

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

Suite #400

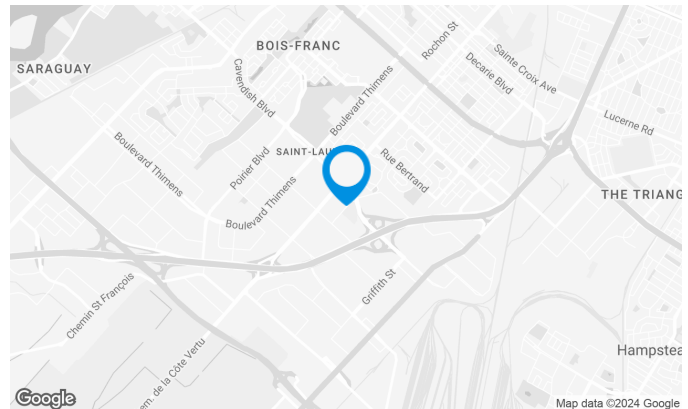
Excellent visibility from the Metropolitan Highway & easy access to Côte-de-Liesse Highway (520). Located close to Place Côte Vertu and to many restaurants and stores.

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)



Julie Coulombe

LEASING ASSISTANT
LEASING

T 418 681-6300

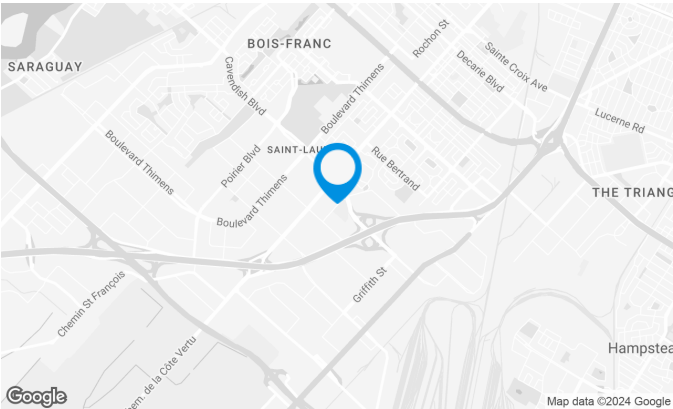
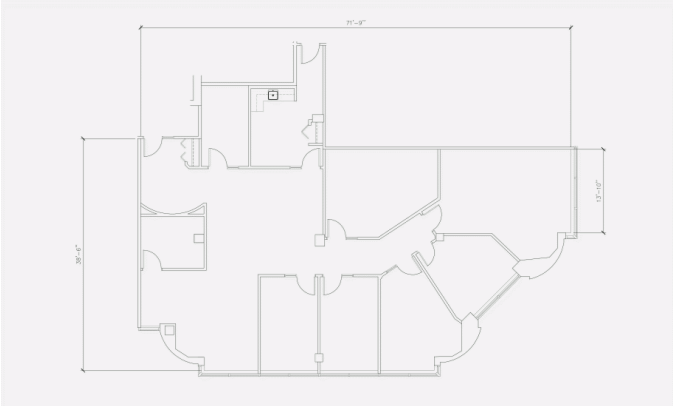
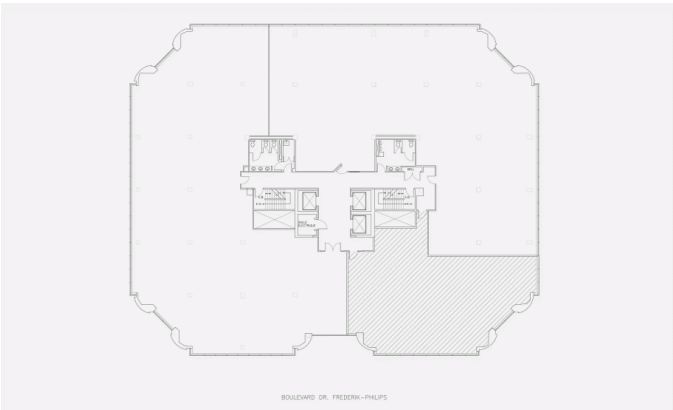
E JULIE.COULOMBE@COMINAR.COM

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Space characteristics

AVAILABLE LEASING AREA	2,744 sq. ft.
NUMBER OF FLOORS	1
FLOOR AREA	18,500 sq. ft.
ADDITIONNAL RENT	\$15.15 /sq. ft.
ENERGY	Included
COMMENTS / NOTES	This local has existing improvements.

