

**3300 de la Côte-Vertu Boulevard, Saint-Laurent, QC, H4R  
2B7  
Suite #203**

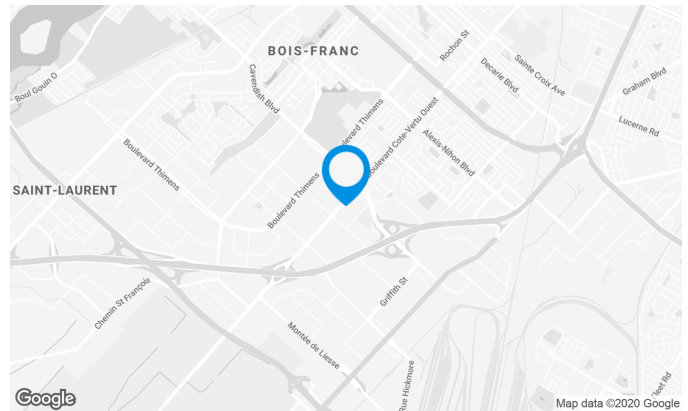
Excellent visibility from the Metropolitan Highway and easy access to Côte-de-Liesse Highway (520). This building is equipped with a magnetic access card system and offers various services such as a bank and a restaurant.

**Building characteristics**

TOTAL LEASING AREA	98,309 ft <sup>2</sup>
NUMBER OF FLOORS	4
ASCENCEURS	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**

LEASE AGENT  
LEASING - OFFICES

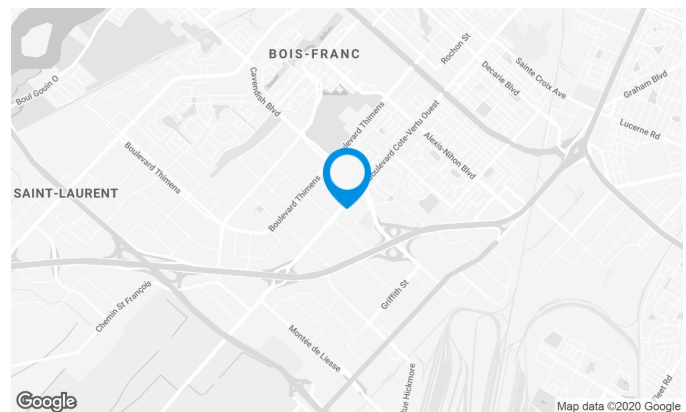
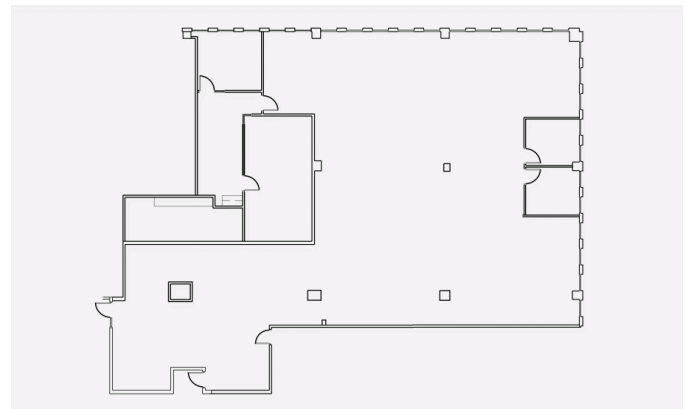
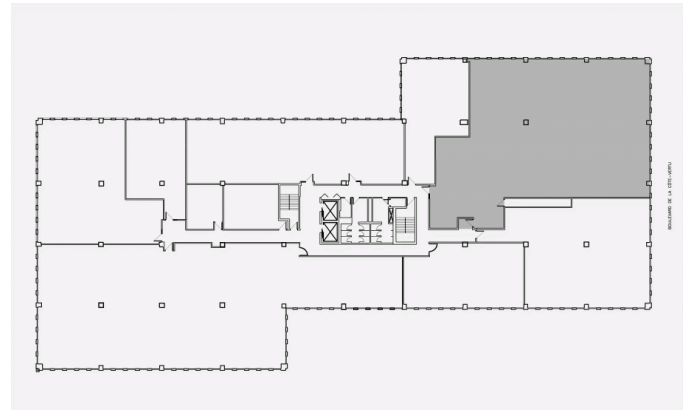
**T** 514 737-3344 #3454  
**C** 514 346-3041  
**E** XAVIER.MARTIN@COMINAR.COM

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This local is in base building.

**Space characteristics**

AVAILABLE LEASING AREA	5,762 ft <sup>2</sup>
AVAILABILITY	Immediate
NUMBER OF FLOORS	1
FLOOR AREA	25,000 ft <sup>2</sup>
ADDITIONNAL RENT	\$14.63 /ft <sup>2</sup>
ENERGY	Included



