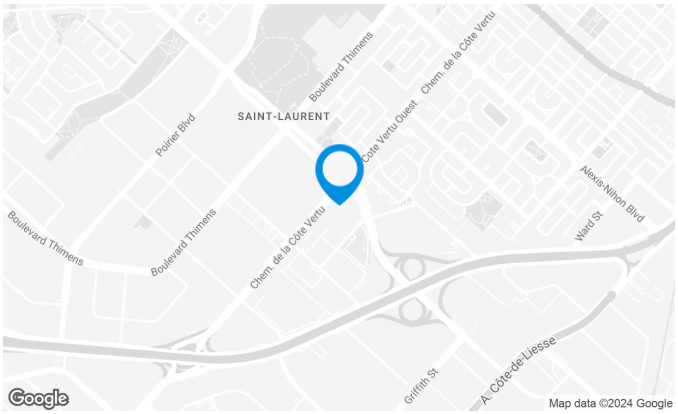
3100 Côte-Vertu Boulevard, Montreal, QC, H4R 2J8
Suite #230-240

Excellent location, easy access to Highway 40 and close to highways15 and 13 and the Pierre Elliott Trudeau International Airport.





Building characteristics

TOTAL LEASING AREA	96,199 sq. ft.
NUMBER OF FLOORS	5
ASCENCEURS	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)

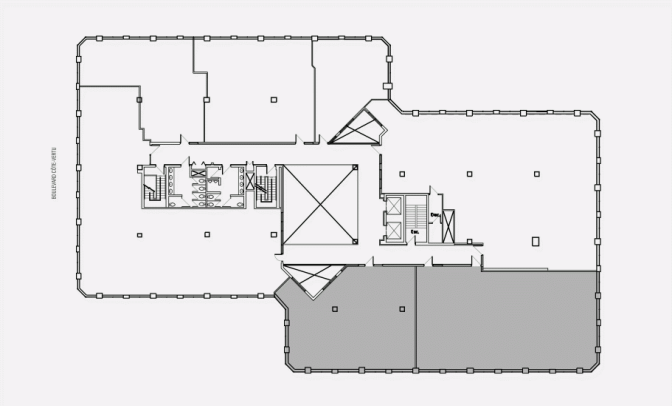


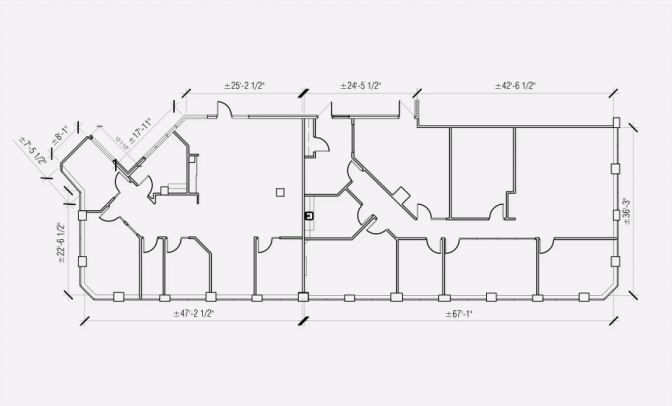
Julie Coulombe
LEASING ASSISTANT
LEASING
T 418 681-6300
E JULIE.COULOMBE@COMINAR.COM

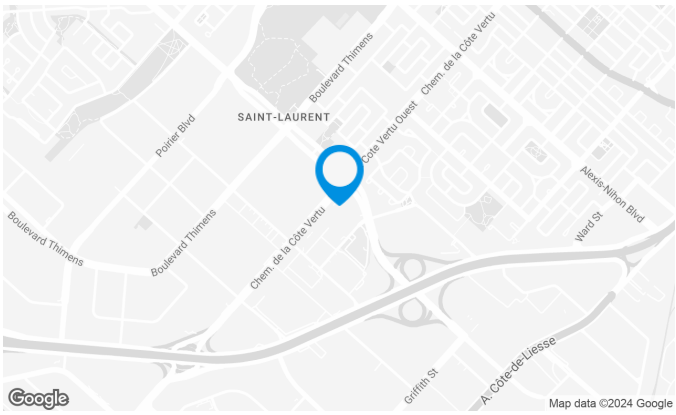
3100 Côte-Vertu Boulevard, Montreal, QC, H4R 2J8
Suite #230-240

