

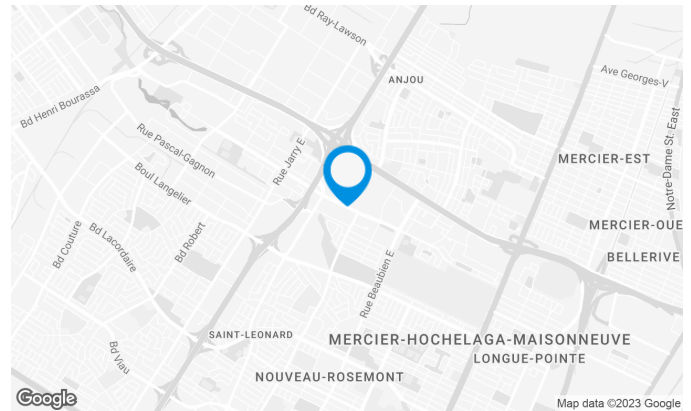
Strategic location at the intersection of highways 40 & 25 makes it easily accessible. Across the street from Galeries d'Anjou Shopping Centre. Bus service at doorstep and minutes away from the Radisson metro station.

Building characteristics

TOTAL LEASING AREA	64,475 sq. ft.
NUMBER OF FLOORS	5
ASCENCEURS	2
OPTICAL FIBER	Yes
SPRINKLERS	Yes
GENERATOR	Yes
HVAC HOURS	Monday to Friday: 7:30 AM to 6:30 PM
SECURITY	Access cards and cameras
BUILDING SERVICES	Dental Center Picnic table

BUILDING ACCESSIBILITY

INDOOR PARKING	25
OUTDOOR PARKING	128
PARC À VÉLOS DISPONIBLE	Yes
ROAD ACCESS	Bélanger Street, Des Halles Avenue, Louis H. Lafontaine Boulevard (25), Metropolitan Highway (40)
BUS	1, 44, 260
METRO STATION	Radisson
TRAIN STATION	Anjou Station



Xavier Martin

LEASING DIRECTOR
LEASING - OFFICES, MONTREAL AREA

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AVAILABLE SPACES / OFFICE /

**7450 des Galeries-d'Anjou Boulevard, Montreal, QC, H1M
3M3
Suite #170**

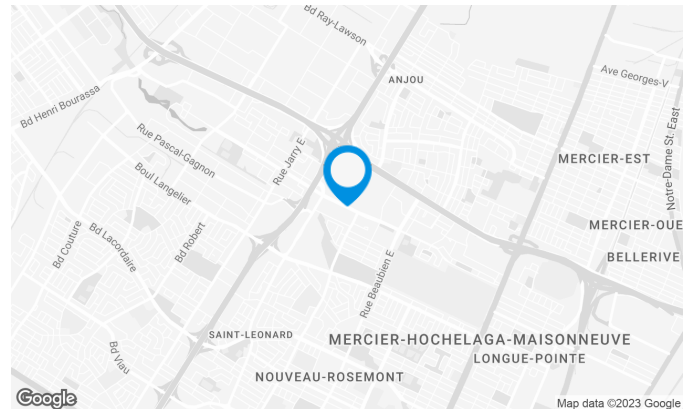
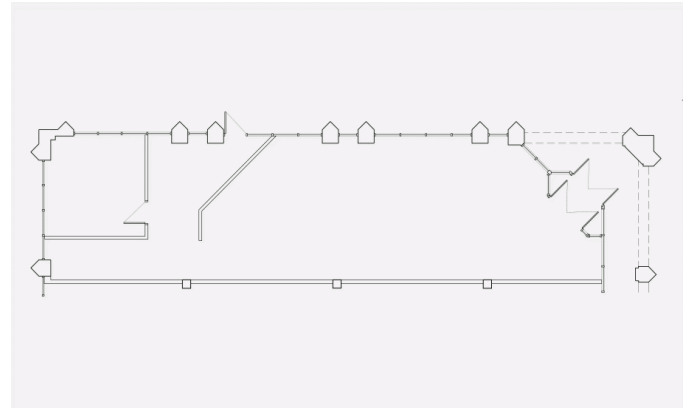
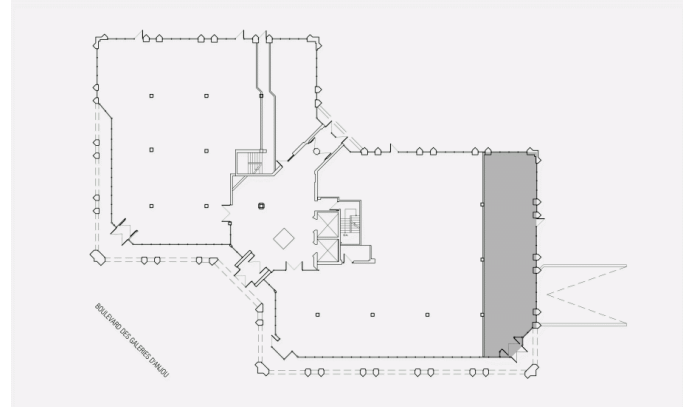


AWARDS

BOMA Best Silver

Space characteristics

AVAILABLE LEASING AREA	1,761 sq. ft.
AVAILABILITY	Immediate
FLOOR AREA	11,243 sq. ft.
ADDITIONAL RENT	\$16.82 /sq. ft.
ENERGY	Included
COMMENTS / NOTES	Ideal space for a showroom.



