

Large building with a dual purpose, office and industrial. Surrounded by many services, this building is a prime location, directly on Route 125 (Pie-IX Boulevard).

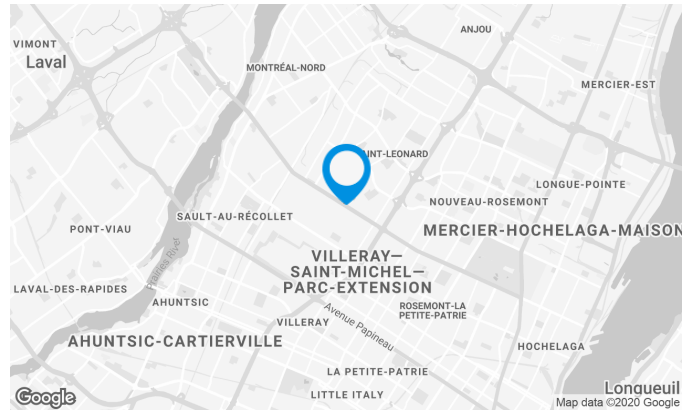
Services such as restaurants, gas stations and public transportation are accessible nearby.

Building characteristics

TOTAL LEASING AREA	147,629 ft ²
NUMBER OF FLOORS	2
SPRINKLERS	Yes

BUILDING ACCESSIBILITY

ROAD ACCESS	Pie-IX Boulevard (125), Robert Boulevard, Metropolitan Highway (40)
BUS	41, 139, 355, 439
TRAIN STATION	Station: Saint-Michel Montréal North

