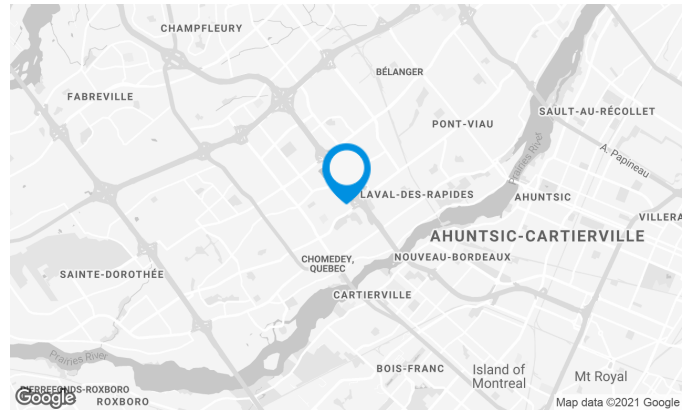


Built in 2000 in the heart of the Cité de la Biotech in Laval, 400, 420, 440 and 480 Armand-Frappier Boulevard contain a total of approximately 200,000 square feet for lease.

Located in the block bordered by Highway 15 to the east, Highway 13 to the west, Boulevard du Souvenir to the north and Boulevard de la Concorde to the south, these buildings offer rapid access to the highways.



## Building characteristics

TOTAL LEASING AREA	50,148 ft <sup>2</sup>
NUMBER OF FLOORS	3
ELEVATORS	1
GENERATOR	Yes
HVAC HOURS	Monday to Friday: 7:30 AM to 6 PM
SECURITY	Access cards

## BUILDING ACCESSIBILITY

OUTDOOR PARKING	500
PARC À VÉLOS DISPONIBLE	Yes
ROAD ACCESS	Des Laurentides Highway (15), Notre-Dame Boulevard, Du Souvenir Boulevard, Chomedey Boulevard, Saint-Martin Boulevard West
BUS	26, 36, 40, 46



