

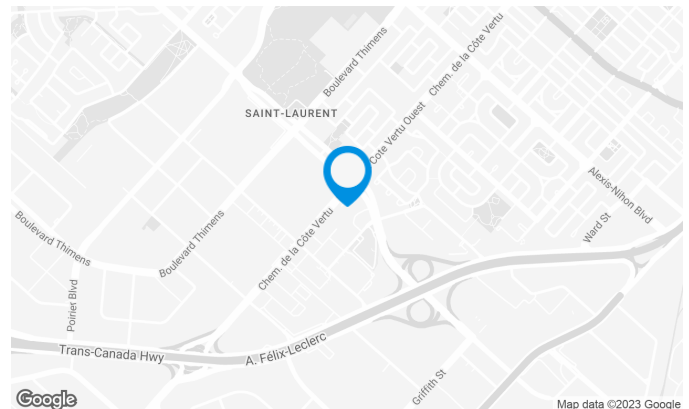
Excellent location, easy access to Highway 40 and close to highways 15 and 13 and the Pierre Elliott Trudeau International Airport.

Building characteristics

TOTAL LEASING AREA	96,199 sq. ft.
NUMBER OF FLOORS	5
ELEVATORS	2
OPTICAL FIBER	Yes
SPRINKLERS	Yes
GENERATOR	Yes
HVAC HOURS	7 am to 6 pm (Monday-Friday)
SECURITY	Access card
BUILDING SERVICES	Coffee

BUILDING ACCESSIBILITY

INDOOR PARKING	63
OUTDOOR PARKING	230
PARC À VÉLOS DISPONIBLE	Yes
ROAD ACCESS	Cavendish Boulevard / Thimens Boulevard / 40 Highway
BUS	121, 174, 177, 196, 213, 216, 225, 371
METRO STATION	Côte-Vertu (2,3 km)

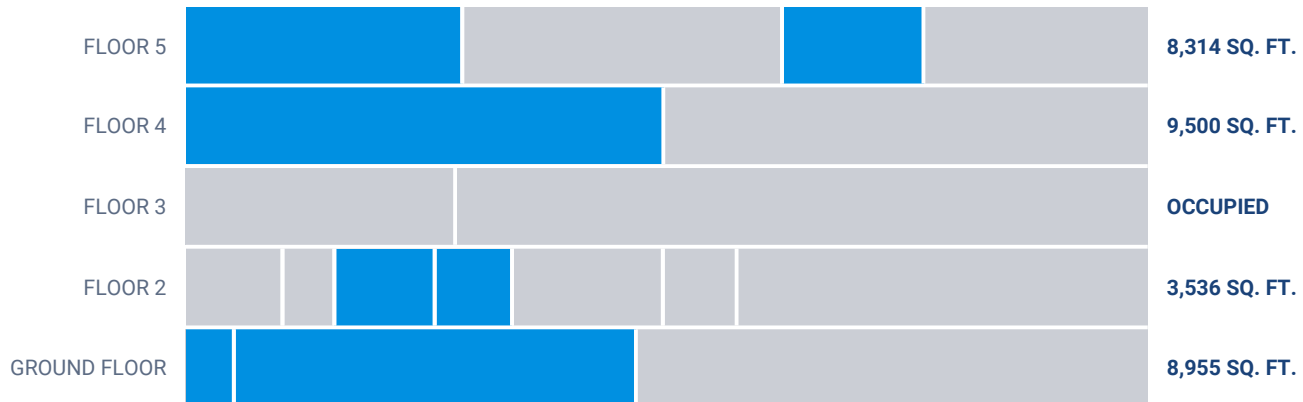


Xavier Martin

LEASING DIRECTOR
LEASING - OFFICES, MONTREAL AREA

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Available leasing areas from 955 sq. ft. to 9,500 sq. ft.