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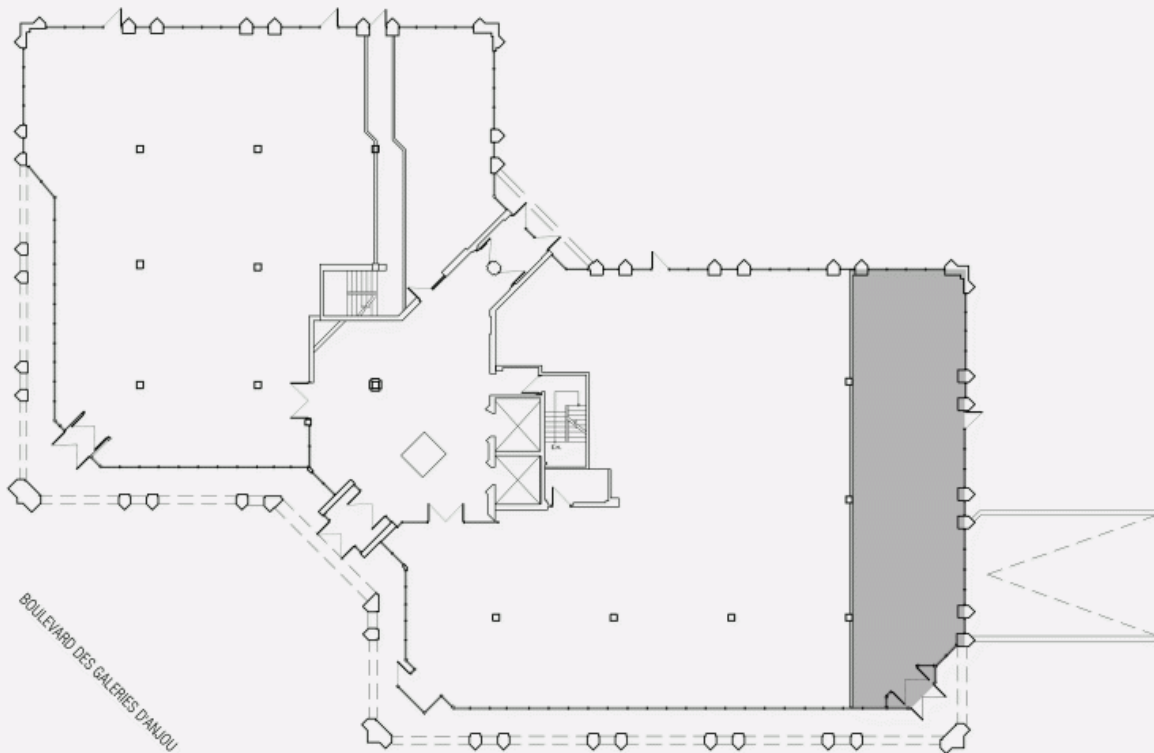
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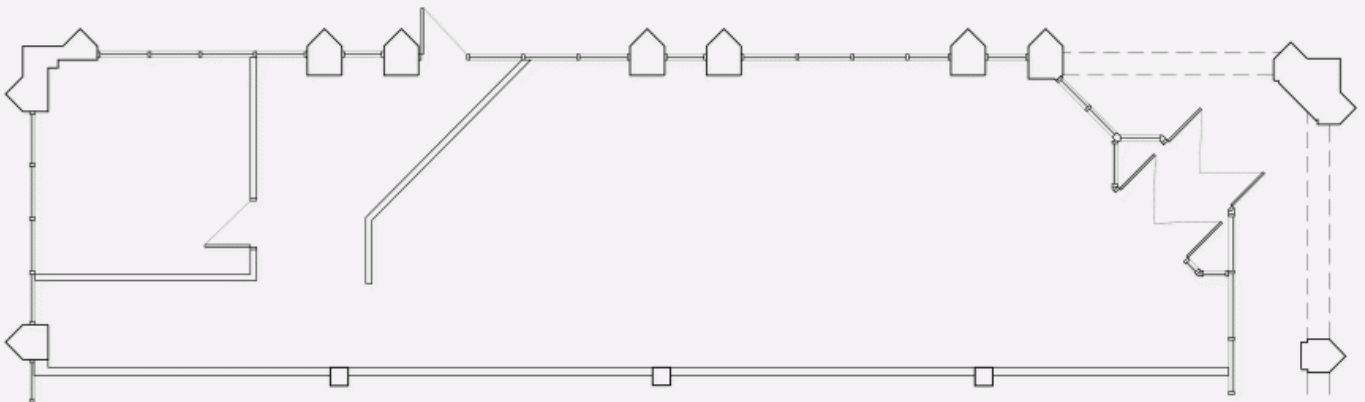
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LOCATION PLAN



LAYOUT PLAN



7450 des Galeries-d'Anjou Boulevard, Montreal, QC, H1M

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