

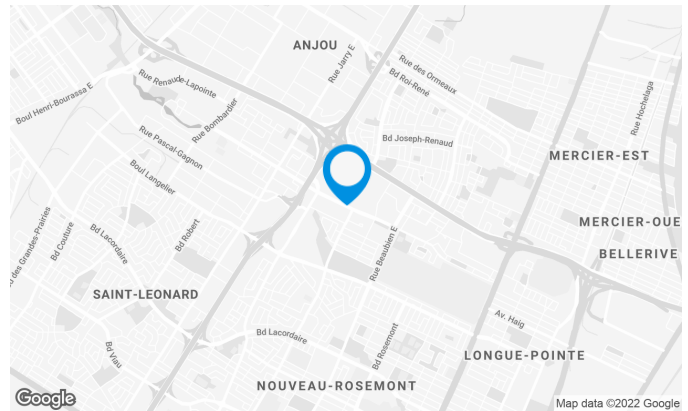
Strategic location at the intersection of highways 40 & 25 makes it easily accessible. Across the street from Galeries d'Anjou Shopping Centre. Bus service at doorstep and minutes away from the Radisson metro station.

## Building characteristics

|                    |                                      |
|--------------------|--------------------------------------|
| TOTAL LEASING AREA | 116,308 ft <sup>2</sup>              |
| NUMBER OF FLOORS   | 6                                    |
| ASCENCEURS         | 3                                    |
| % COMMON AREA      | 11                                   |
| 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  | Picnic table                         |

## BUILDING ACCESSIBILITY

|                         |               |
|-------------------------|---------------|
| INDOOR PARKING          | 25            |
| OUTDOOR PARKING         | 128           |
| PARC À VÉLOS DISPONIBLE | Yes           |
| BUS                     | 1, 44, 260    |
| METRO STATION           | Radisson      |
| TRAIN STATION           | Anjou Station |



**Julie Godbout**

LEASING DIRECTOR  
LEASING - OFFICES, MONTREAL AREA

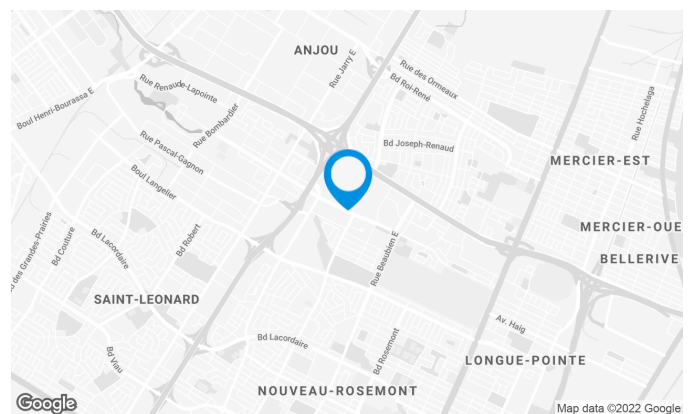
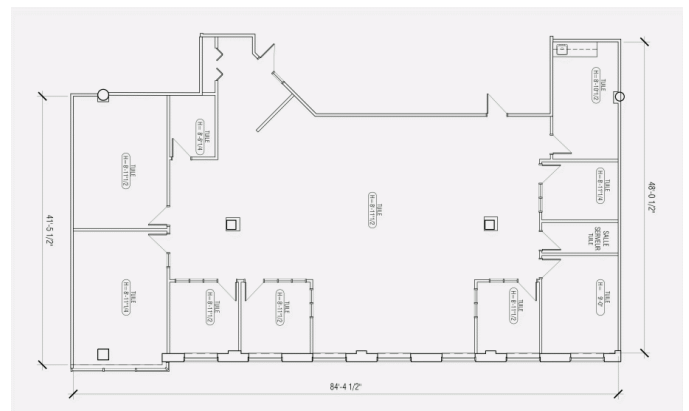
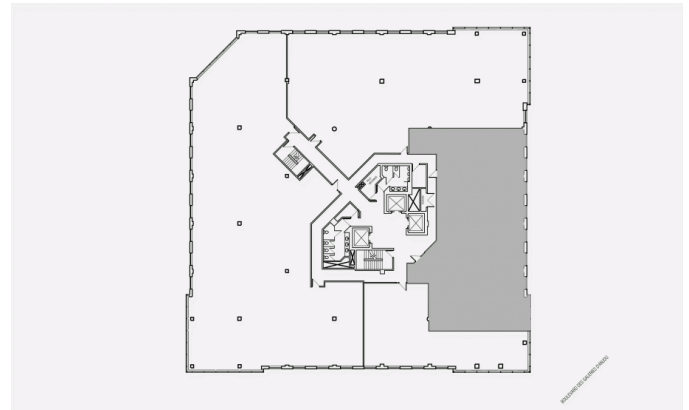
**T** 514 737-3344 #3485

