

# 3300 de la Côte-Vertu Boulevard, Saint-Laurent, QC, H4R 2B7

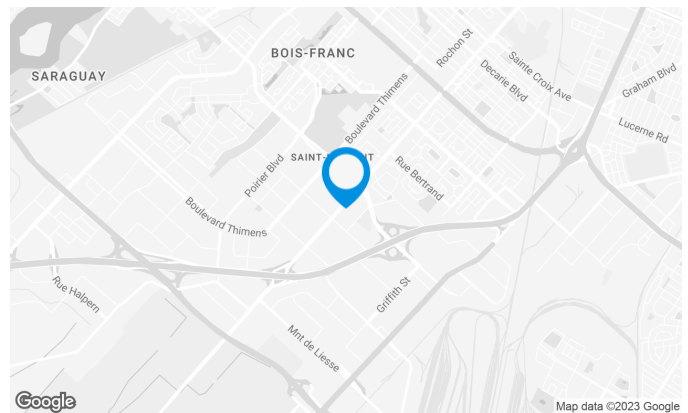
Excellent visibility from the Metropolitan Highway and easy access to Côte-de-Liesse Highway (520). This building is equipped with a magnetic access card system and offers various services such as a bank and a restaurant.

## Building characteristics

TOTAL LEASING AREA	98,309 sq. ft.
NUMBER OF FLOORS	4
ELEVATORS	2
OPTICAL FIBER	Yes
SPRINKLERS	Yes
HVAC HOURS	Monday to Friday: 7 AM to 6 PM
SECURITY	Access cards, cameras
BUILDING SERVICES	Bank, coffee shop

## BUILDING ACCESSIBILITY

INDOOR PARKING	80
OUTDOOR PARKING	180
PARC À VÉLOS DISPONIBLE	Yes
ROAD ACCESS	Highway 40, Cavendish Blvd.
BUS	121, 177, 196, 213, 225