List of available offices

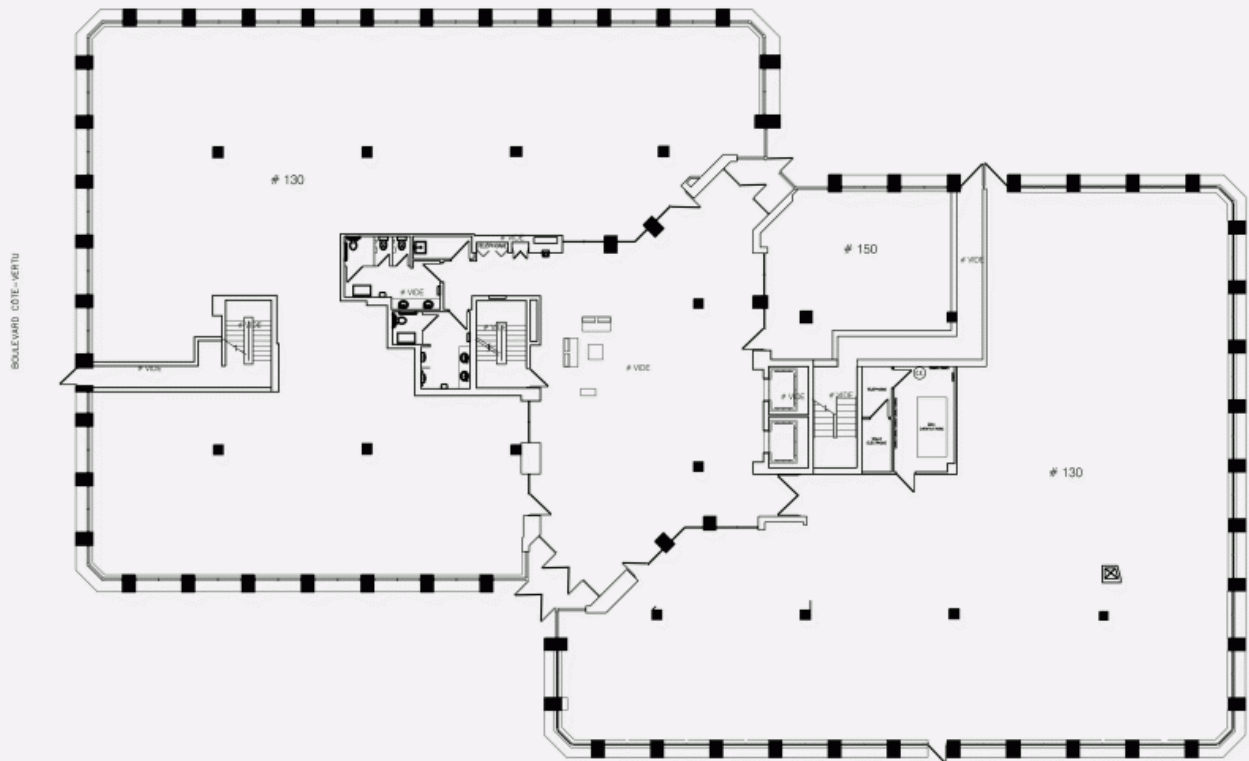
SUITE	FLOOR	AVAILABILITY	AREA
Suite #100	RDC	May 2023	8,000 sq. ft.
Suite #150	RDC	Immediate	955 sq. ft.
Suite #230	2		2,999 sq. ft.
Suite #290	2	Immediate	1,540 sq. ft.
Suite #240	2	Immediate	1,996 sq. ft.
Suite #230-240	2		4,995 sq. ft.
Suite #260	2		1,468 sq. ft.
Suite #200	2		1,923 sq. ft.
Suite #202	2		1,032 sq. ft.
Suite #320	3		5,357 sq. ft.
Suite #410	4	Immediate	9,500 sq. ft.

