

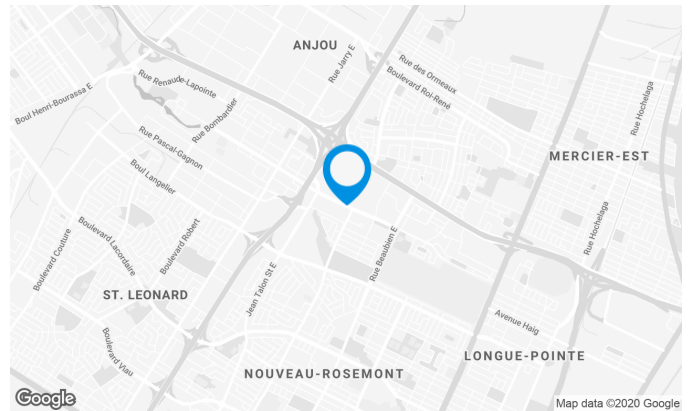
Strategic location at the intersection of highways 40 & 25 makes it easily accessible. Across the street from Galeries d'Anjou Shopping Centre. Bus service at doorstep and minutes away from the Radisson metro station.

Building characteristics

TOTAL LEASING AREA	116,308 ft ²
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 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 MANAGER
LEASING - OFFICES, MONTREAL AREA

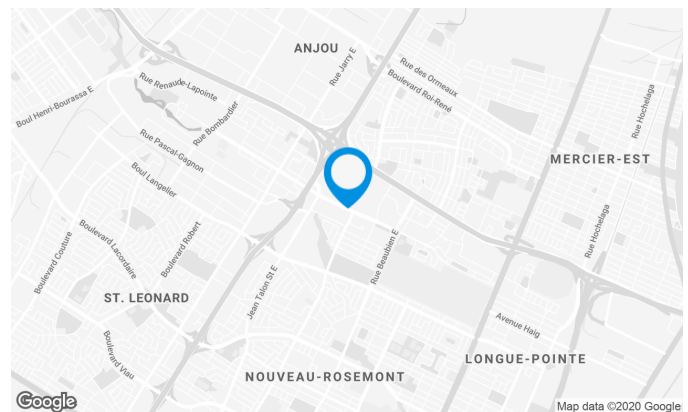
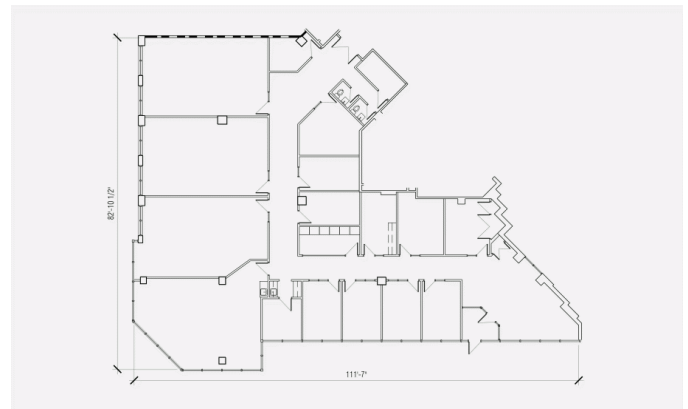
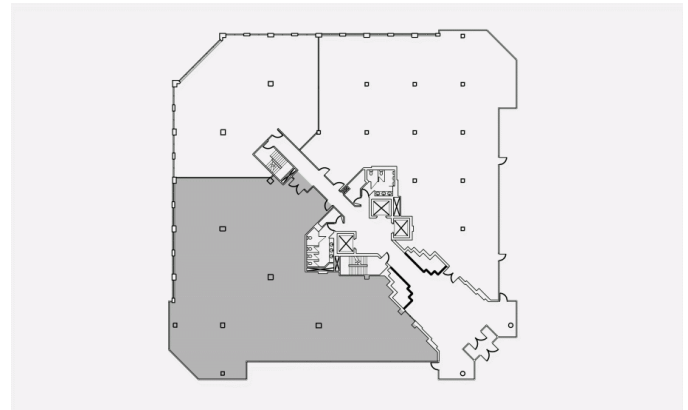
T 514 737-3344 #3485

C 514 238-7079

E JULIE.GODBOUT@COMINAR.COM

Space characteristics

AVAILABLE LEASING AREA	7,000 ft ²
AVAILABILITY	Immediate
FLOOR AREA	17,127 ft ²
ADDITIONAL RENT	\$14.88 /ft ²
ENERGY	Included
COMMENTS / NOTES	This local has existing improvements.



