

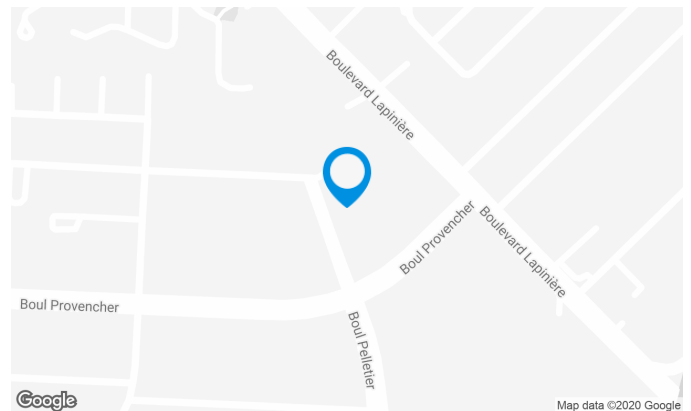
Strategically located in Brossard, in front of Champlain Mall, just minutes away from Champlain Bridge and the main streets of the South Shore.

## Building characteristics

TOTAL LEASING AREA	43,192 ft <sup>2</sup>
NUMBER OF FLOORS	3
ASCENCEURS	1
SPRINKLERS	Yes
HVAC HOURS	7:30 AM to 6:30 PM (Monday to Friday)
SECURITY	Access cards
BUILDING SERVICES	Medical clinic

## BUILDING ACCESSIBILITY

OUTDOOR PARKING	220
ROAD ACCESS	Highway 10, 132 road, Taschereau Boulevard
BUS	15, 30, 115



**Yannick Cloutier**

KW COMMERCIAL MONTRÉAL

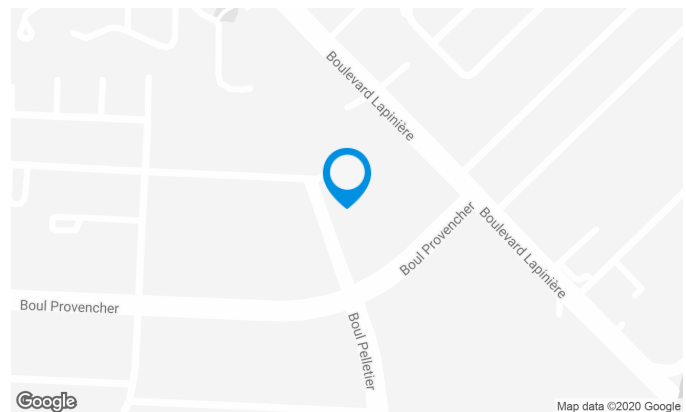
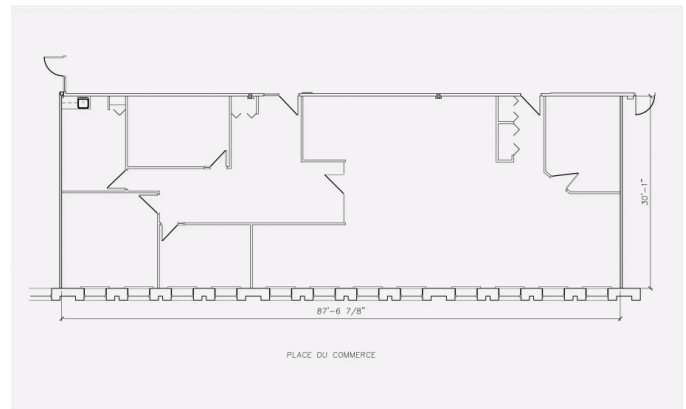
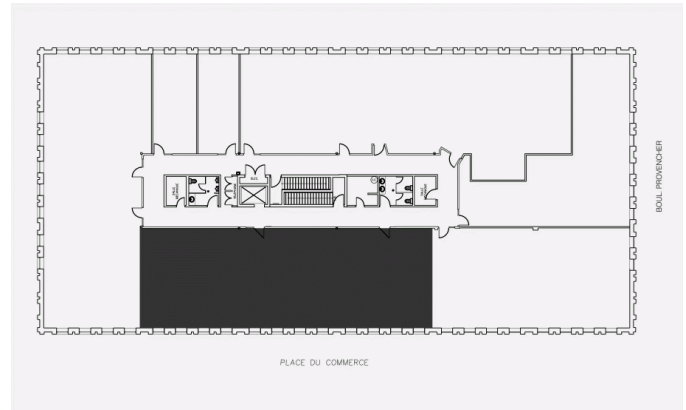
**T** 514 416-6070

**C** 514 998-8287

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

### Space characteristics

AVAILABLE LEASING AREA	3,285 ft <sup>2</sup>
AVAILABILITY	Immediate
NUMBER OF FLOORS	1
FLOOR AREA	14,500 ft <sup>2</sup>
ADDITIONNAL RENT	\$10.82 /ft <sup>2</sup>
ENERGY	Included
COMMENTS / NOTES	Office space. Energy and daily cleaning included.