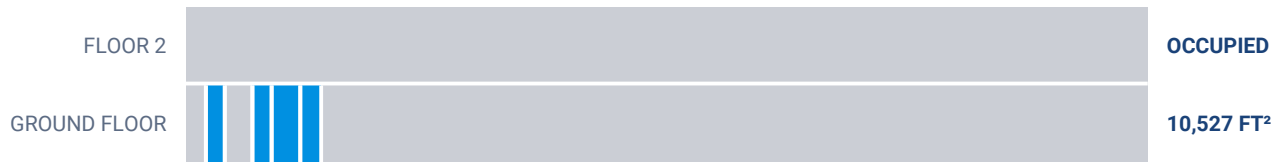


John Anthony Tenaglia

LEASE AGENT
LEASING - INDUSTRIAL, MONTREAL AREA

T 514 737-3344 #3283
C 514 605-5274
E JOHNANTHONY.TENAGLIA@COMINAR.COM

Available leasing areas from 2,271 ft² to 3,444 ft²

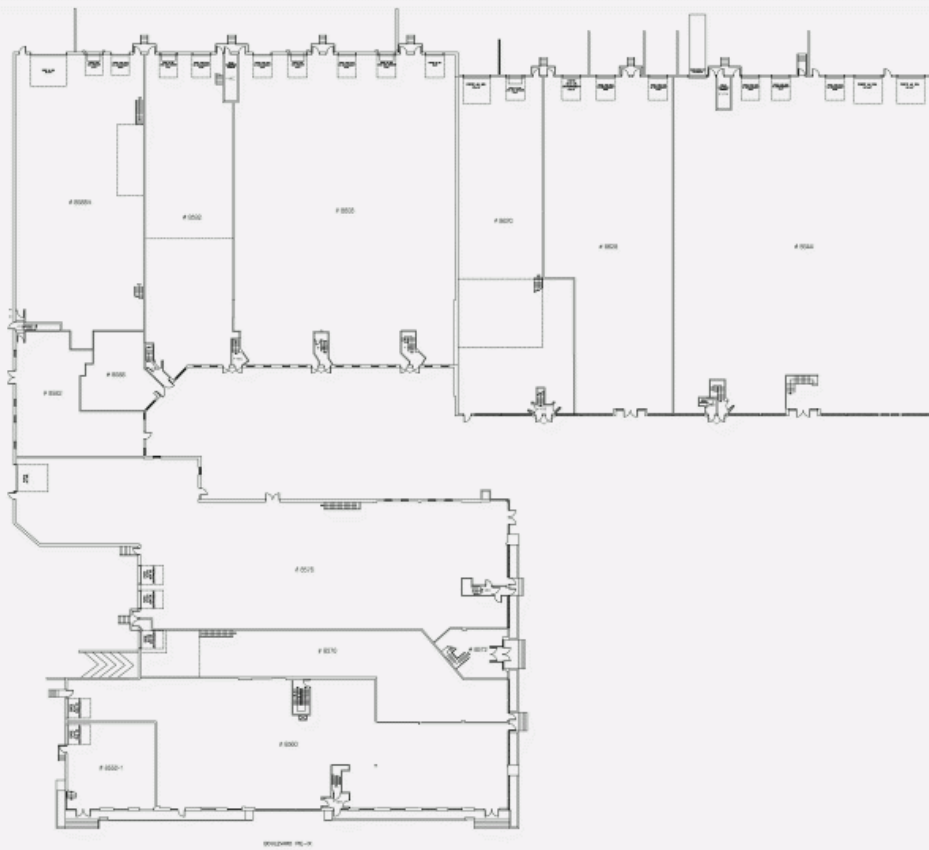


List of available offices

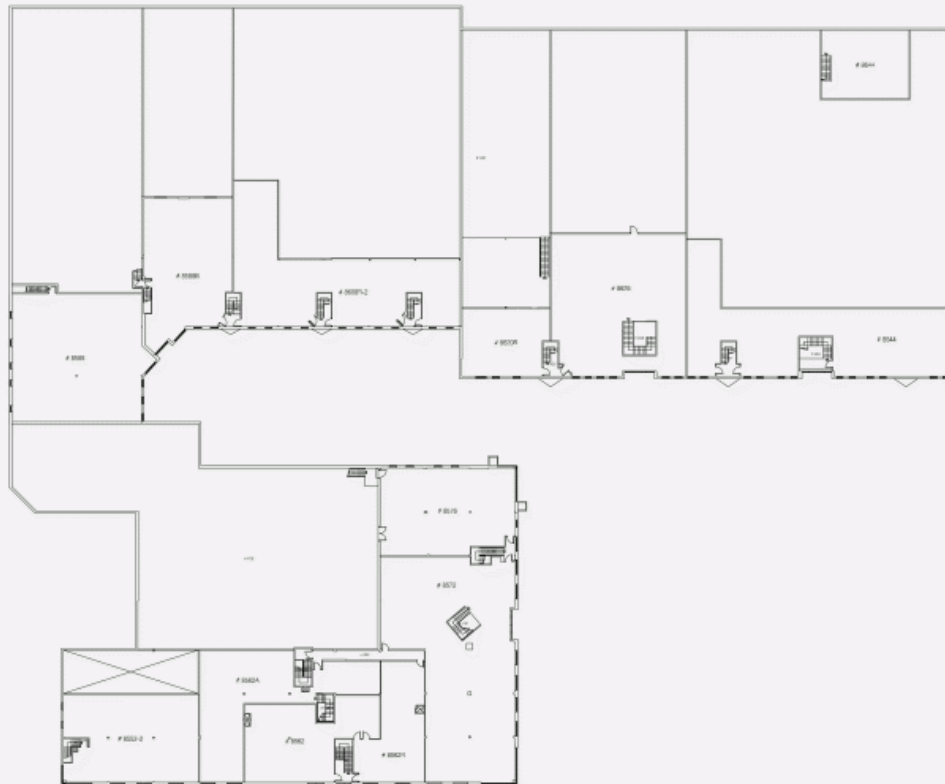
SUITE	FLOOR	AVAILABILITY	AREA
Suite #8562A	RDC		2,403 ft ²
Suite #8582	RDC	Immediate	2,271 ft ²
Suite #8584	RDC		3,321 ft ²
Suite #8588B	RDC	Immediate	2,306 ft ²
Suite 8608-2	RDC	Immediate	3,444 ft ²
Suite #8622	RDC	Immediate	2,506 ft ²



GROUND FLOOR PLAN



2ND FLOOR PLAN



Boulevard Pie-IX