

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

Suite #290

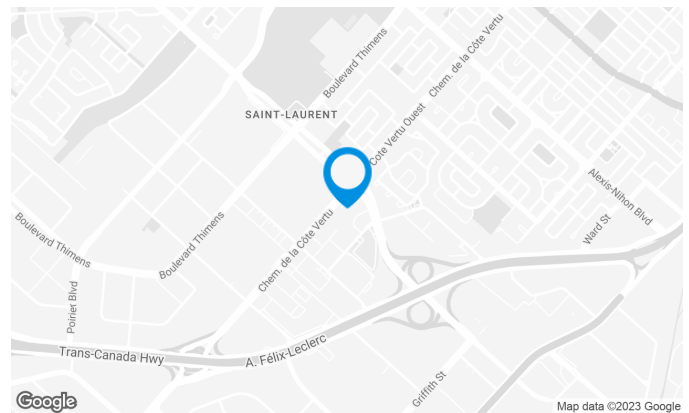
Excellent location, easy access to Highway 40 and close to highways 15 and 13 and the Pierre Elliott Trudeau International Airport.

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)



Xavier Martin

LEASING DIRECTOR
LEASING - OFFICES, MONTREAL AREA

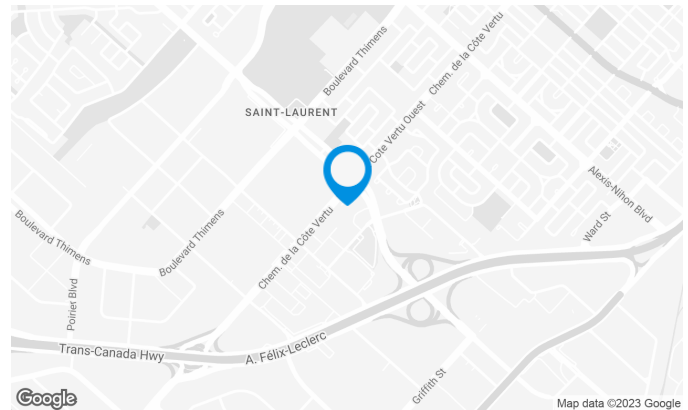
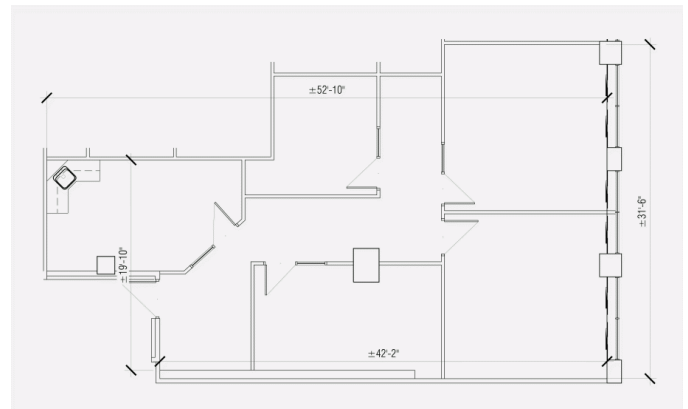
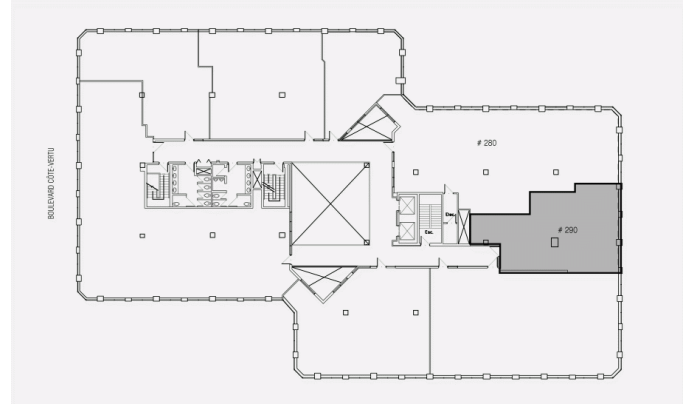
T 514 737-3344 #3454

C 514 346-3041

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Space characteristics

AVAILABLE LEASING AREA	1,540 sq. ft.
AVAILABILITY	Immediate
NUMBER OF FLOORS	1
FLOOR AREA	19,100 sq. ft.
ADDITIONAL RENT	\$16.97 /sq. ft.
ENERGY	Included
COMMENTS / NOTES	Local with existing improvements