**Julie Godbout**

LEASING DIRECTOR  
LEASING - OFFICES, MONTREAL AREA

**T** 514 737-3344 #3485  
**C** 514 238-7079  
**E** JULIE.GODBOUT@COMINAR.COM

**Superficie locative disponible de 17,679 ft<sup>2</sup>**

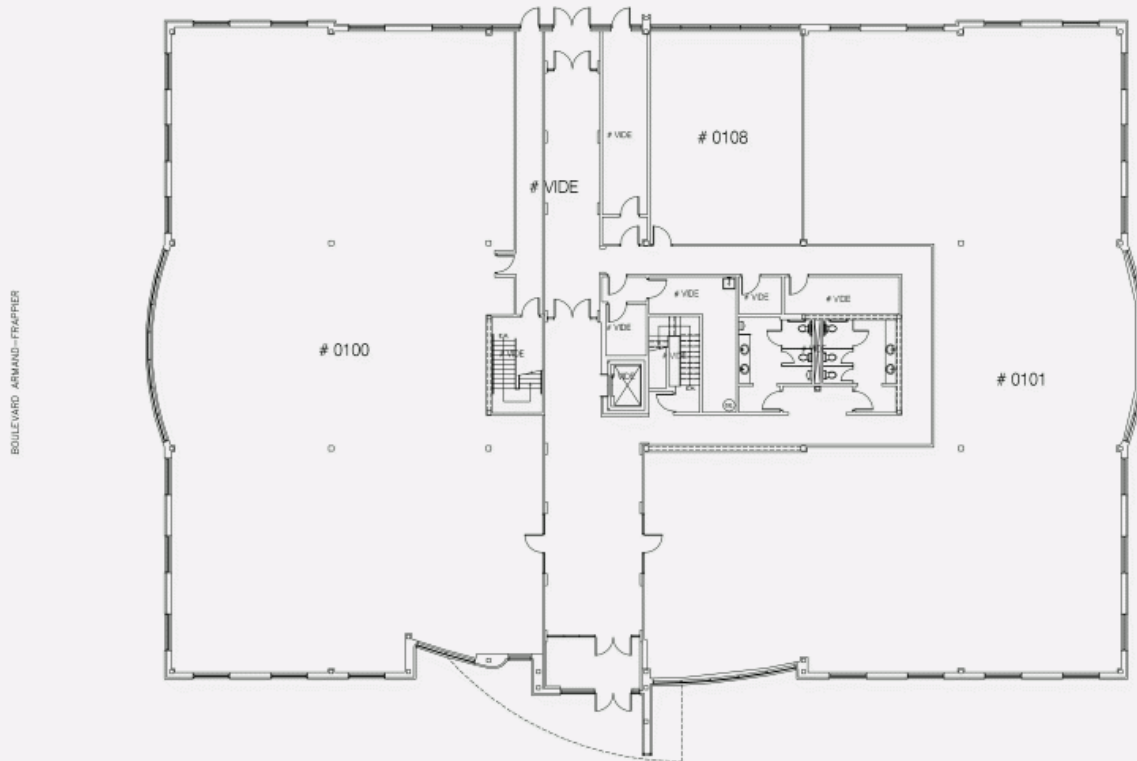


**List of available offices**

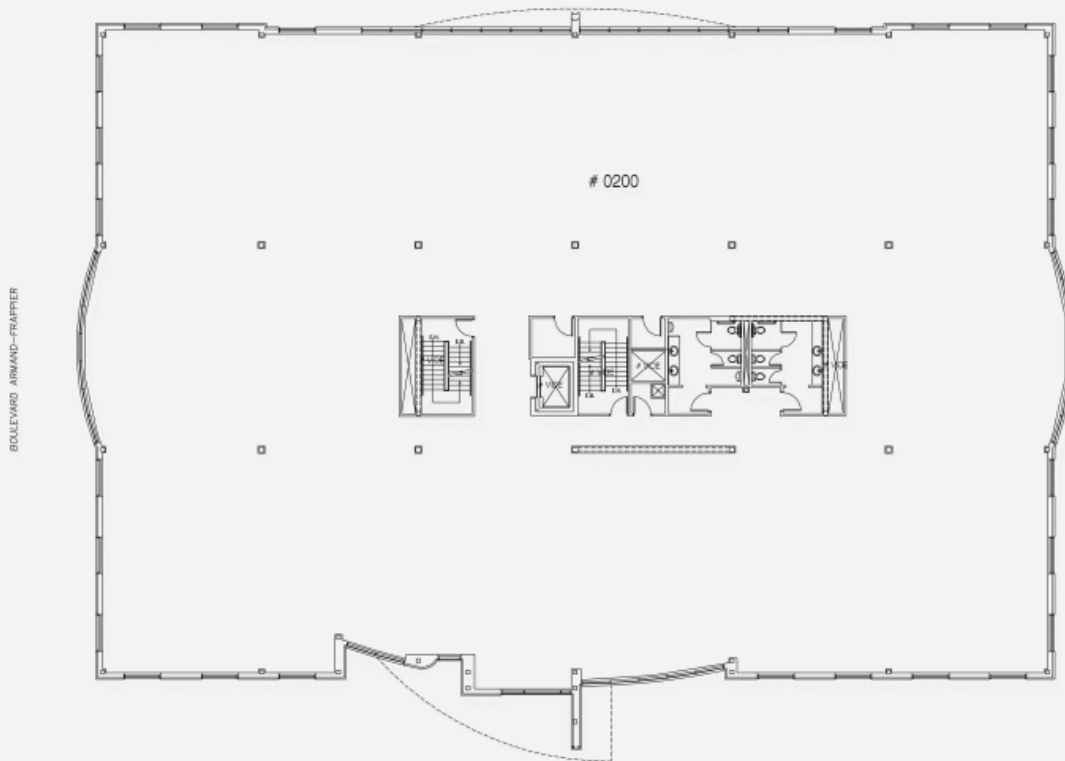
SUITE	FLOOR	AVAILABILITY	AREA
Suite #100	RDC		7,337 ft <sup>2</sup>
Suite #101R	RDC		3,120 ft <sup>2</sup>
Suite #101	RDC		6,928 ft <sup>2</sup>
Suite #200	2	Immediate	17,679 ft <sup>2</sup>
Suite #300	3		17,111 ft <sup>2</sup>



GROUND FLOOR PLAN



2ND FLOOR PLAN



3RD FLOOR PLAN

