

**2 de la Place-du-Commerce Street, Brossard, QC, J4W
2T8
Suite #106**

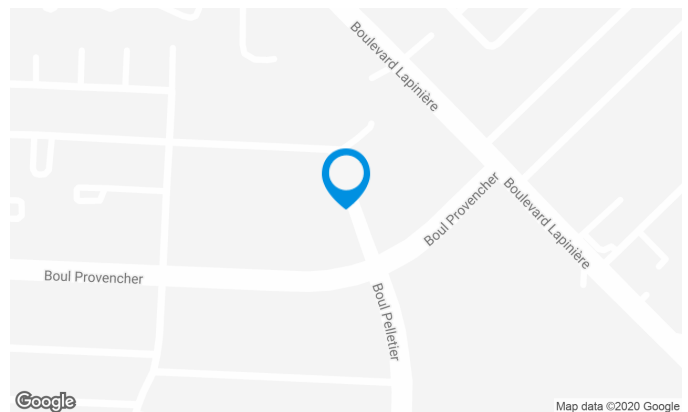
Strategically located in Brossard, in front of Champlain Mall, just minutes away from Champlain Bridge and the main streets of the South Shore.

Building characteristics

TOTAL LEASING AREA	36,035 ft ²
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

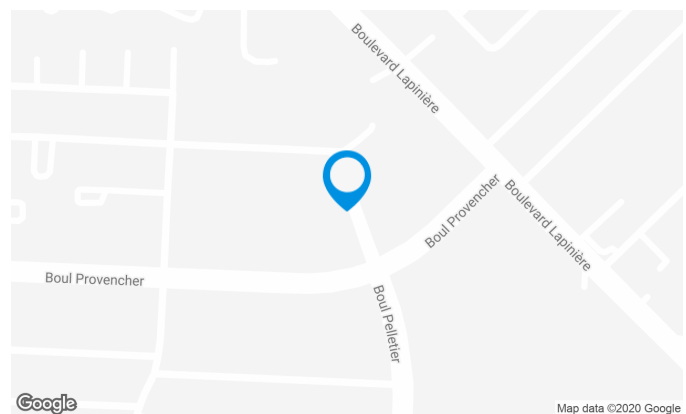
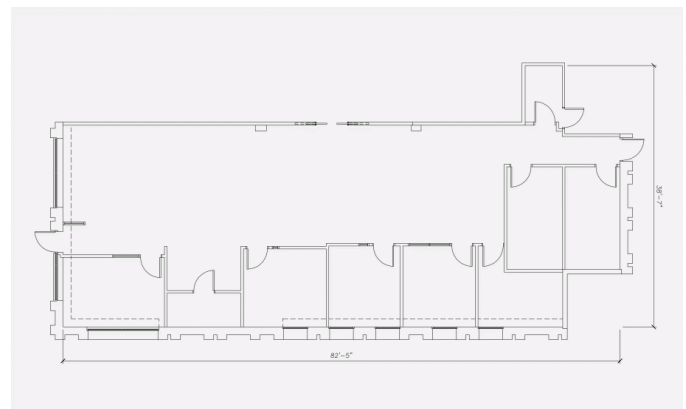
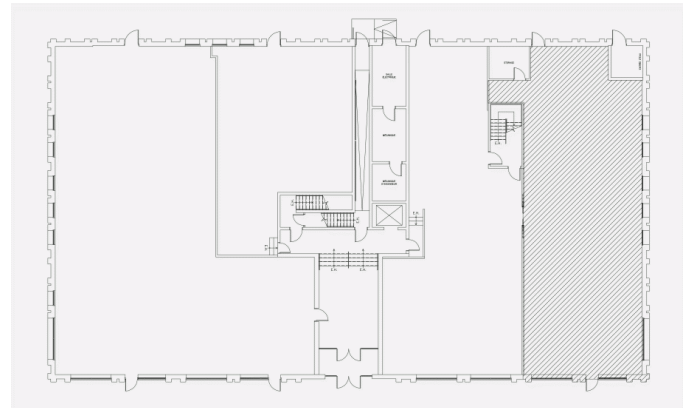
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C 514 998-8287

E Y.CLOUTIER@KW.COM

Space characteristics

AVAILABLE LEASING AREA	2,589 ft ²
AVAILABILITY	Immediate
FLOOR AREA	12,000 ft ²
ADDITIONNAL RENT	\$10.84 /ft ²
ENERGY	Included
COMMENTS / NOTES	Office. Energy and daily cleaning included.