Xavier Martin

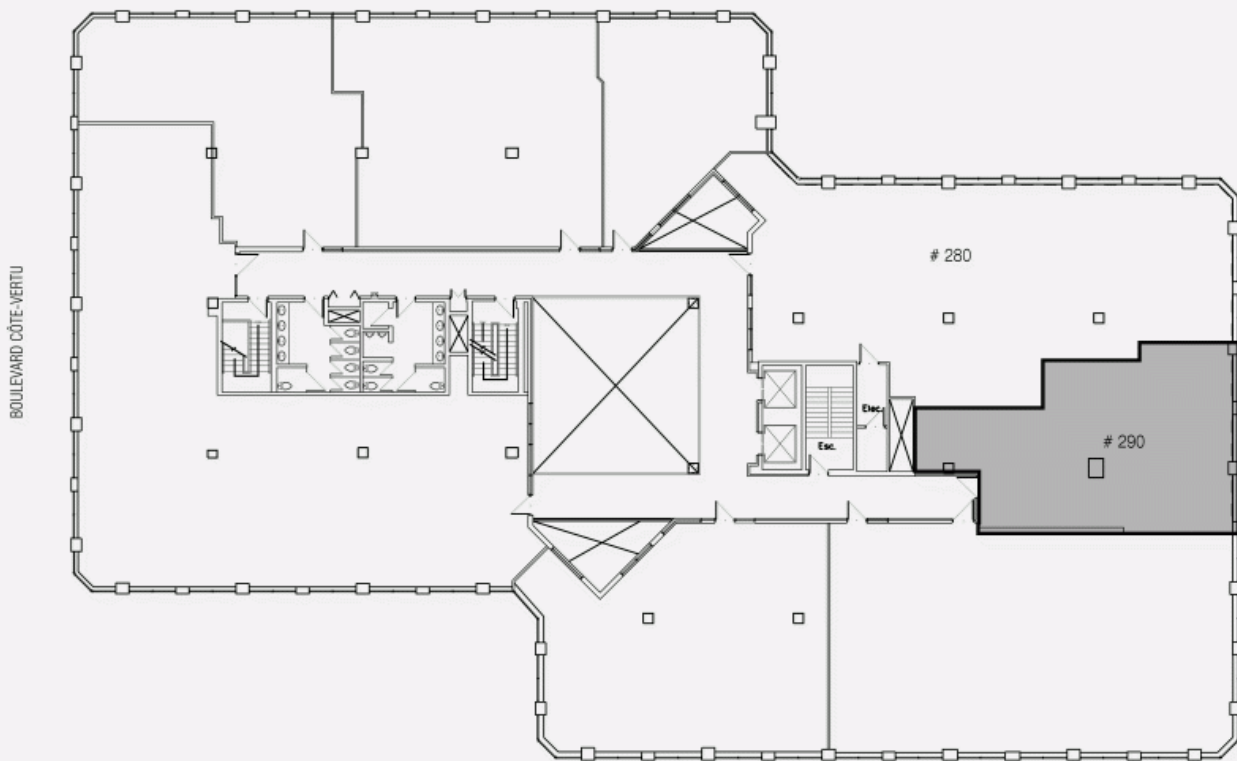
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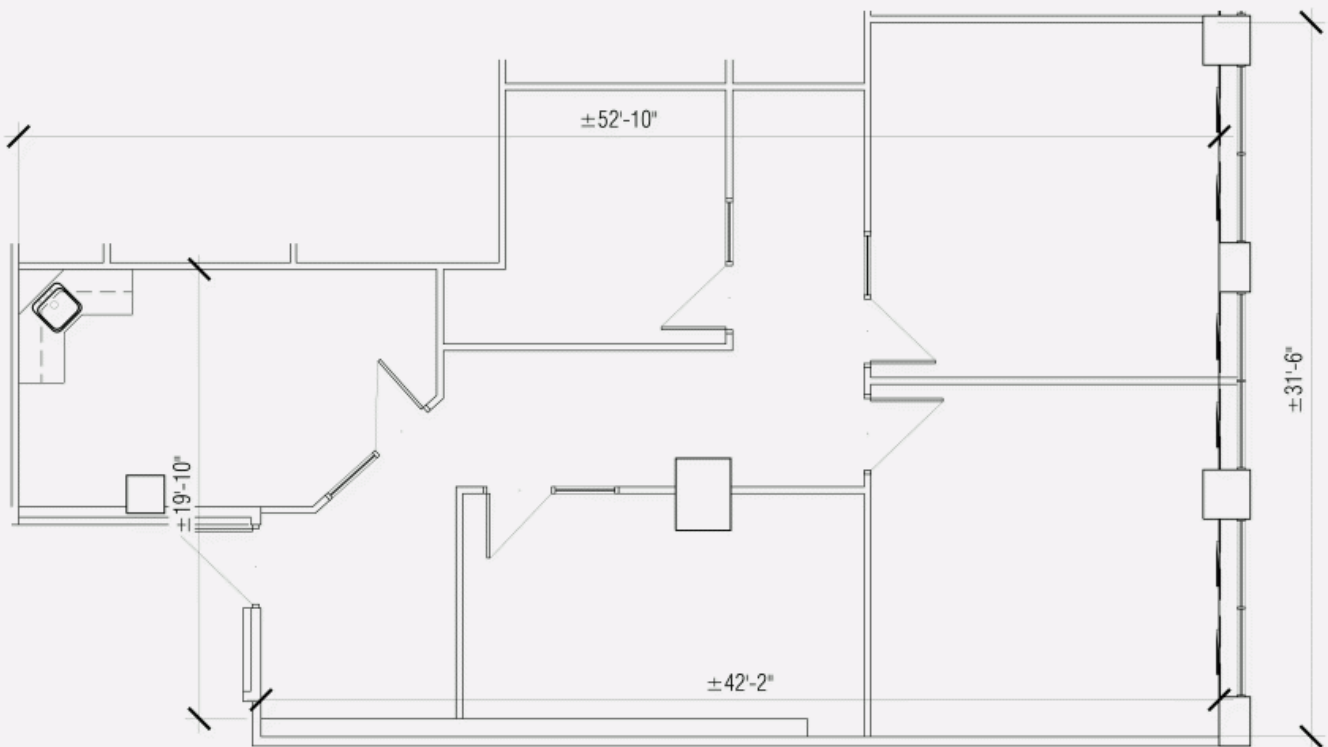
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LOCATION PLAN



LAYOUT PLAN



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