

3100 Côte-Vertu Boulevard, Montreal, QC, H4R 2J8

Suite #260

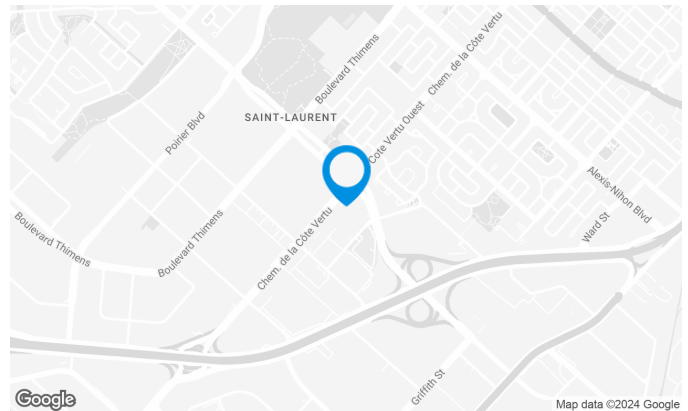
Excellent location, easy access to Highway 40 and close to highways 15 and 13 and the Pierre Elliott Trudeau International Airport.

Building characteristics

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

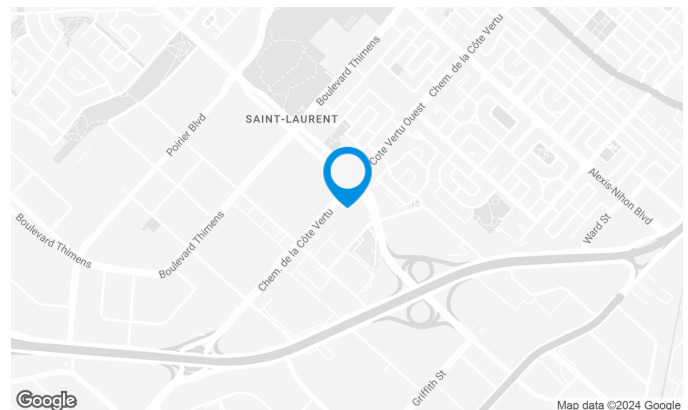
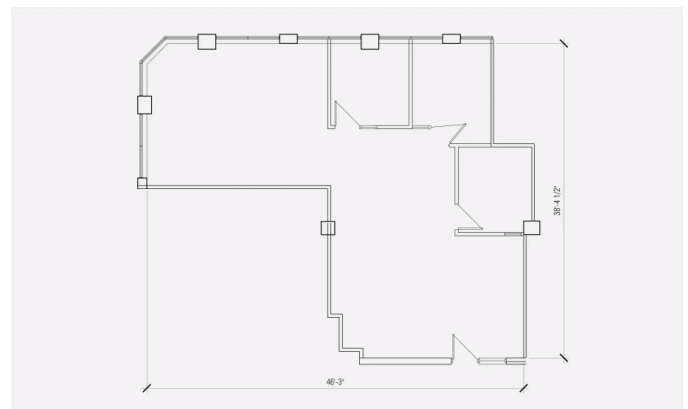
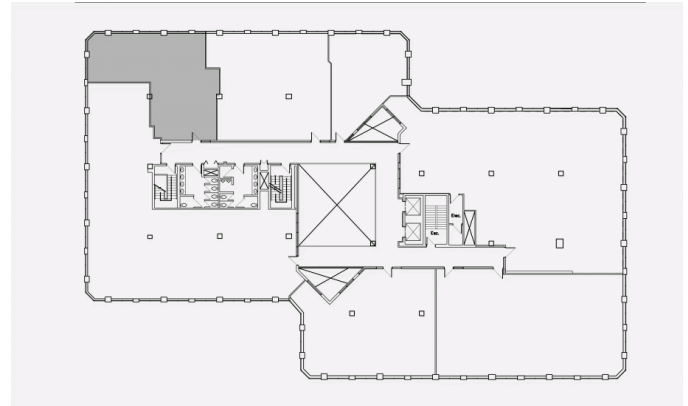
E JULIE.COULOMBE@COMINAR.COM

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Space characteristics

AVAILABLE LEASING AREA	1,468 sq. ft.
NUMBER OF FLOORS	1
FLOOR AREA	19,100 sq. ft.
ADDITIONAL RENT	\$16.97 /sq. ft.
ENERGY	Included
COMMENTS / NOTES	Existing improvements