## Xavier Martin

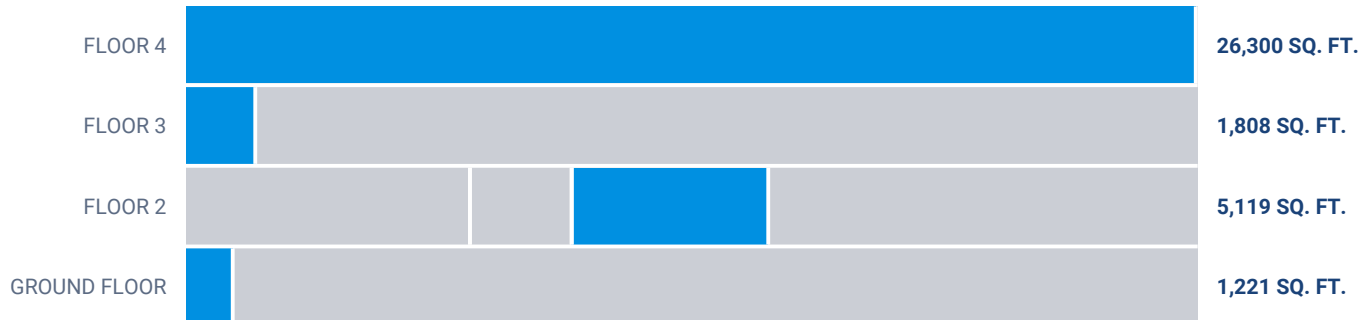
LEASING DIRECTOR  
LEASING - OFFICES, MONTREAL AREA

**T** 514 737-3344 #3454

**C** 514 346-3041

**E** XAVIER.MARTIN@COMINAR.COM

**Available leasing areas from 1,221 sq. ft. to 26,300 sq. ft.**



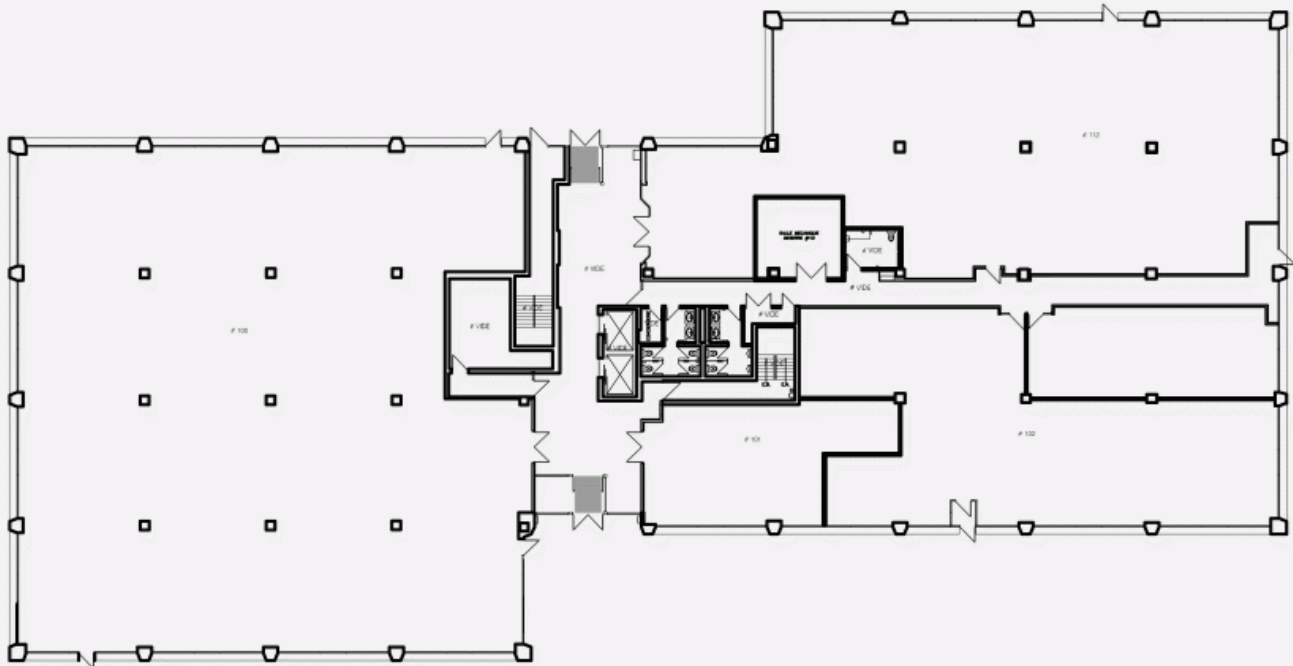
**List of available offices**

SUITE	FLOOR	AVAILABILITY	AREA
Suite #102	RDC	Immediate	1,221 sq. ft.
Suite #201	2		7,398 sq. ft.
Suite #202	2		2,650 sq. ft.
Suite #203	2	Immediate	5,119 sq. ft.
Suite #304	3	Immediate	1,808 sq. ft.
Suite #406	4	Immediate	26,300 sq. ft.