**C** 514 238-7079

**E** JULIE.GODBOUT@COMINAR.COM

### Space characteristics

|                        |                          |
|------------------------|--------------------------|
| AVAILABLE LEASING AREA | 3,923 ft <sup>2</sup>    |
| AVAILABILITY           | Immediate                |
| NUMBER OF FLOORS       | 1                        |
| FLOOR AREA             | 19,975 ft <sup>2</sup>   |
| ADDITIONAL RENT        | \$16.41 /ft <sup>2</sup> |
| ENERGY                 | Included                 |



**Julie Godbout**

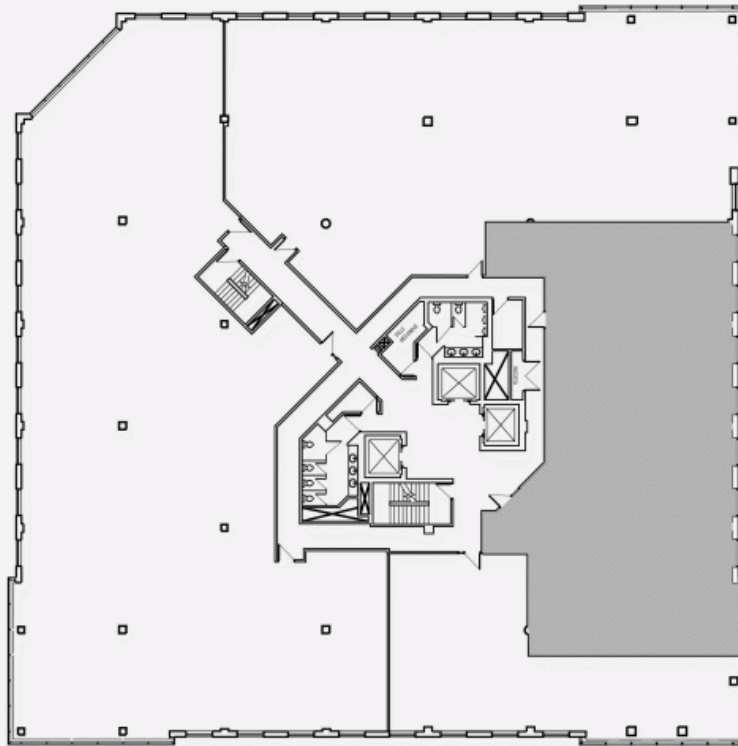
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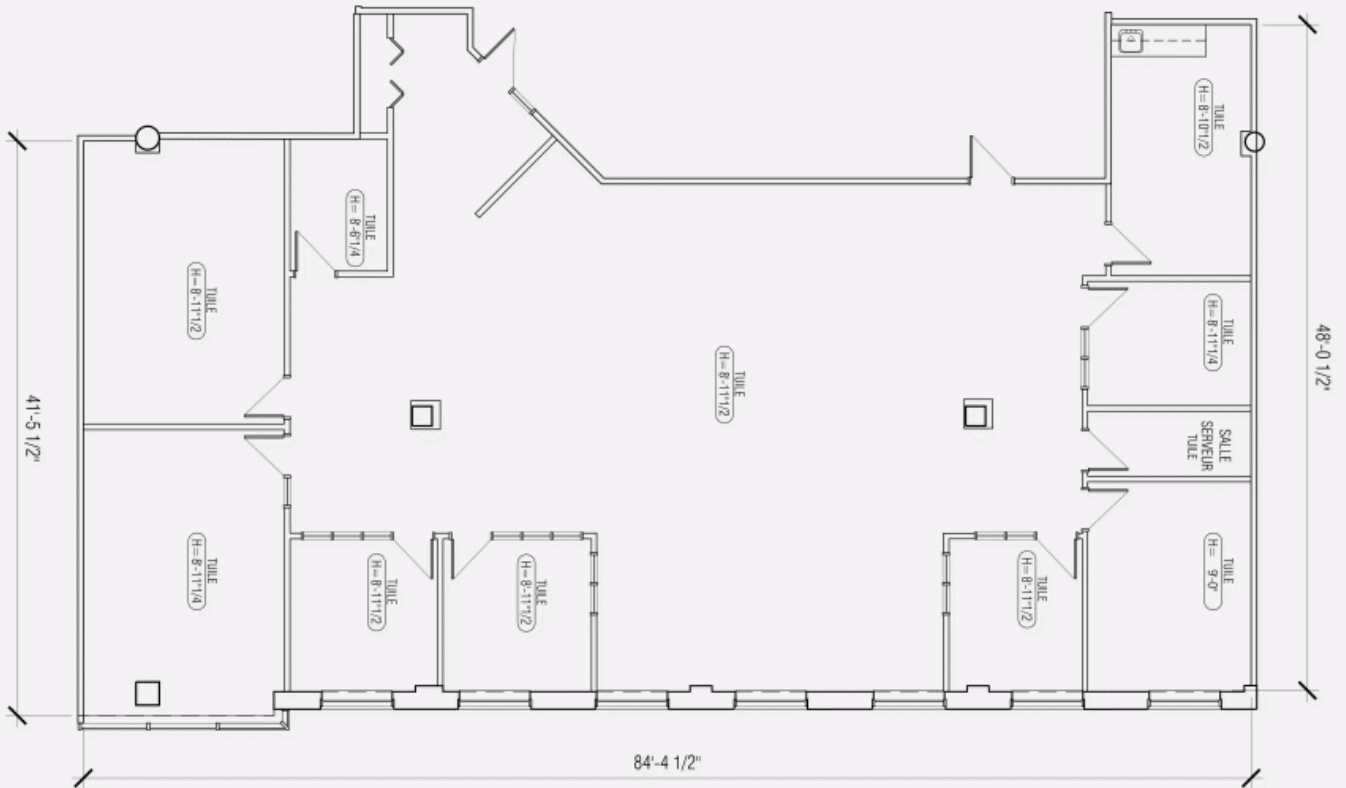
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LOCATION PLAN

