

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

Suite #304



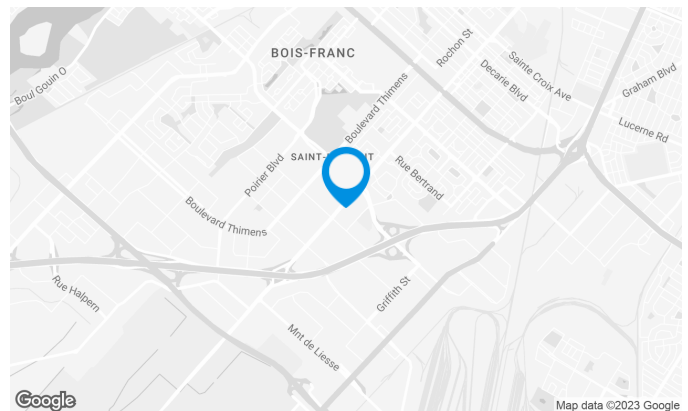
Excellent visibility from the Metropolitan Highway and easy access to Côte-de-Liesse Highway (520). This building is equipped with a magnetic access card system and offers various services such as a bank and a restaurant.

Building characteristics

TOTAL LEASING AREA	98,309 sq. ft.
NUMBER OF FLOORS	4
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

LEASING DIRECTOR
LEASING - OFFICES, MONTREAL AREA

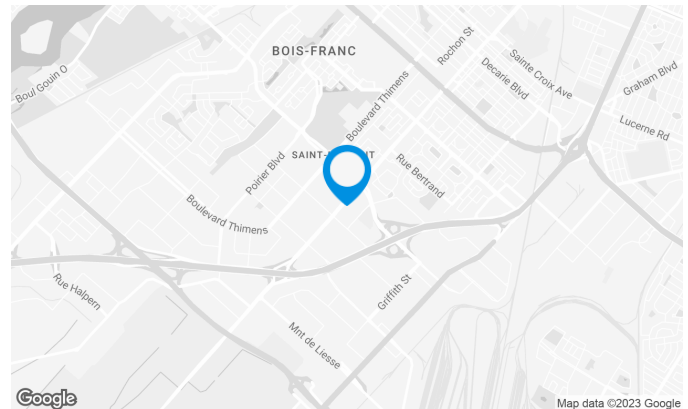
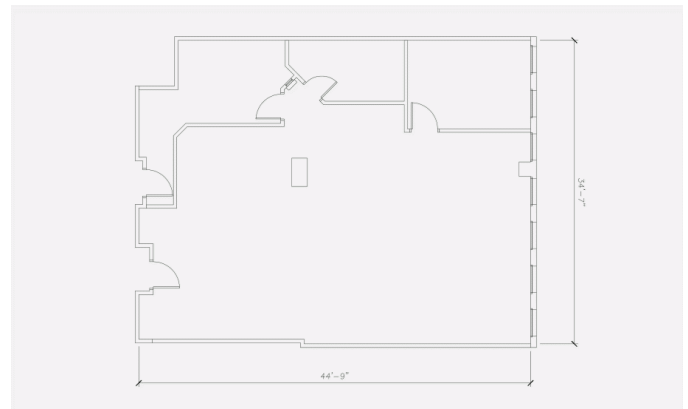
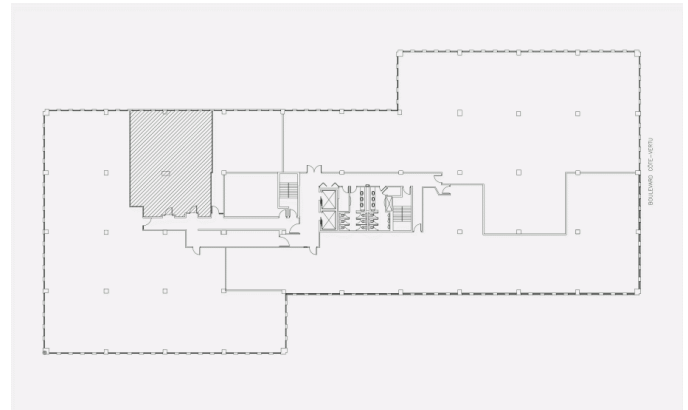
T 514 737-3344 #3454
C 514 346-3041
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Space characteristics

AVAILABLE LEASING AREA	1,808 sq. ft.
AVAILABILITY	Immediate
NUMBER OF FLOORS	1
FLOOR AREA	25,000 sq. ft.
ADDITIONAL RENT	\$14.28 /sq. ft.
ENERGY	Included
COMMENTS / NOTES	Existing improvements