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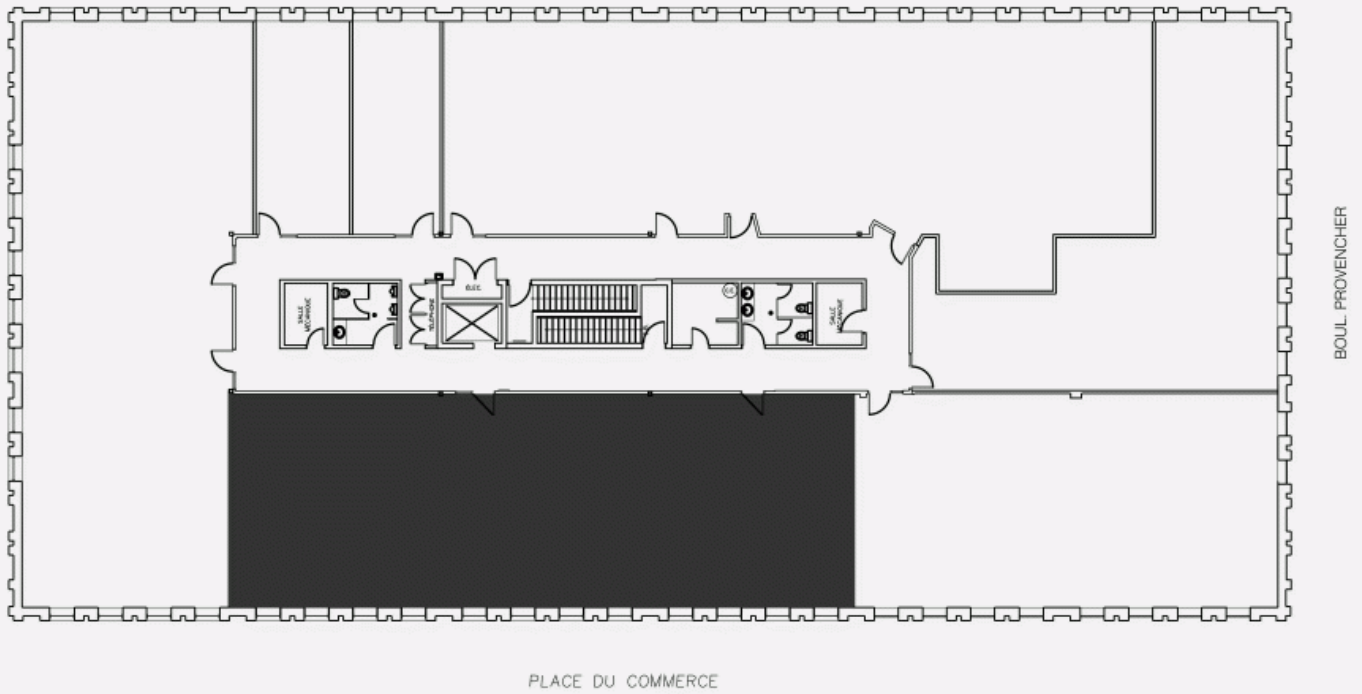
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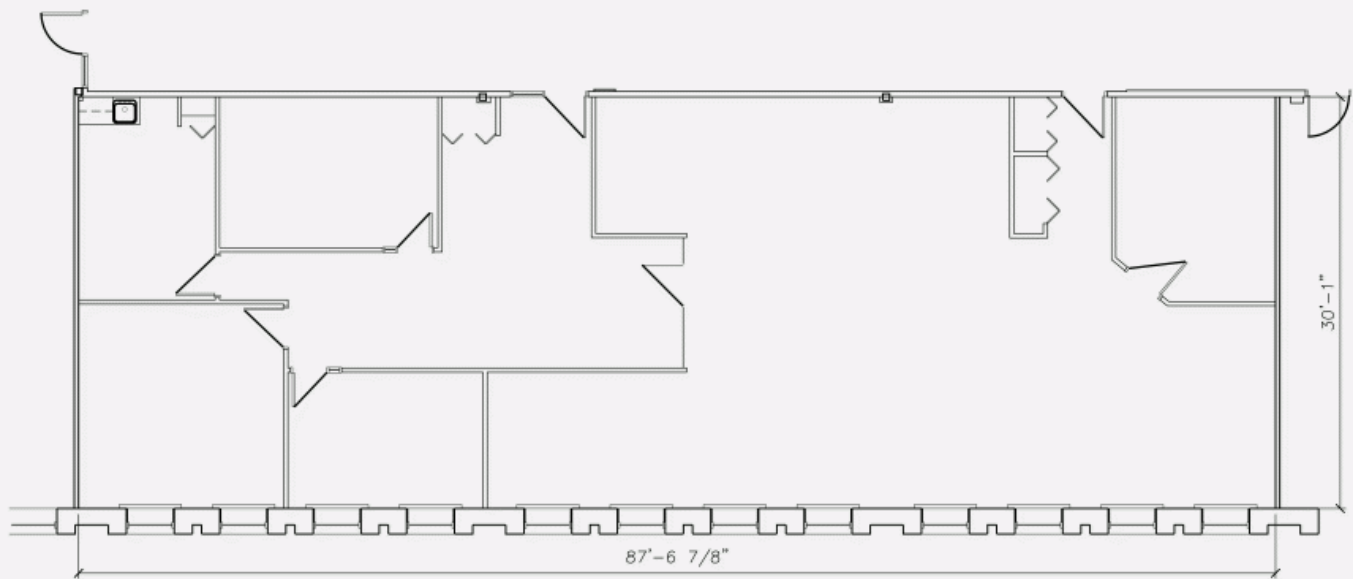
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FLOOR PLAN



OFFICE LAYOUT



PLACE DU COMMERCE

**1 de la Place-du-Commerce Street, Brossard, QC, J4W**

**277**

**Suite #340**

