

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

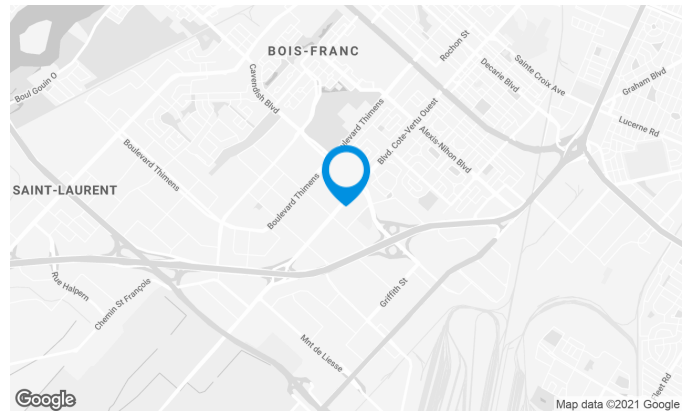
Excellent visibility from the Metropolitan Highway and easy access to Côte-de-Liesse Highway (520). This building is equipped with a magnetic access card system and offers various services such as a bank and a restaurant.

Building characteristics

TOTAL LEASING AREA	98,309 ft ²
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

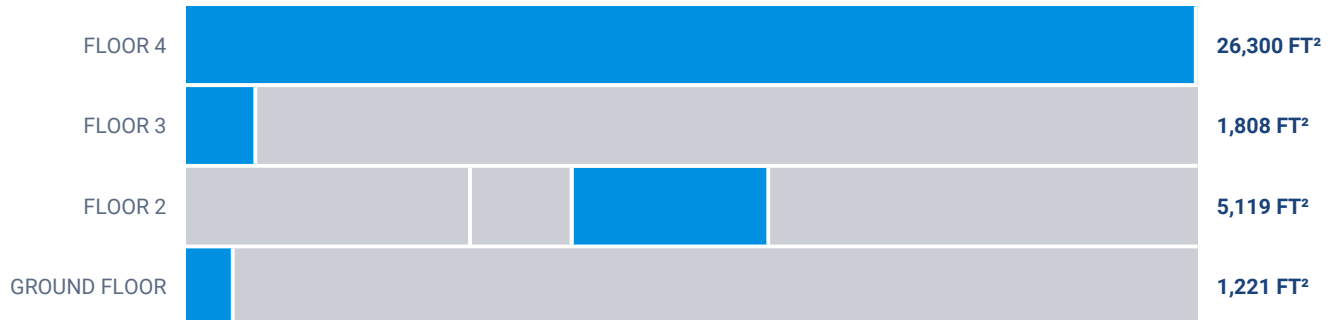
LEASING DIRECTOR
LEASING - OFFICES, MONTREAL AREA