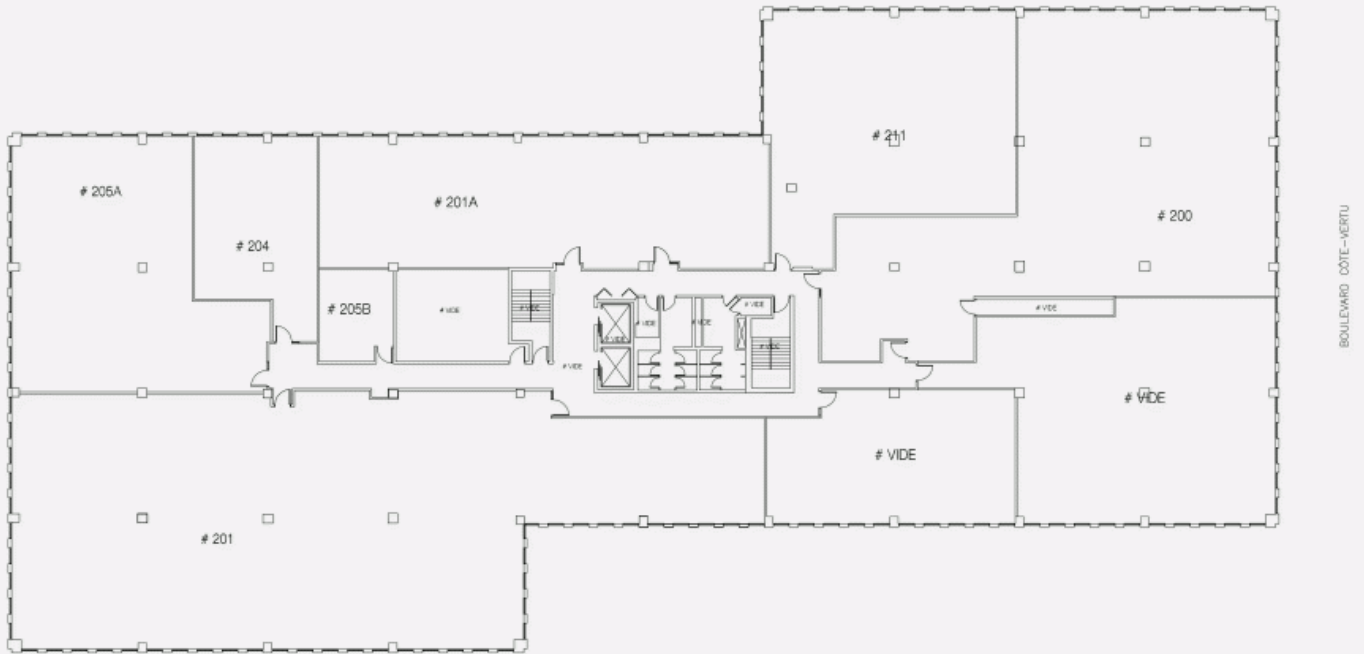
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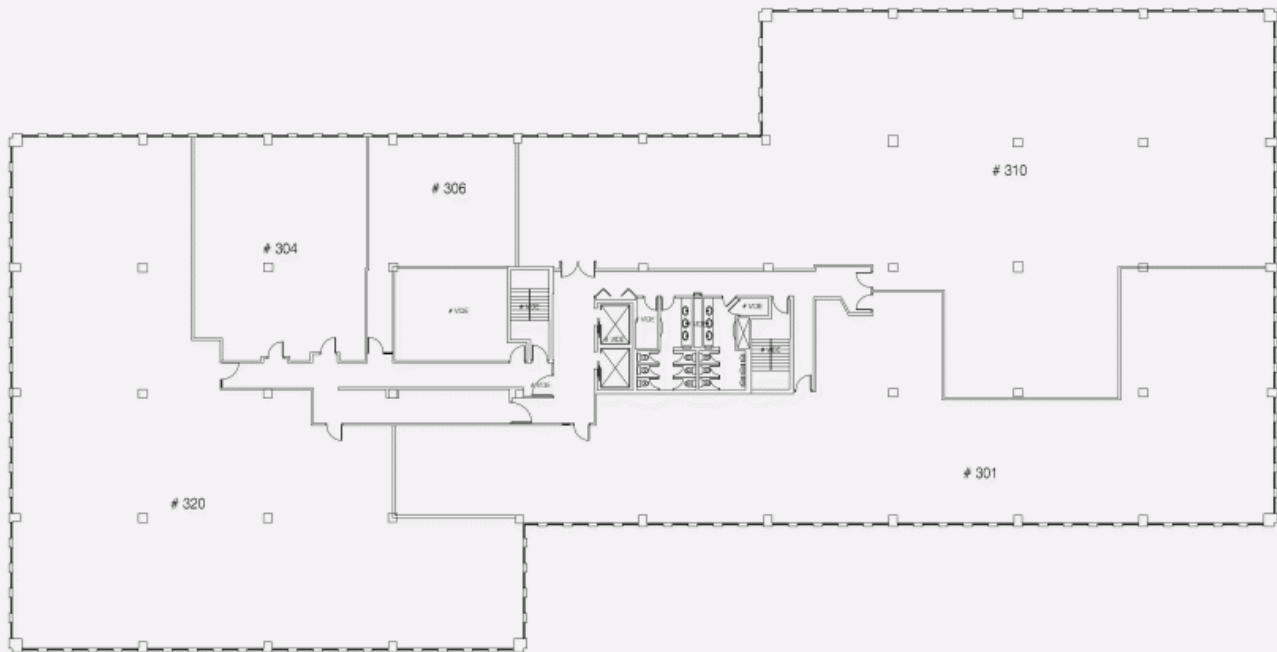
GROUND FLOOR PLAN



2ND FLOOR PLAN



3RD FLOOR PLAN



4TH FLOOR PLAN

