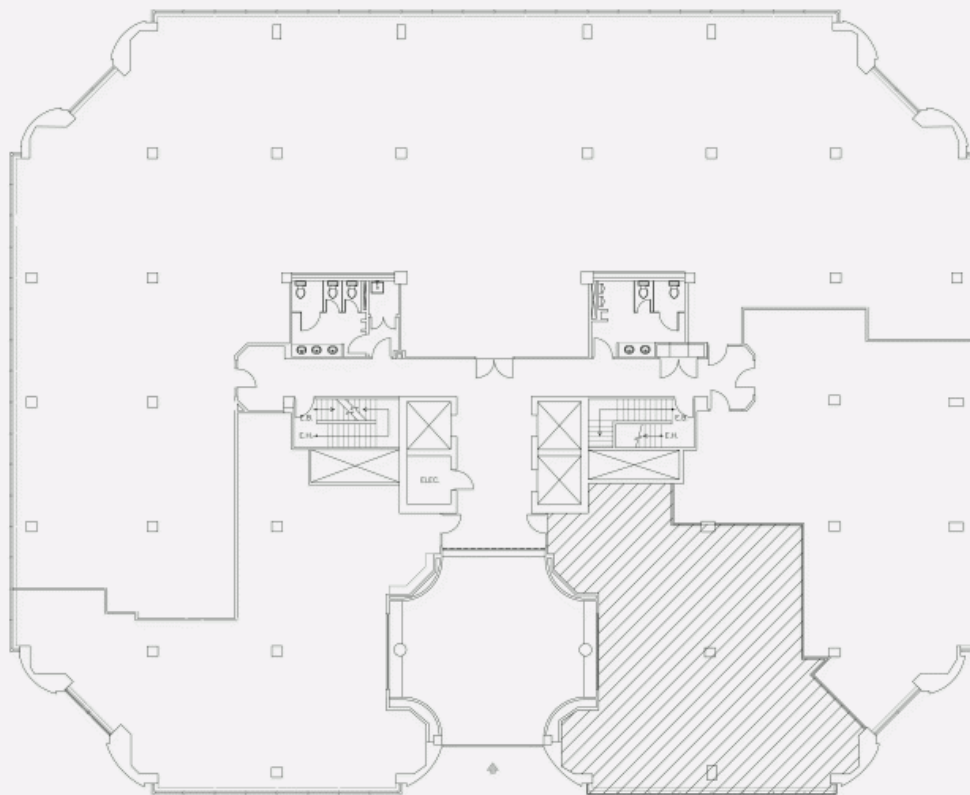
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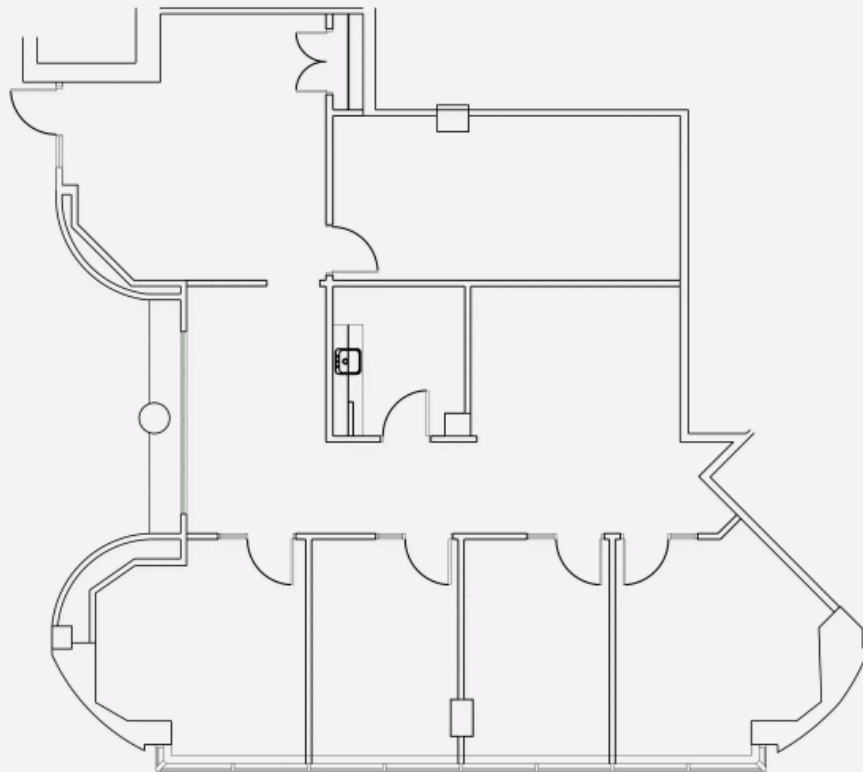
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LOCATION PLAN



LAYOUT PLAN



**1111 Dr.-Frederik-Philips Boulevard, Montreal, QC, H4M**

**2X6**

**Suite #202**