T 514 737-3344 #3454

C 514 346-3041

E XAVIER.MARTIN@COMINAR.COM

Available leasing areas from 1,221 ft² to 26,300 ft²



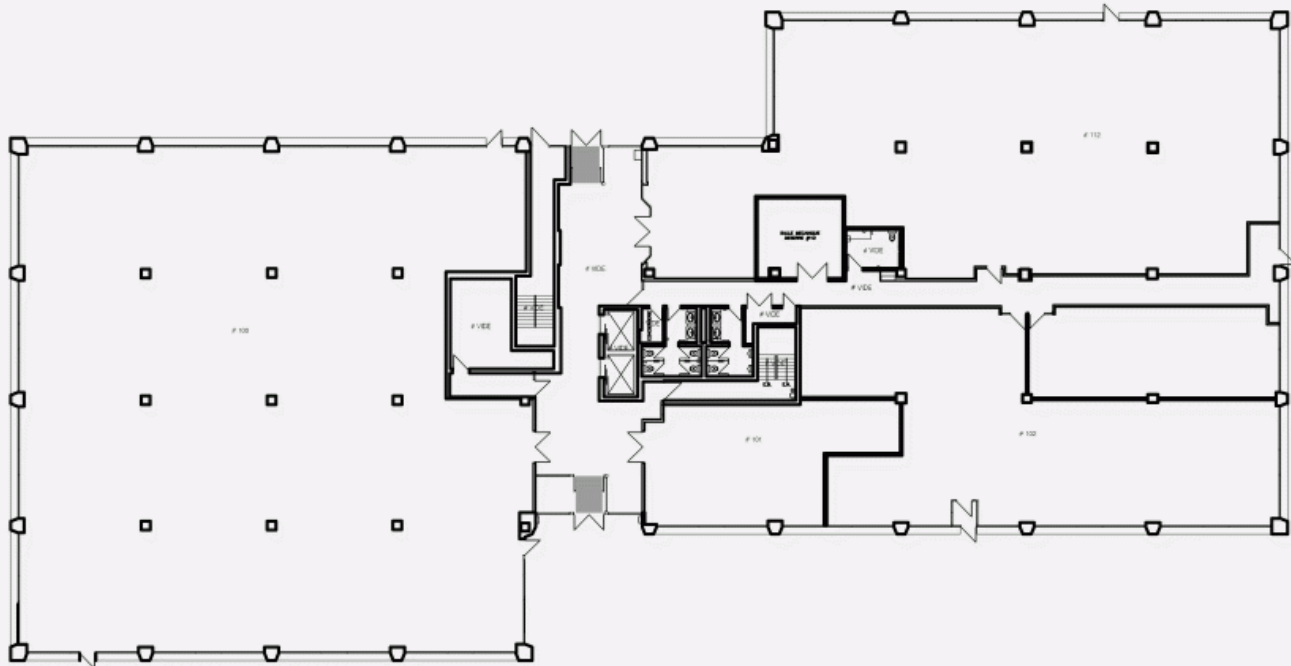
List of available offices

SUITE	FLOOR	AVAILABILITY	AREA
Suite #102	RDC	Immediate	1,221 ft ²
Suite #201	2		7,398 ft ²
Suite #202	2		2,650 ft ²
Suite #203	2	Immediate	5,119 ft ²
Suite #304	3	Immediate	1,808 ft ²
Suite #406	4	January 2022	26,300 ft ²

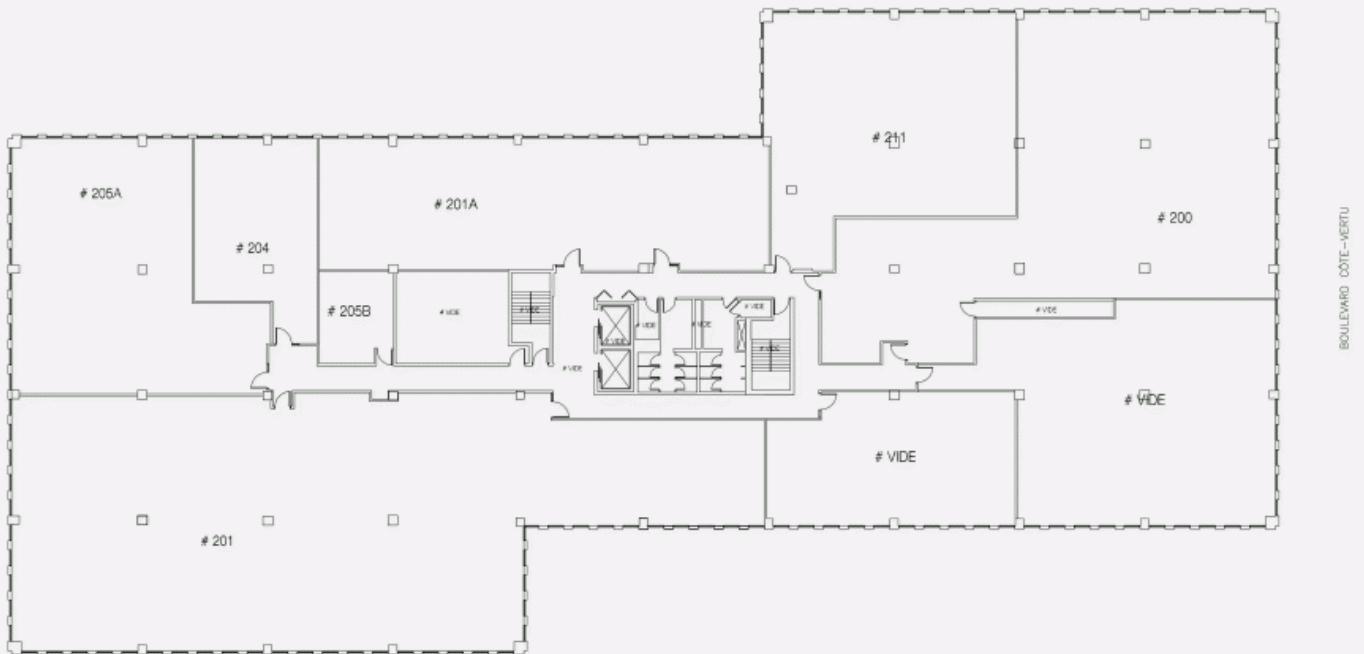
**3300 de la Côte-Vertu Boulevard, Saint-Laurent, QC, H4R
2B7**