Space characteristics

AVAILABLE LEASING AREA	4,995 sq. ft.
NUMBER OF FLOORS	1
FLOOR AREA	19,100 sq. ft.
ADDITIONNAL RENT	$15.96 /sq. ft.
ENERGY	Included
COMMENTS / NOTES	Existing improvements





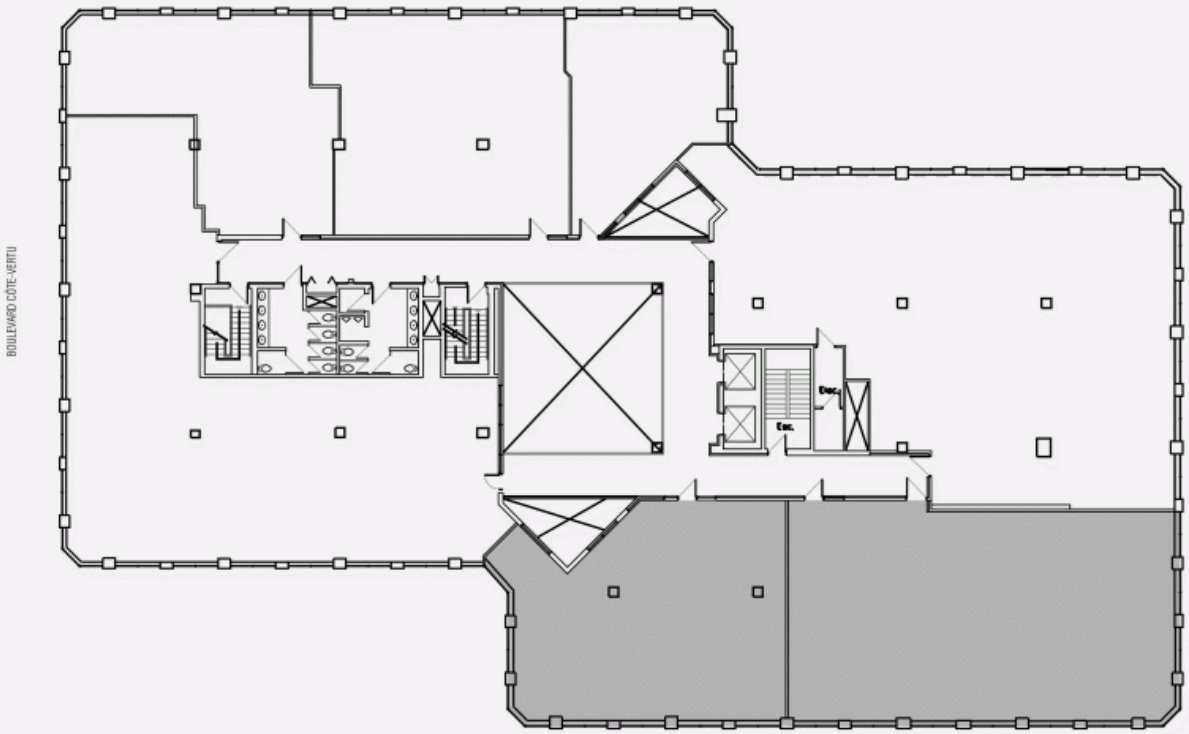




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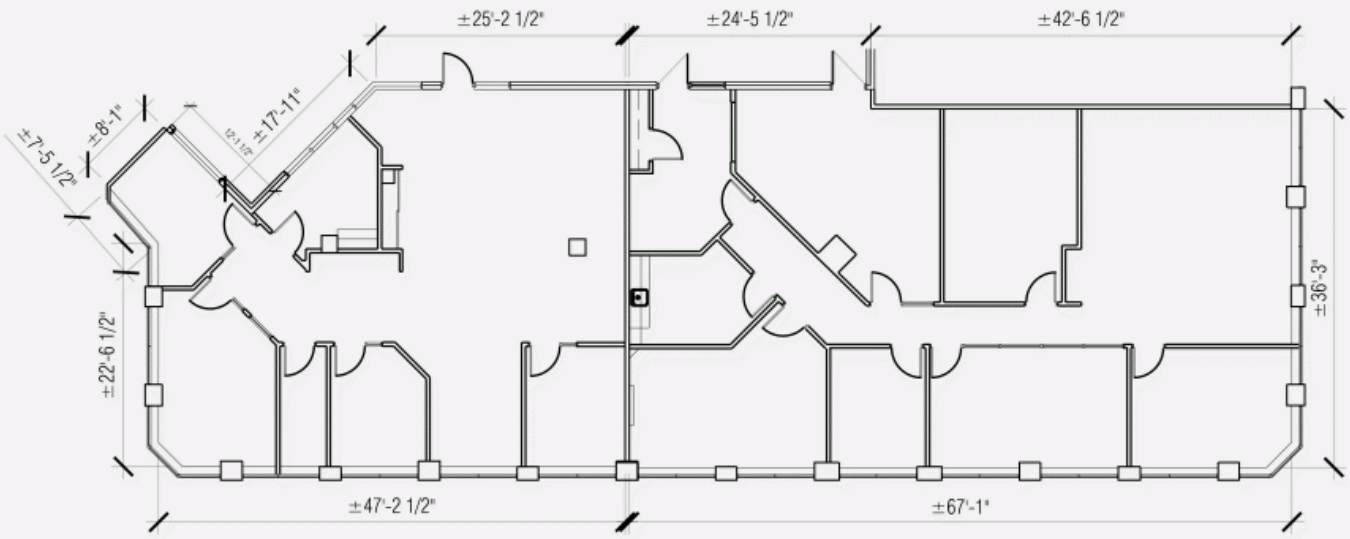