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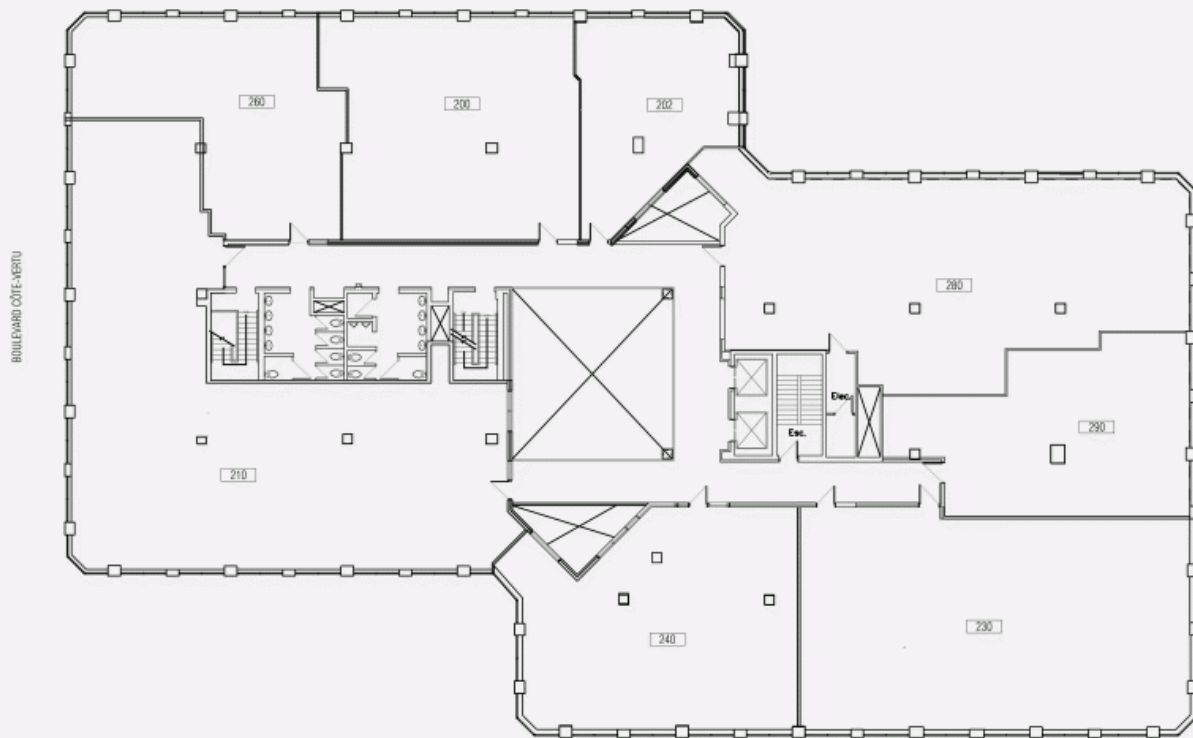
SUITE	FLOOR	AVAILABILITY	AREA
Suite #515	5	Immediate	2,814 sq. ft.
Suite #500	5	Immediate	5,500 sq. ft.
Suite #505	5		6,361 sq. ft.



