

8552 to 8648 Pie-IX Boulevard, Montreal, QC, H1Z 4G2

Suite #8572

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).

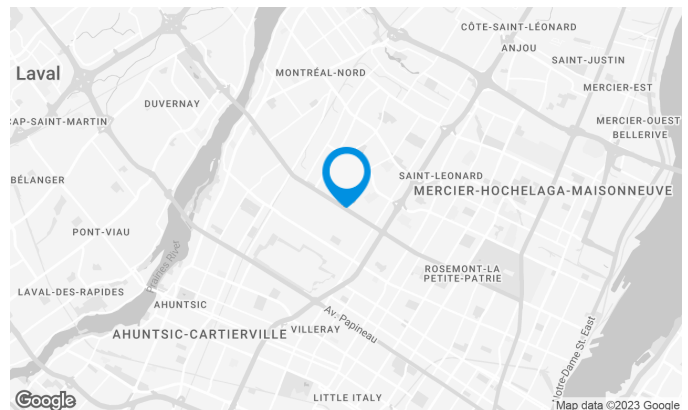
Services such as restaurants, gas stations and public transportation are accessible nearby.

Building characteristics

TOTAL LEASING AREA	147,629 sq. ft.
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



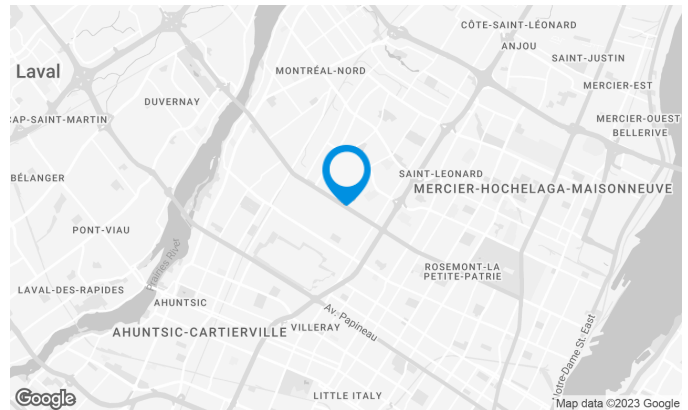
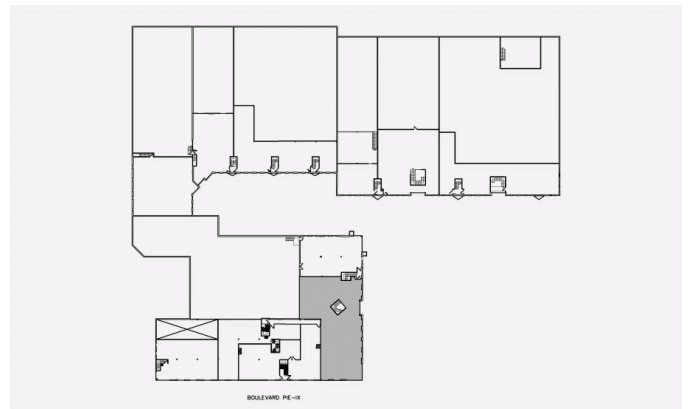
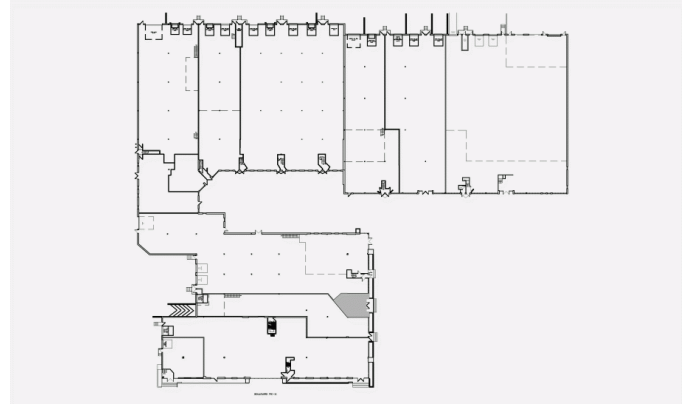
Space characteristics

AVAILABLE LEASING AREA 5,762 sq. ft.