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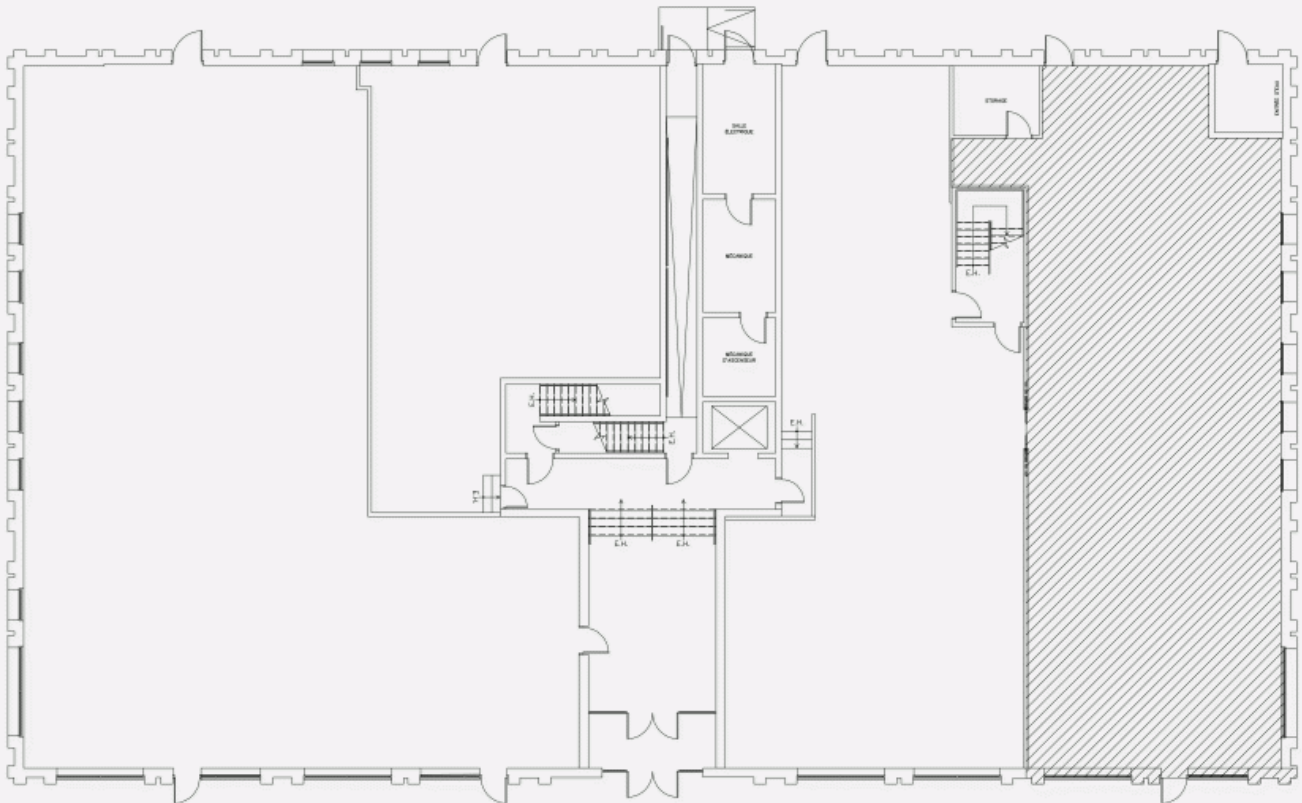
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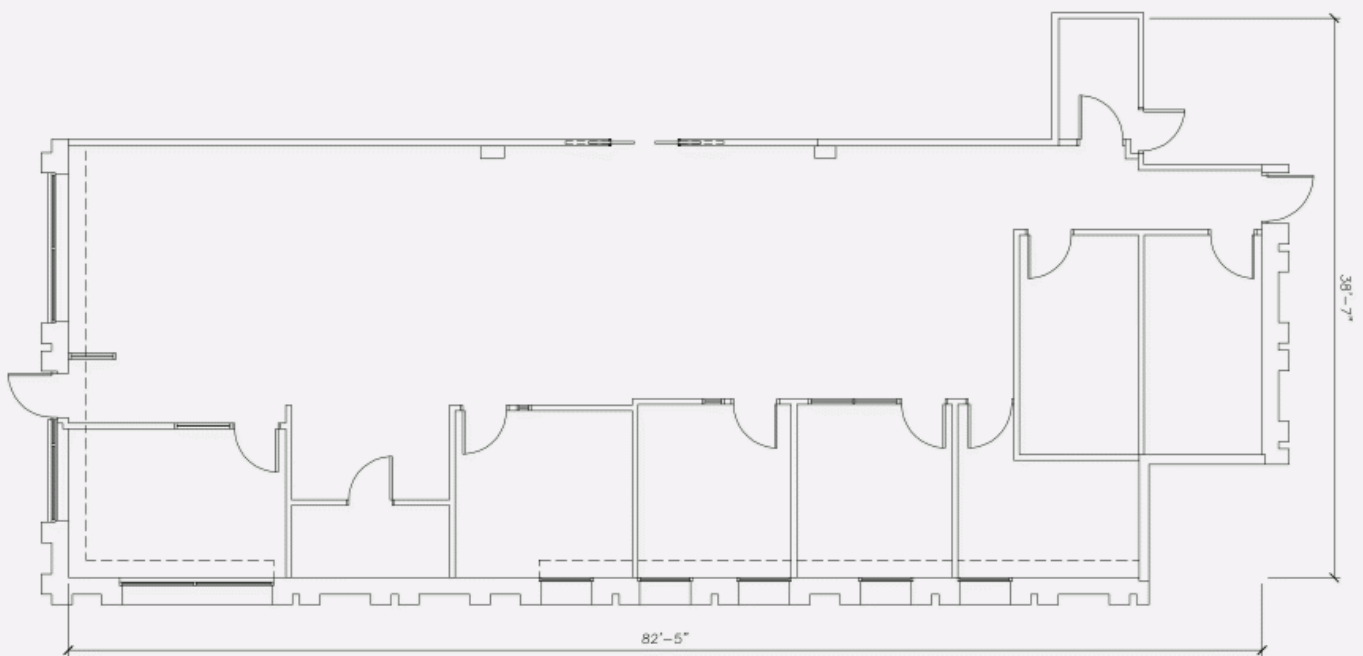
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LOCATION PLAN



LAYOUT PLAN



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