

**2 de la Place-du-Commerce Street, Brossard, QC, J4W  
2T8  
Suite #100**

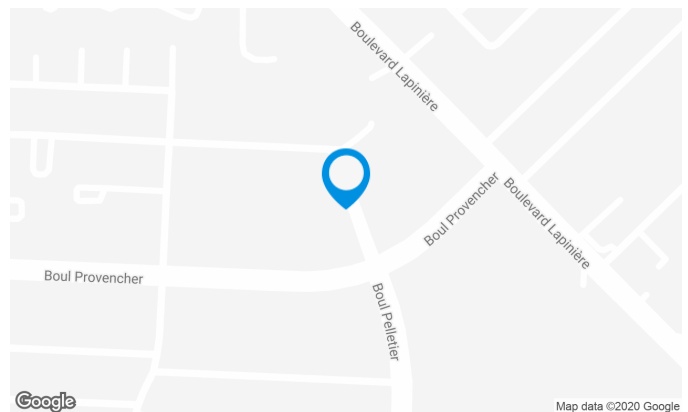
Strategically located in Brossard, in front of Champlain Mall, just minutes away from Champlain Bridge and the main streets of the South Shore.

**Building characteristics**

TOTAL LEASING AREA	36,035 ft <sup>2</sup>
NUMBER OF FLOORS	3
ASCENCEURS	1
OPTICAL FIBER	Yes
SPRINKLERS	Yes
HVAC HOURS	7:30 a.m. to 6:30 p.m. (Monday to Friday)
SECURITY	Acces cards
BUILDING SERVICES	Medical clinic

**BUILDING ACCESSIBILITY**

OUTDOOR PARKING	108
ROAD ACCESS	Highway 10, 132 road, Taschereau Boulevard
BUS	15, 30, 115



**Yannick Cloutier**

KW COMMERCIAL MONTRÉAL

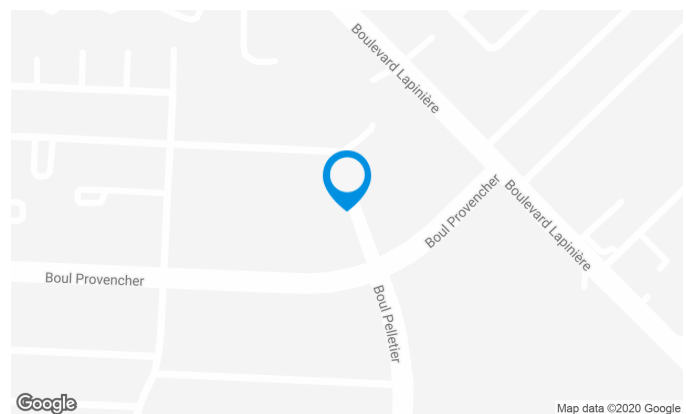
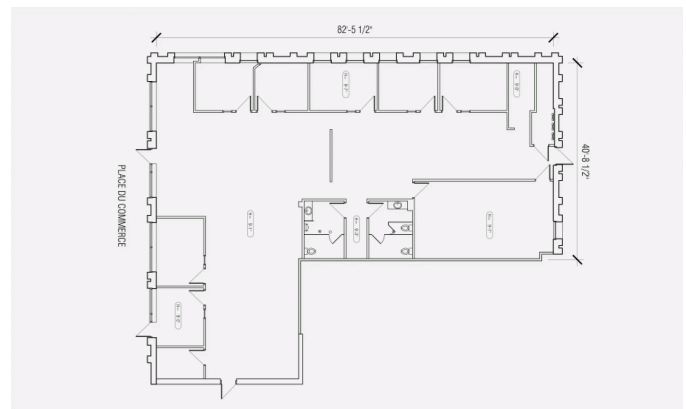
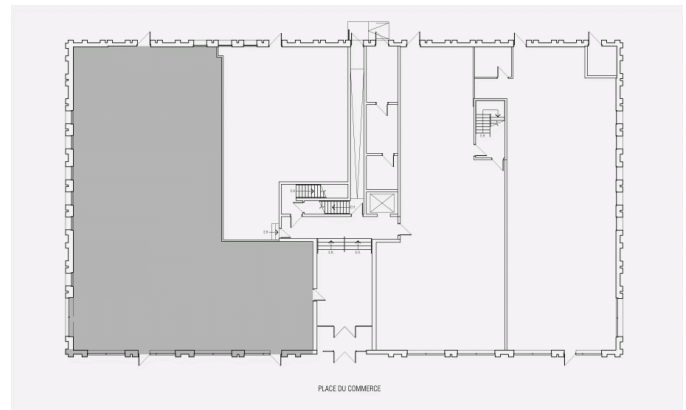
**T** 514 416-6070

**C** 514 998-8287

**E** Y.CLOUTIER@KW.COM

### Space characteristics

AVAILABLE LEASING AREA	4,419 ft <sup>2</sup>
AVAILABILITY	Immediate
FLOOR AREA	12,000 ft <sup>2</sup>
ADDITIONNAL RENT	\$10.84 /ft <sup>2</sup>
ENERGY	Included
COMMENTS / NOTES	Office. Energy and daily cleaning included.