Julie Godbout

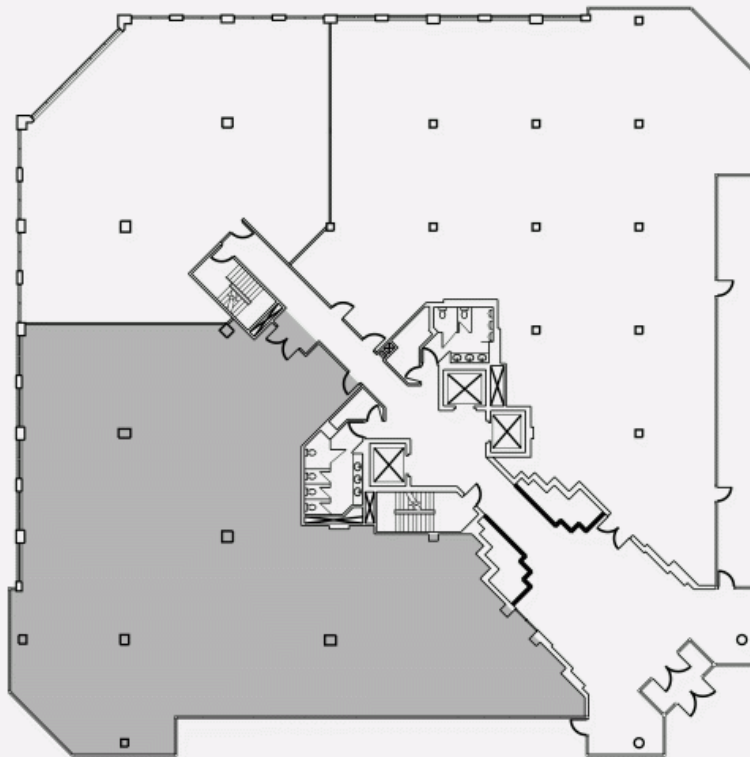
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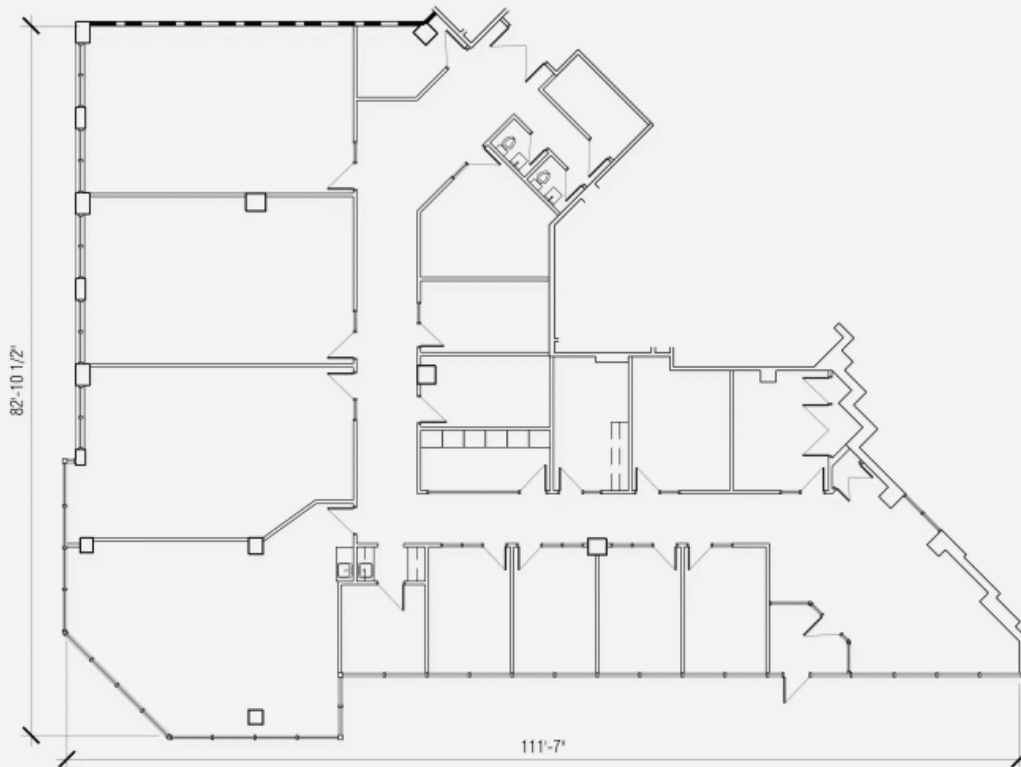
C 514 238-7079

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LOCATION PLAN



LAYOUT PLAN



AVAILABLE SPACES / OFFICE /

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

3M2

Suite #130