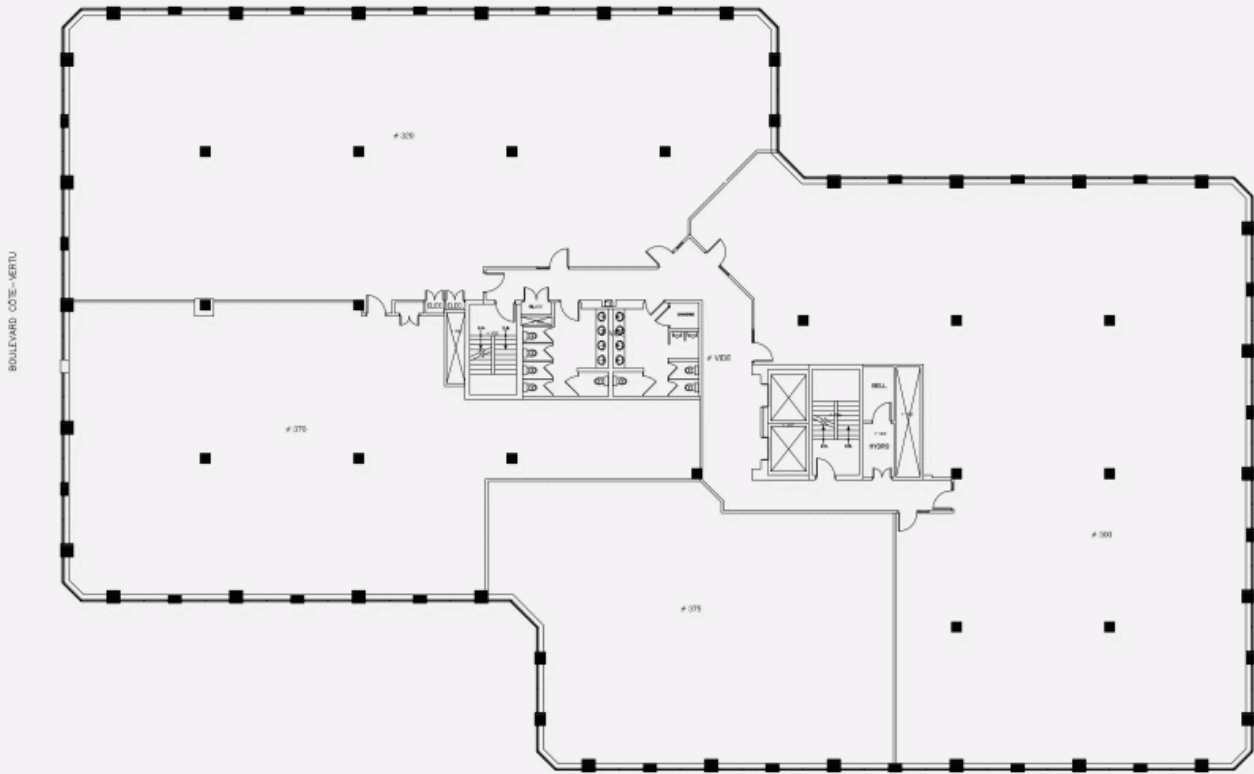
GROUND FLOOR PLAN



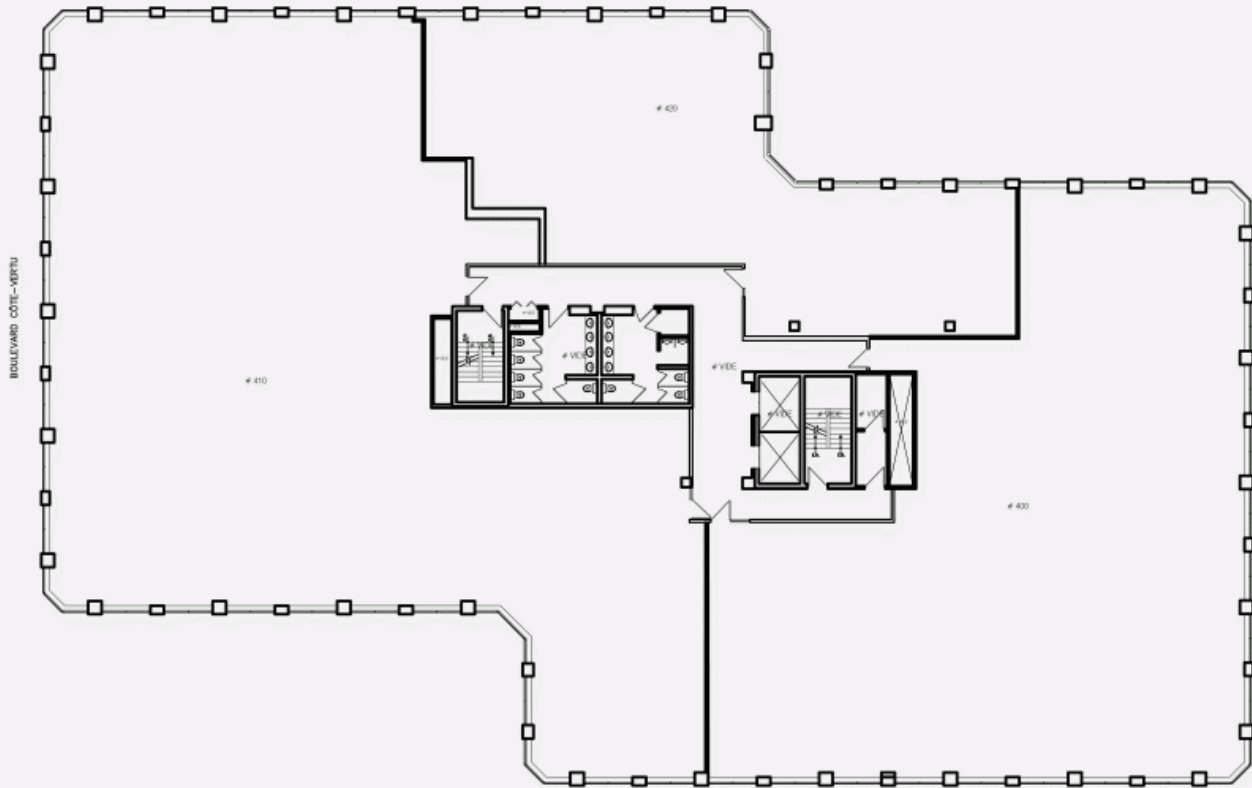
2ND FLOOR PLAN



3RD FLOOR PLAN



4TH FLOOR PLAN



5TH FLOOR PLAN

