

1111 Dr.-Frederik-Philips Boulevard, Montreal, QC, H4M 2X6 Suite #220



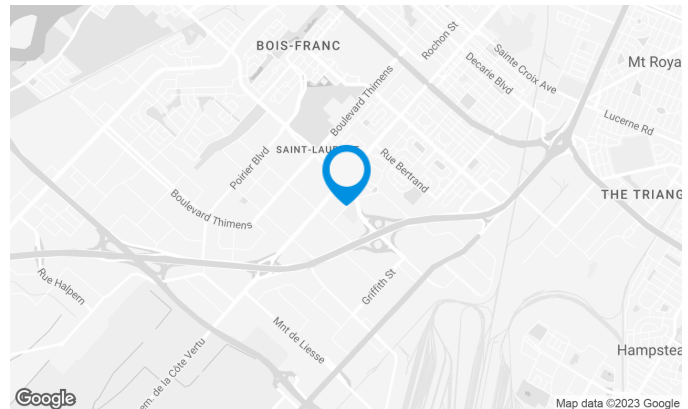
Excellent visibility from the Metropolitan Highway & easy access to Côte-de-Liesse Highway (520). Located close to Place Côte Vertu and to many restaurants and stores.

Building characteristics

TOTAL LEASING AREA	102,000 sq. ft.
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)



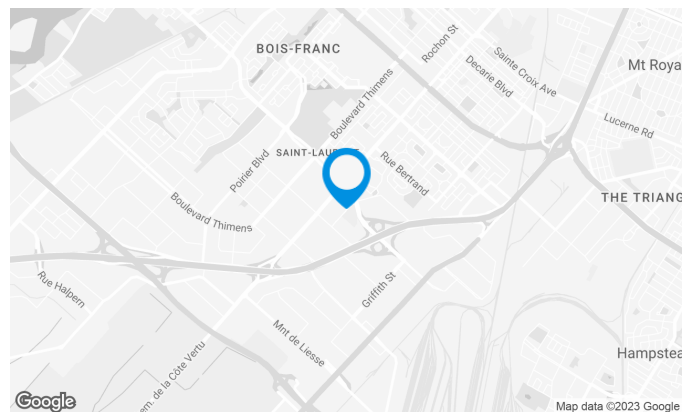
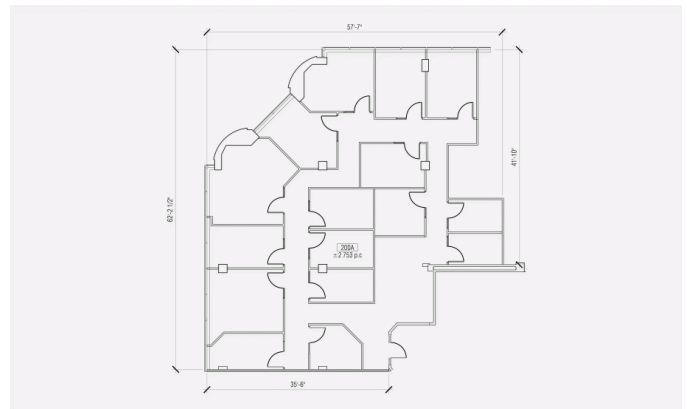
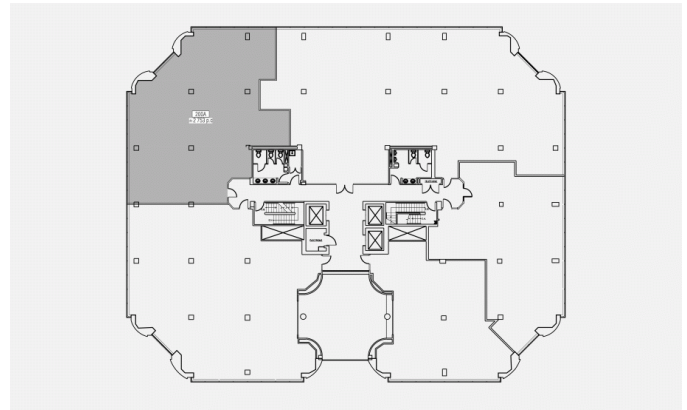
Xavier Martin

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	3,004 sq. ft.
AVAILABILITY	Immediate
NUMBER OF FLOORS	1
FLOOR AREA	18,500 sq. ft.
ADDITIONNAL RENT	\$15.04 /sq. ft.
ENERGY	Included
COMMENTS / NOTES	This local has existing improvements.