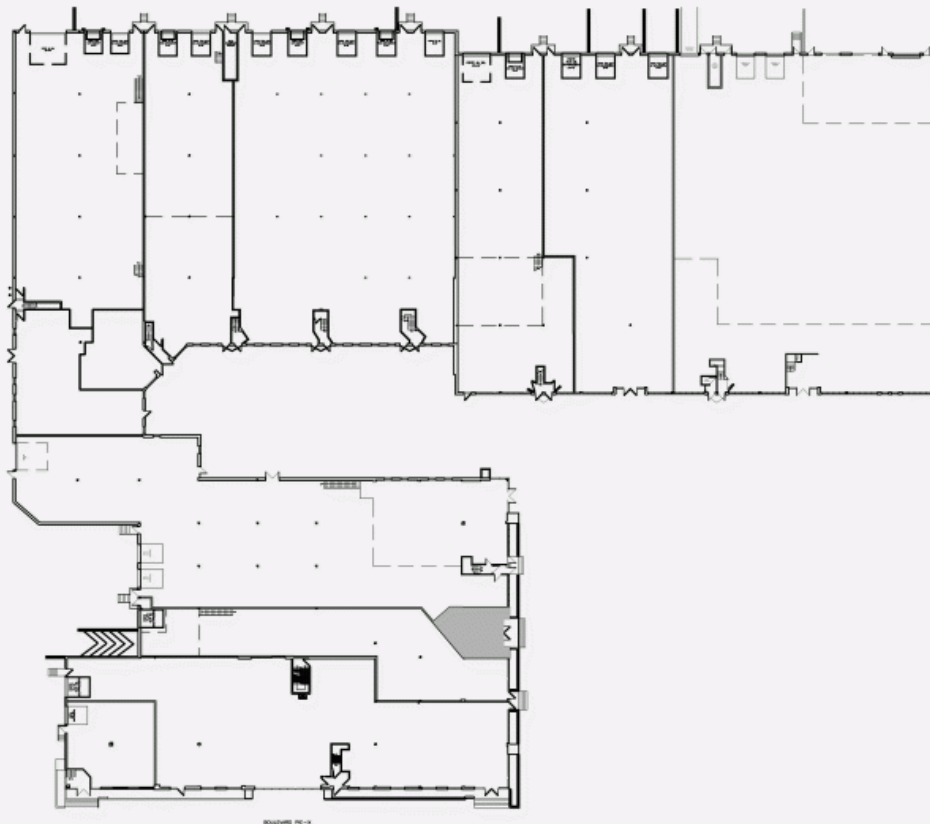
AVAILABILITY Immediate

FLOOR AREA 115,271 sq. ft.

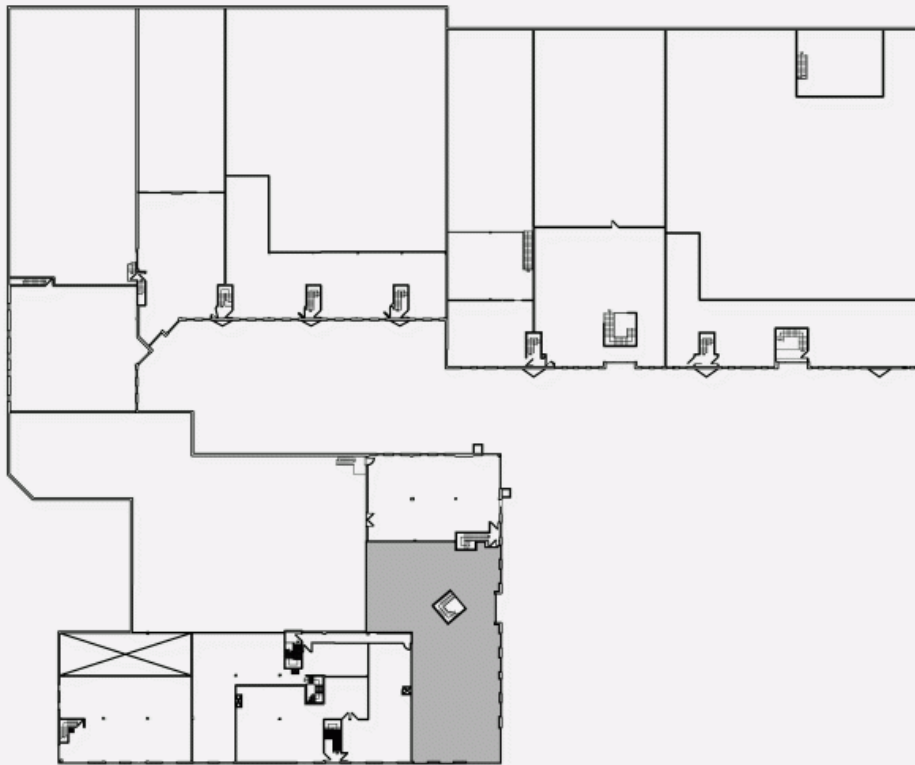
ADDITIONAL RENT \$3.97 /sq. ft.