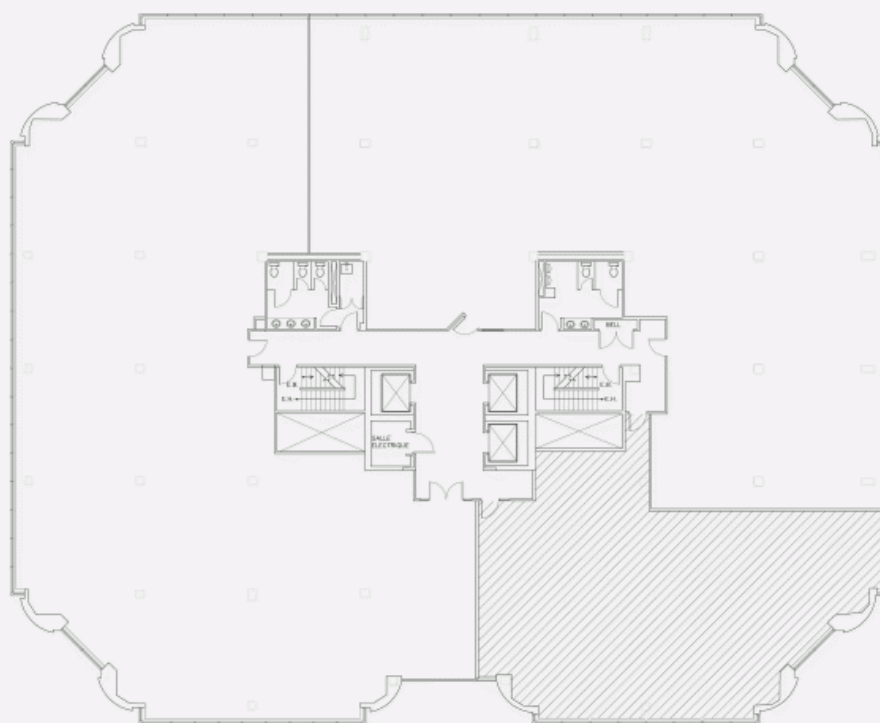


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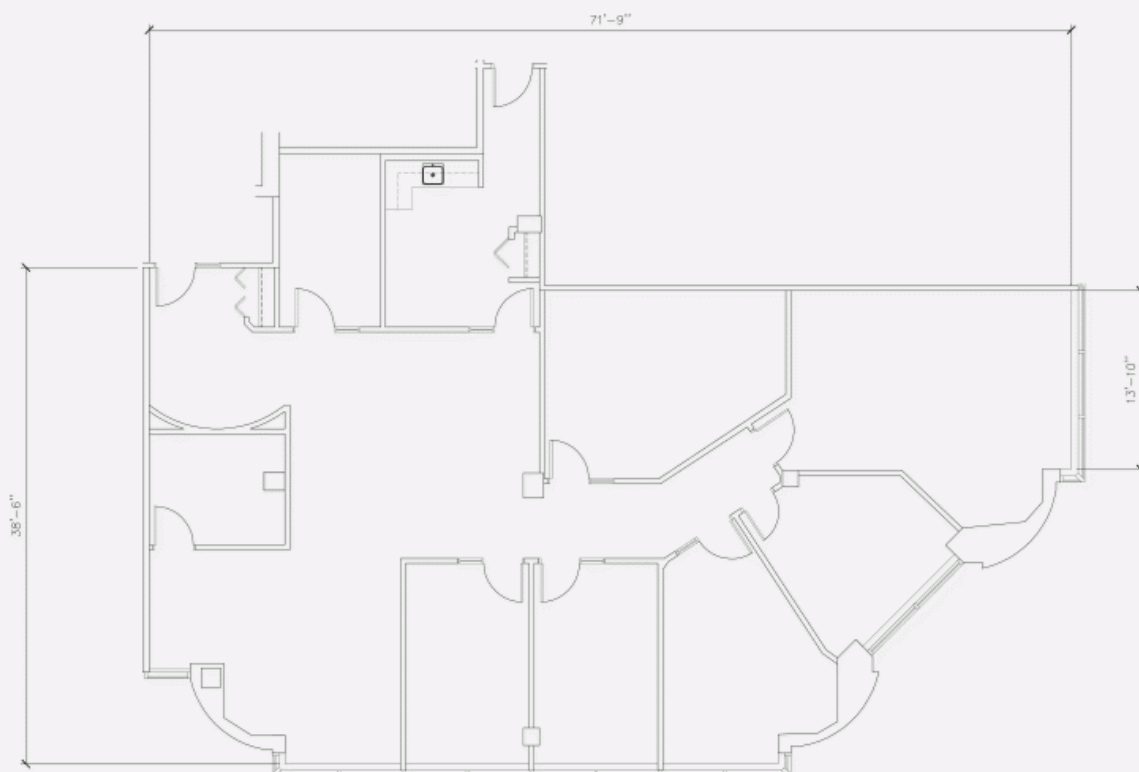
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LOCATION PLAN



BOULEVARD DR. FREDERIK-PHILIPS

LAYOUT PLAN



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