Xavier Martin

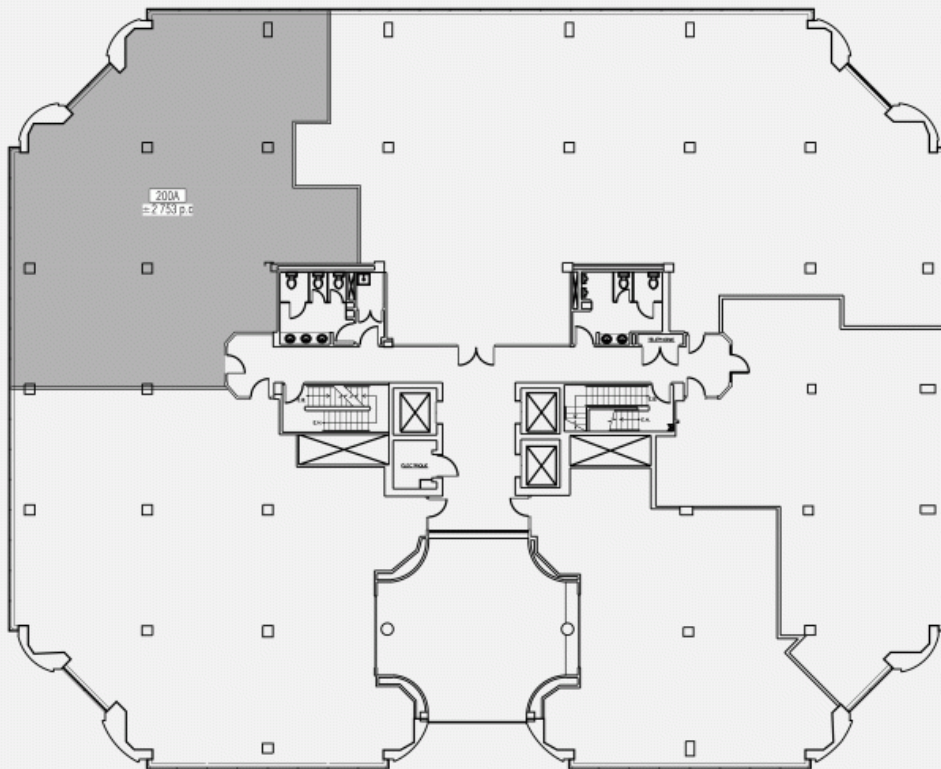
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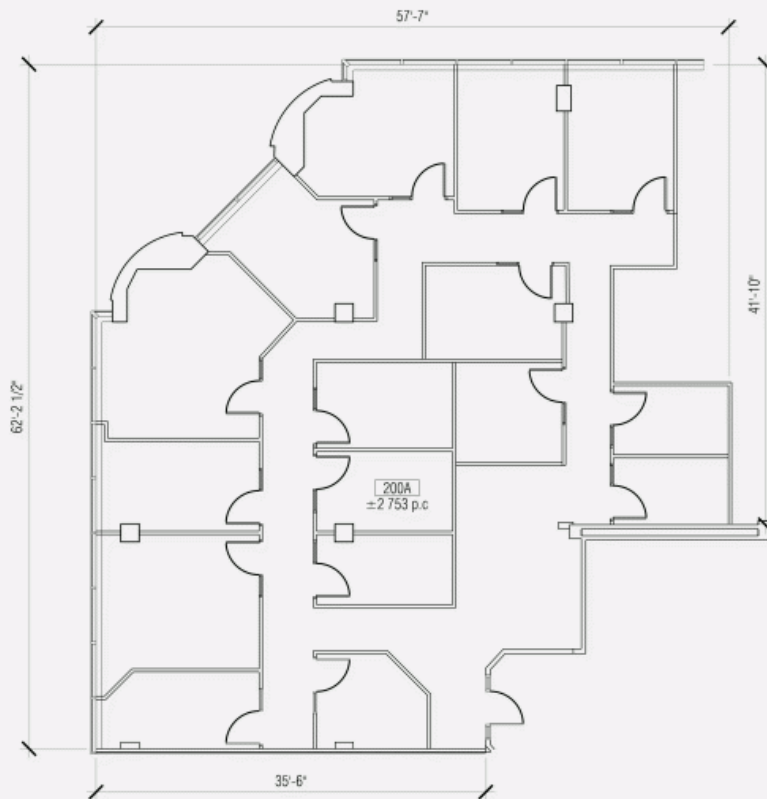
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LOCATION PLAN



LAYOUT PLAN



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

2X6

Suite #220