Xavier Martin

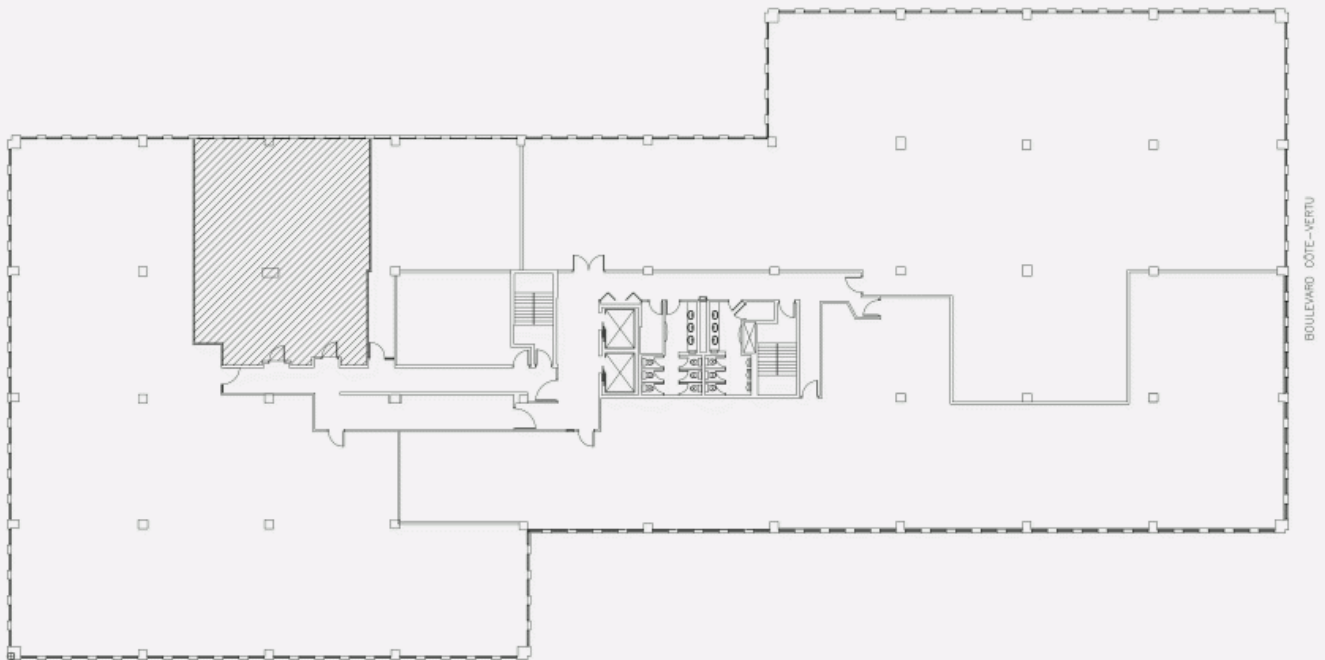
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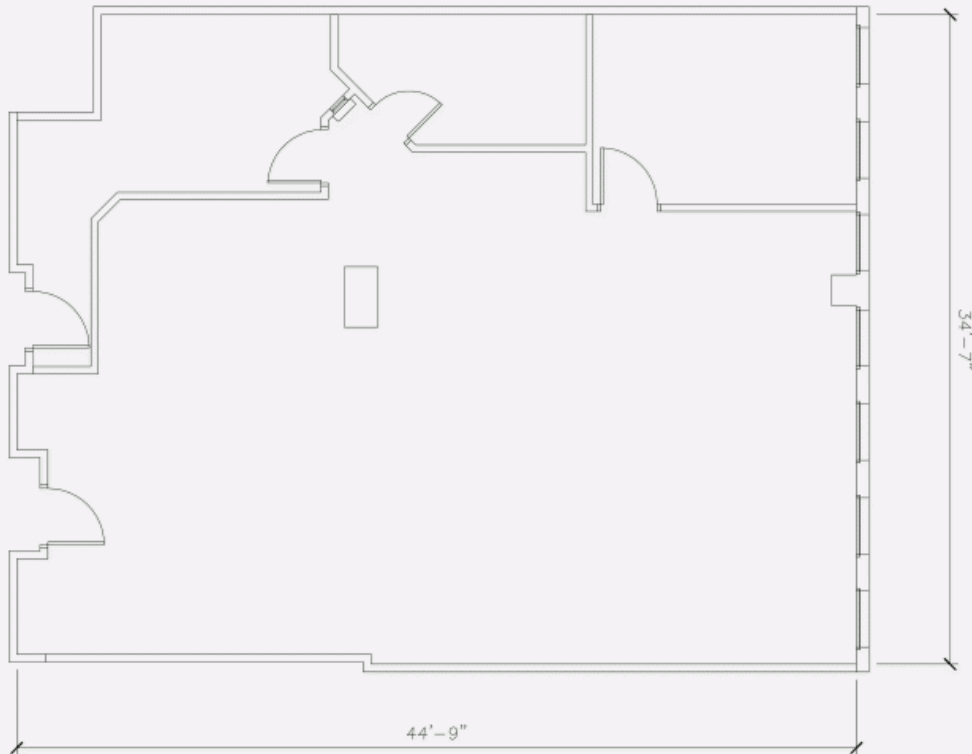
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LOCATION PLAN



LAYOUT PLAN



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