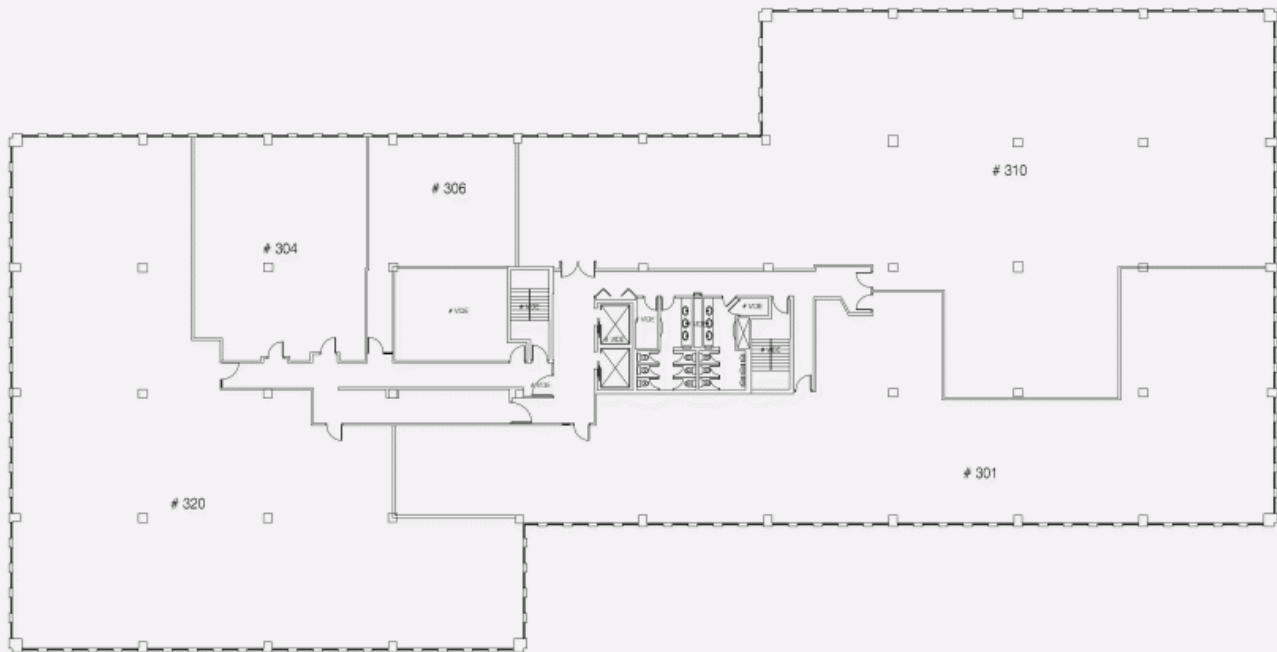
GROUND FLOOR PLAN



2ND FLOOR PLAN



3RD FLOOR PLAN



4TH FLOOR PLAN