**Xavier Martin**

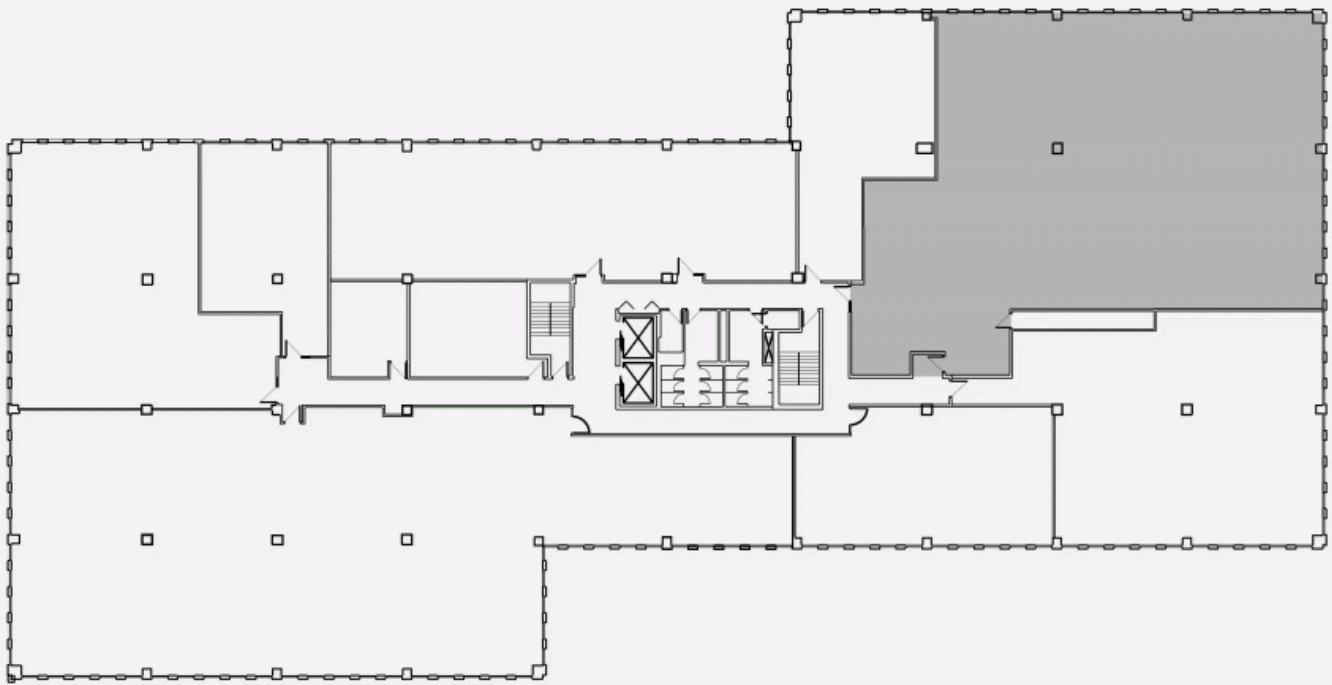
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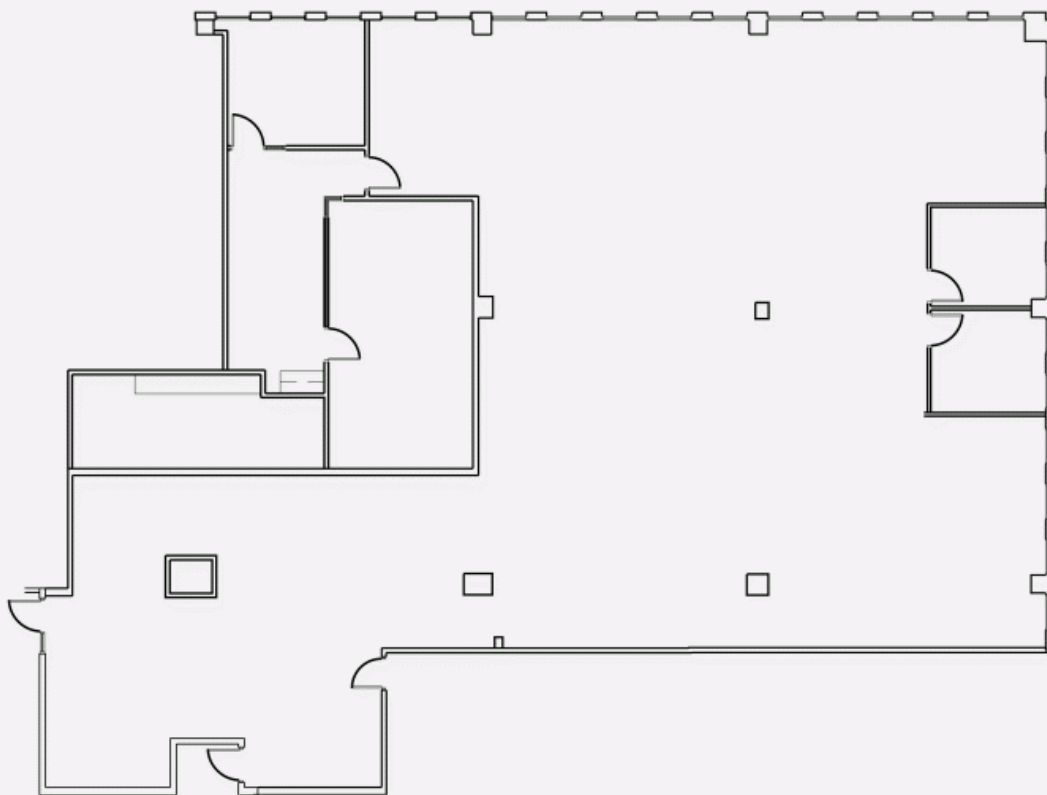
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LOCATION PLAN



LAYOUT PLAN



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