LOCATION PLAN

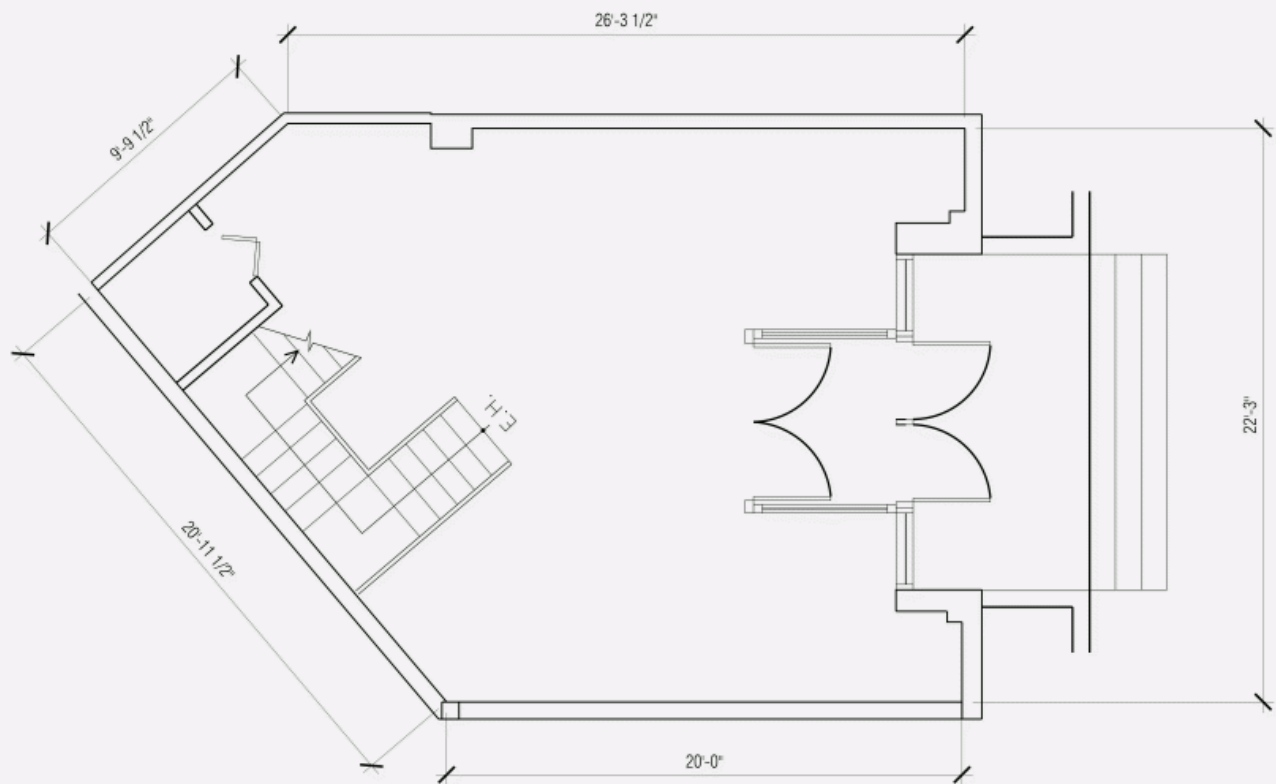


LOCATION PLAN



BOULEVARD PIE-IX

LAYOUT PLAN



LAYOUT PLAN