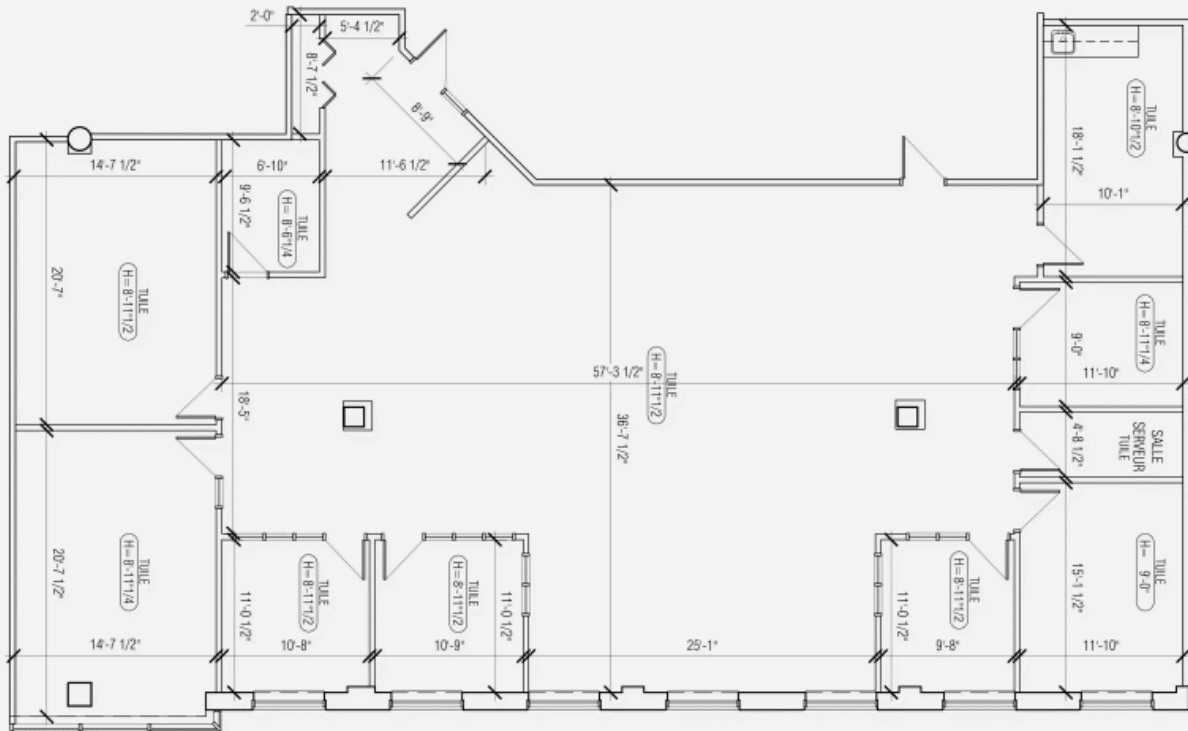


BULEVARD DES GALERIES 1764/201

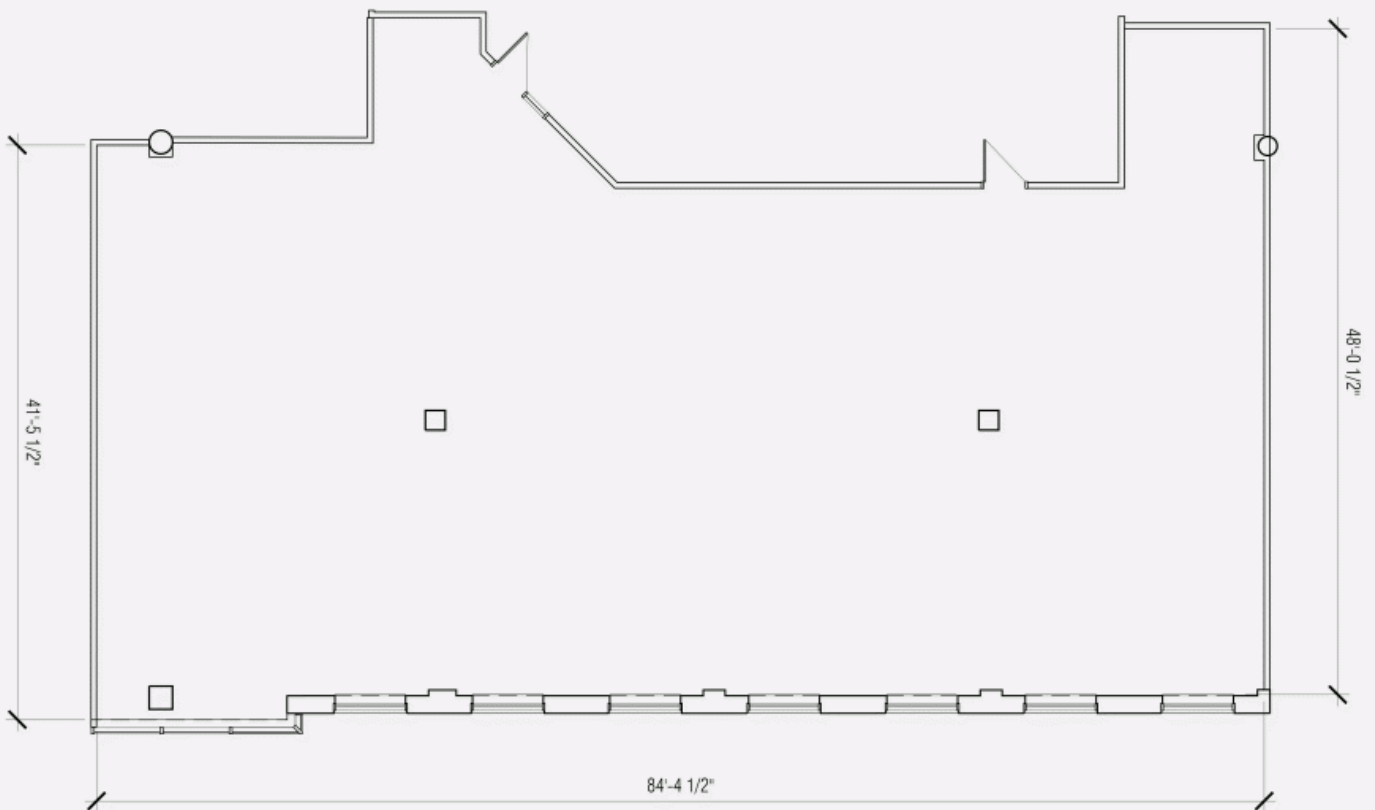
LAYOUT PLAN



LAYOUT PLAN WITH DIMENSIONS



PLAN WITHOUT IMPROVEMENTS



AVAILABLE SPACES / OFFICE /

**7400 des Galeries-d'Anjou Boulevard, Montreal, QC, H1M**

**3M2**

**Suite #310**

