

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

Suite #110

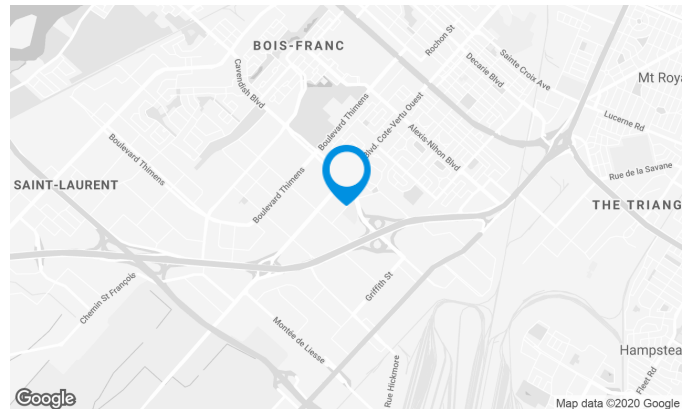
Excellent visibility from the Metropolitan Highway & easy access to Côte-de-Liesse Highway (520). Located close to Place Côte Vertu and to many restaurants and stores.

Building characteristics

| | |
|--------------------|--------------------------------|
| TOTAL LEASING AREA | 115,345 ft ² |
| NUMBER OF FLOORS | 6 |
| 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) |



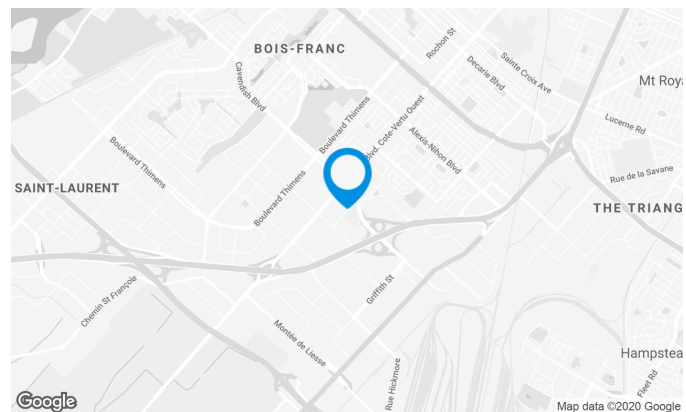
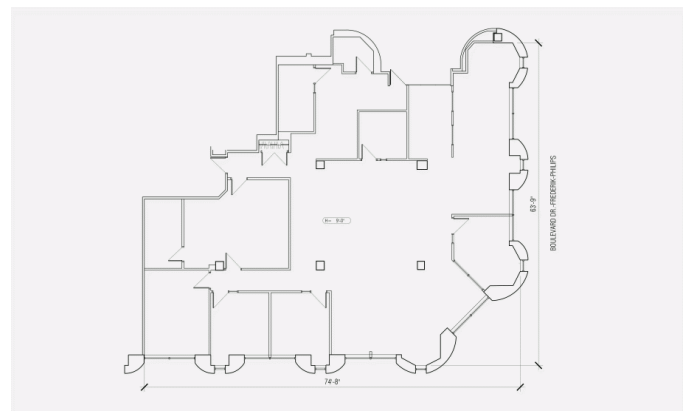
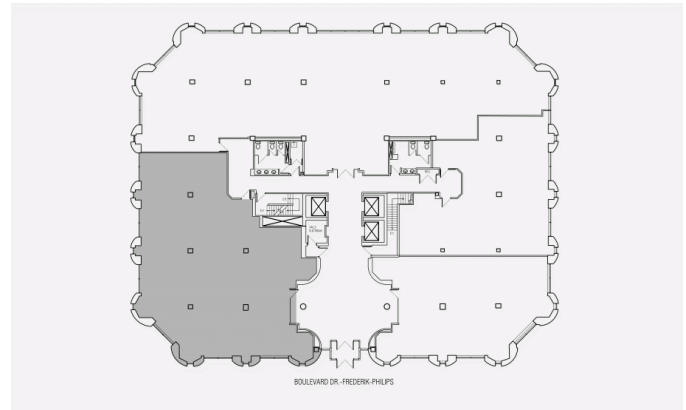
Xavier Martin

LEASE AGENT
LEASING - OFFICES

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

Space characteristics

| | |
|------------------------|---------------------------------------|
| AVAILABLE LEASING AREA | 4,214 ft ² |
| AVAILABILITY | Immediate |
| FLOOR AREA | 18,500 ft ² |
| ADDITIONNAL RENT | \$15.09 /ft ² |
| ENERGY | Included |
| COMMENTS / NOTES | This local has existing improvements. |