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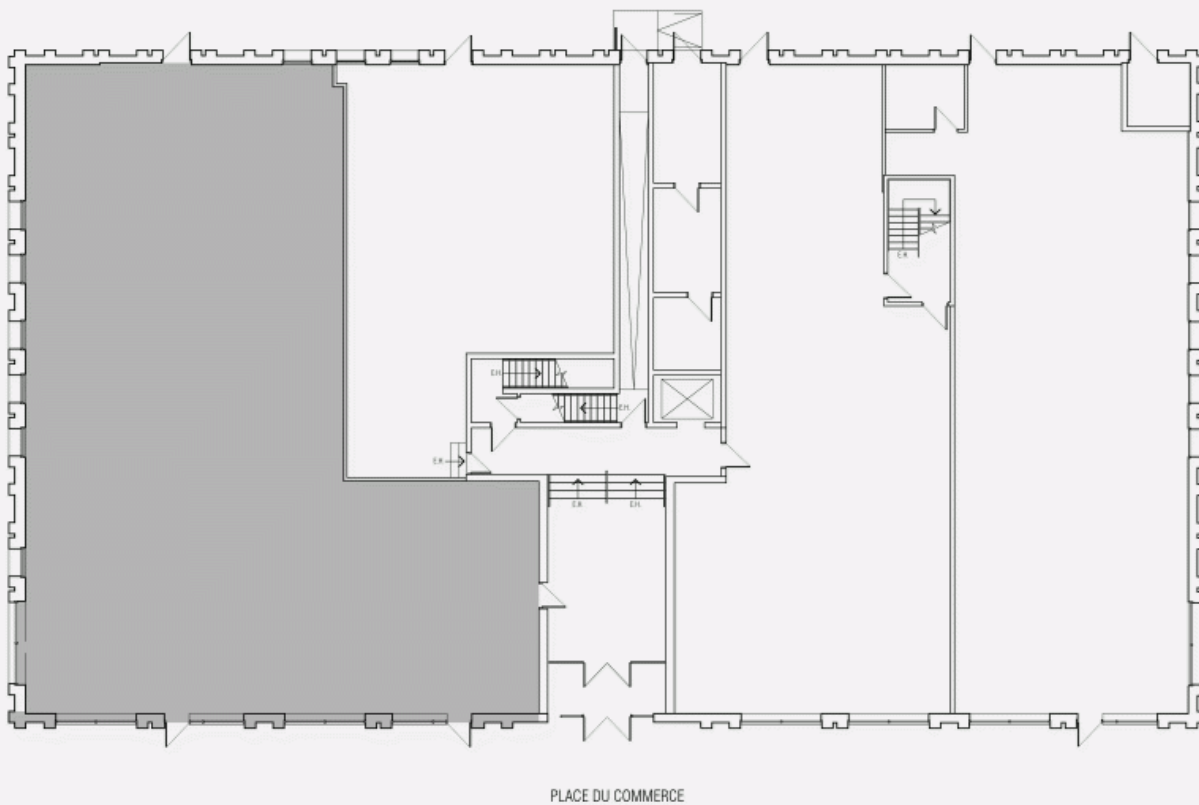
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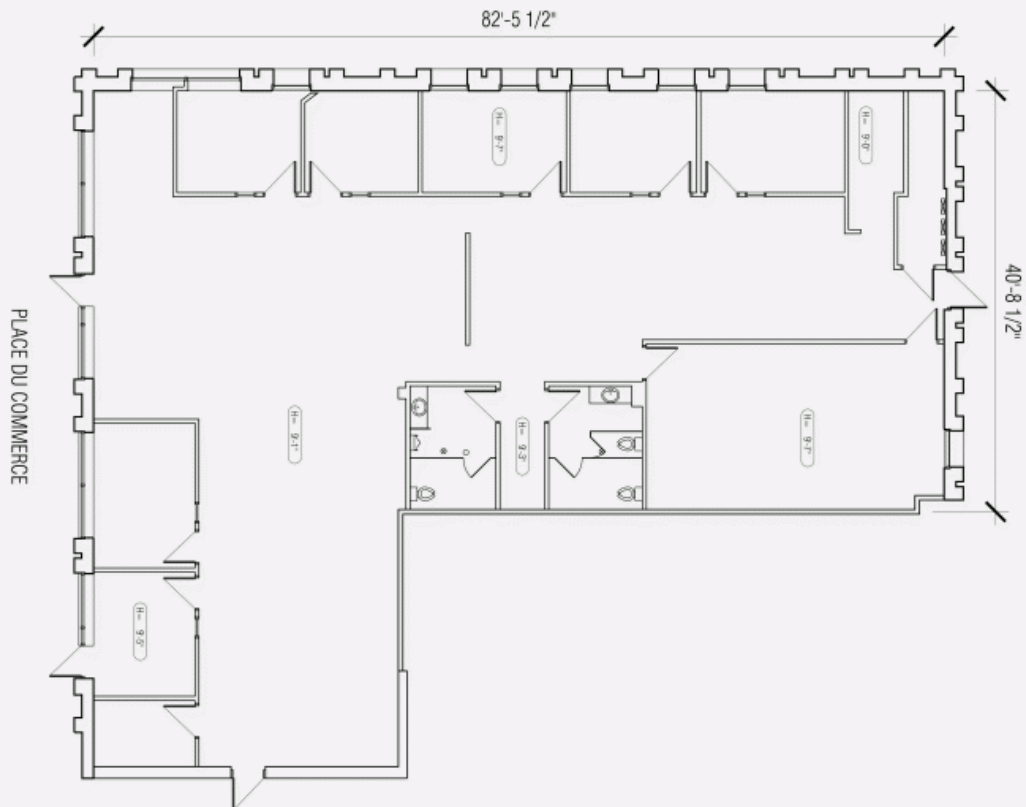
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LOCATION PLAN



LAYOUT PLAN



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