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LOCATION PLAN



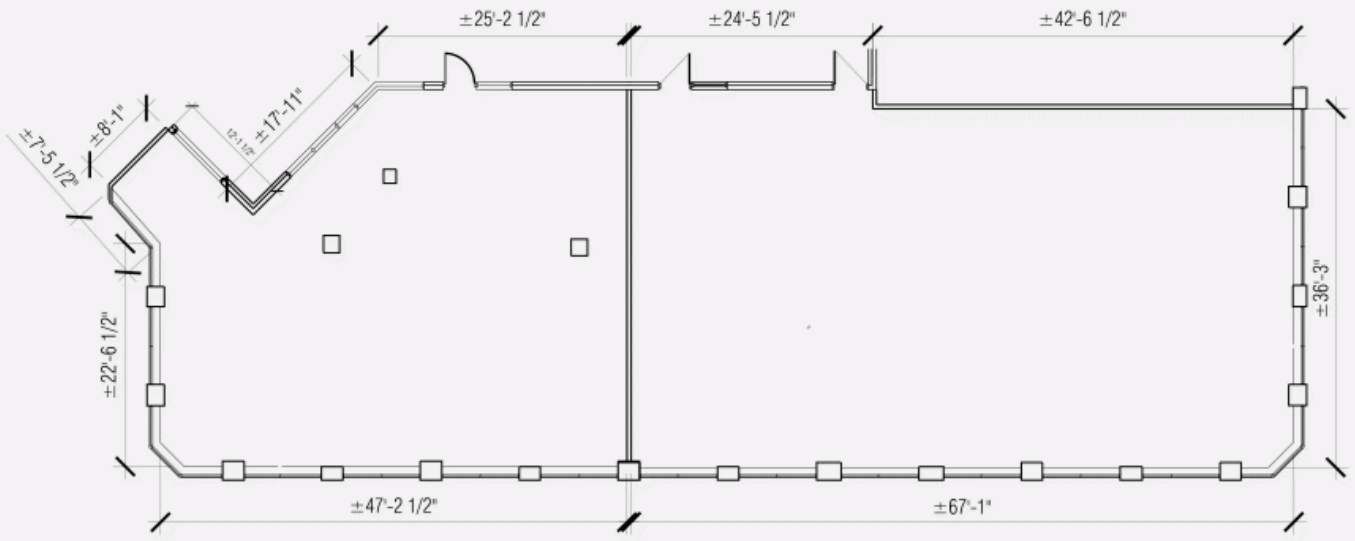
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LAYOUT PLAN



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PLAN WITHOUT IMPROVEMENTS



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