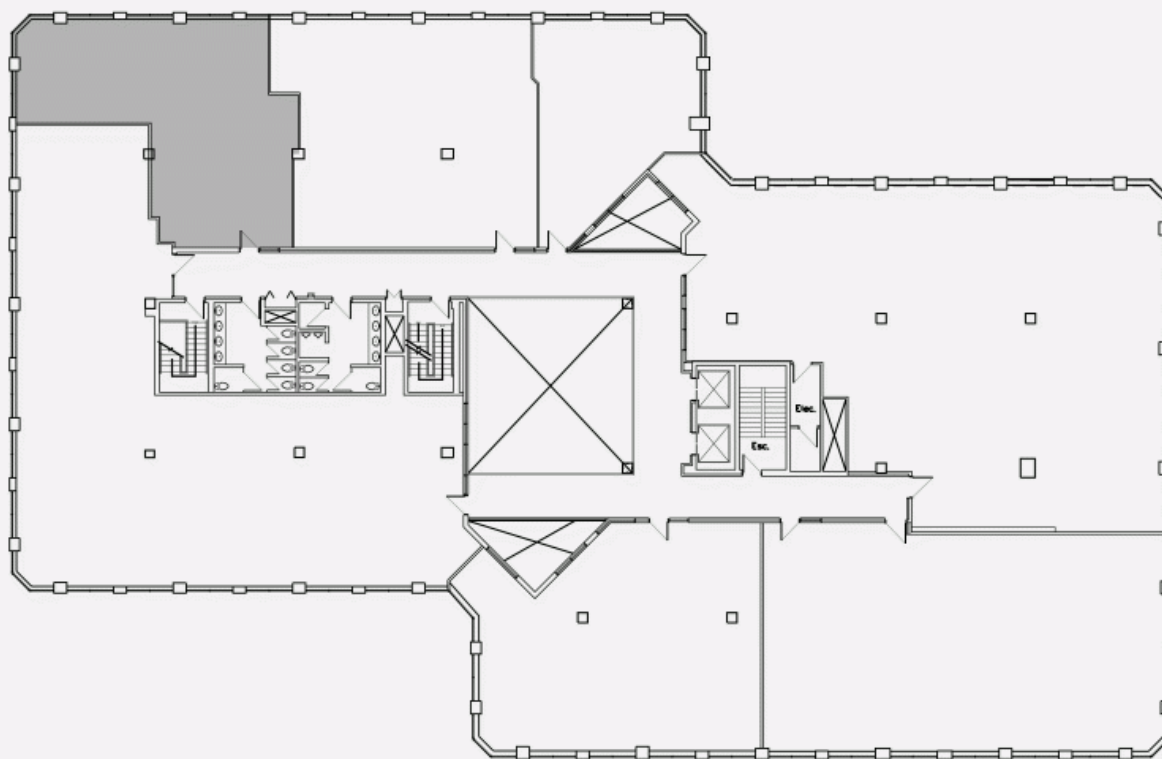
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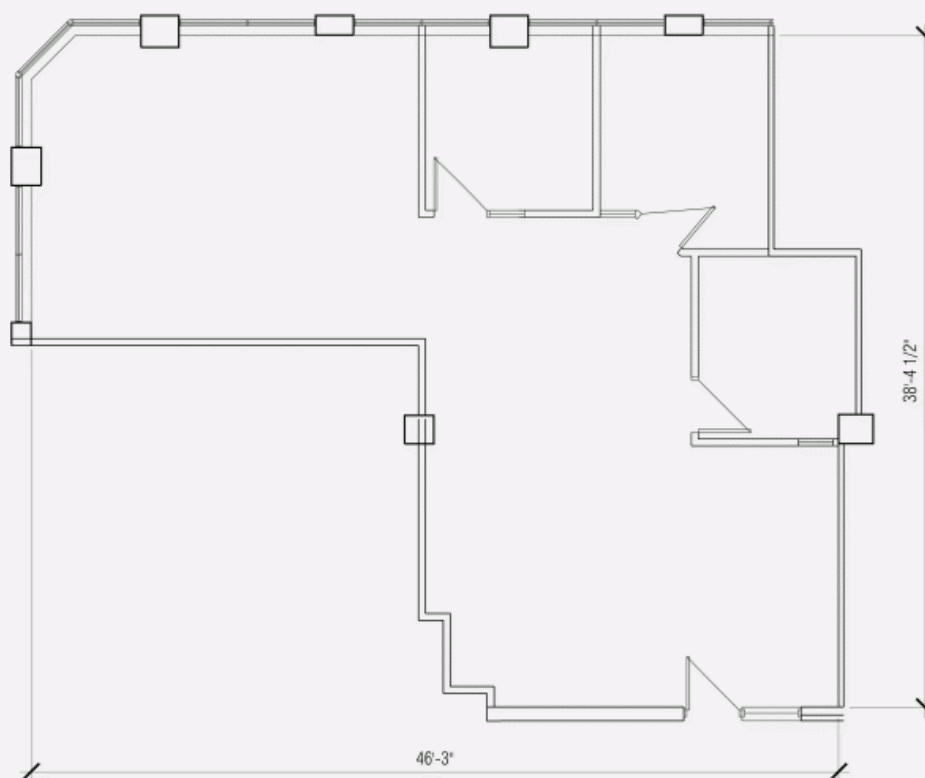
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LOCATION PLAN



LAYOUT PLAN



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