Xavier Martin

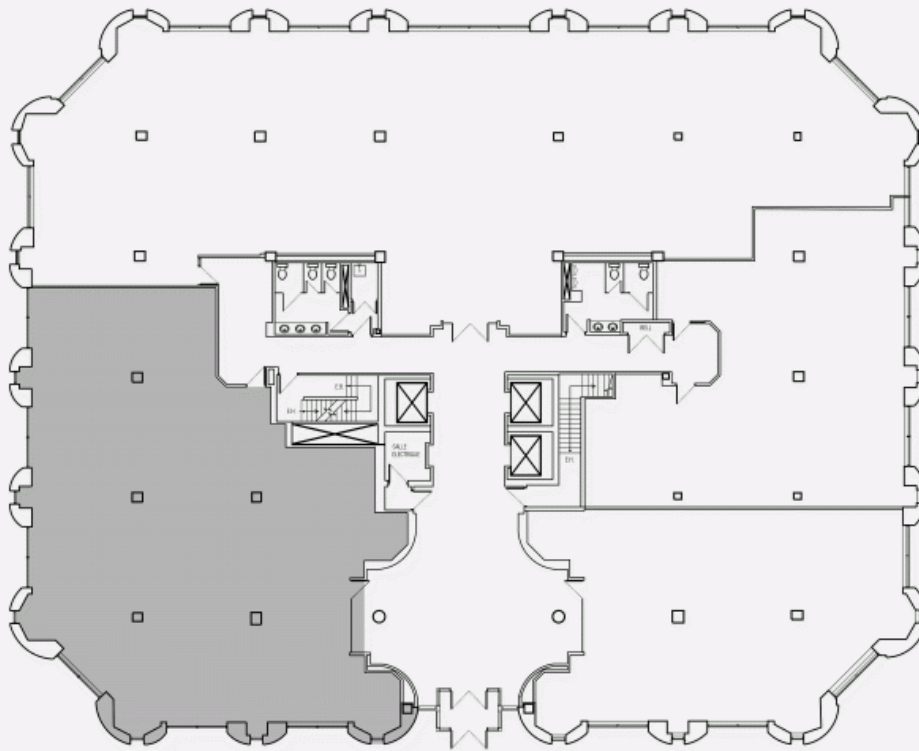
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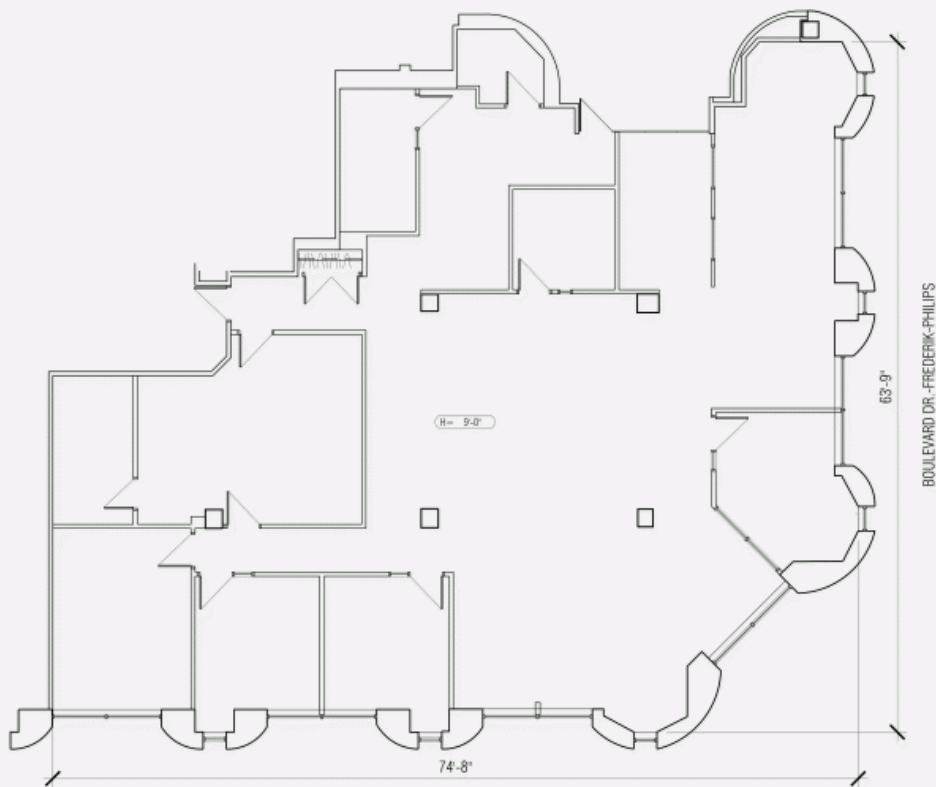
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LOCATION PLAN



BOULEVARD DR.-FREDERIK-PHILIPS

LAYOUT PLAN



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