

# 3400 de Maisonneuve West Blvd, Montreal, QC, H3Z 3B8

## Suite #1600

Connect to the Alexis Nihon complex, the 3400 de Maisonneuve is a class A building. Surrounded by many services, like the shopping mall of Alexis Nihon, a direct access to the Atwater subway station is right under the building.

### Building characteristics

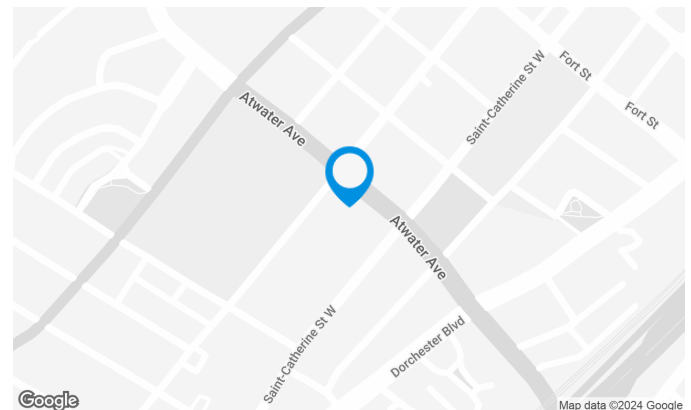
TOTAL LEASING AREA	298,000 sq. ft.
YEAR OF CONSTRUCTION	1986
NUMBER OF FLOORS	16
ASCENCEURS	6
OPTICAL FIBER	Yes
SPRINKLERS	Yes
GENERATOR	Yes
HVAC HOURS	7:30 a.m. to 6 p.m. (Mon. - Fri.)
SECURITY	Security guards 24 hours/7 days, access cards, cameras
BUILDING SERVICES	cafés, restaurants, grocery store, florist, bank services, pharmacy, hairdresser, etc.

### BUILDING ACCESSIBILITY

INDOOR PARKING	1,088
PARC À VÉLOS DISPONIBLE	Yes
ROAD ACCESS	720 Highway, 15 Highway, Sherbrooke street, Sainte-Catherine street
BUS	108, 138, 144, 150, 350, 354, 360, 376
METRO STATION	Green metro line: Atwater station

### AWARDS

BOMA Best Gold



**Julie Coulombe**

LEASING ASSISTANT  
LEASING

T 418 681-6300

E JULIE.COULOMBE@COMINAR.COM

## Space characteristics

AVAILABLE LEASING AREA 33,423 sq. ft.

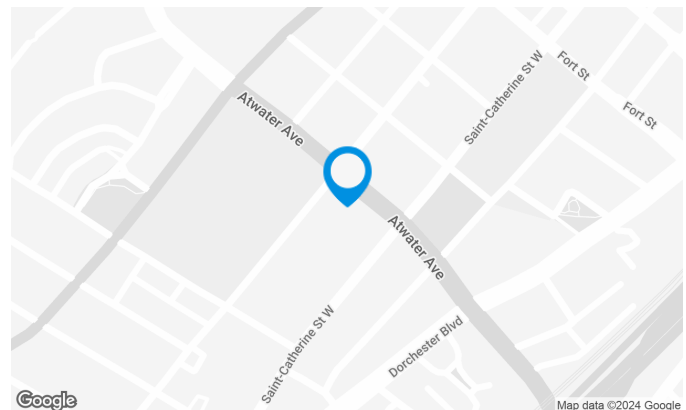
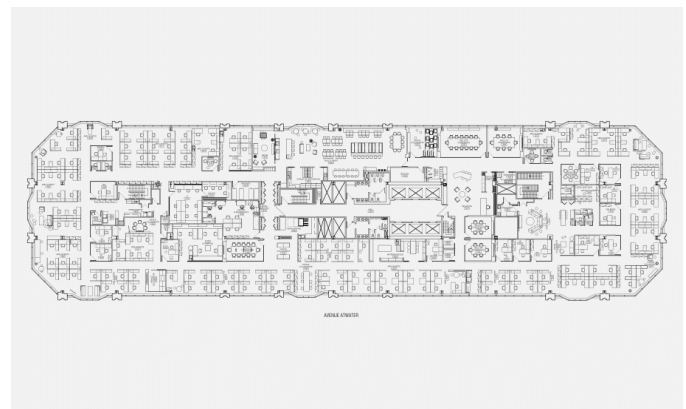
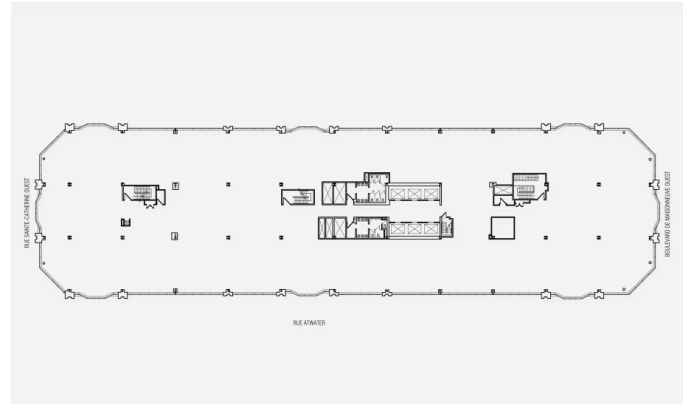
AVAILABILITY 90 jours

NUMBER OF FLOORS 1

FLOOR AREA 33,423 sq. ft.

ADDITIONAL RENT \$15.86 /sq. ft.

ENERGY Included



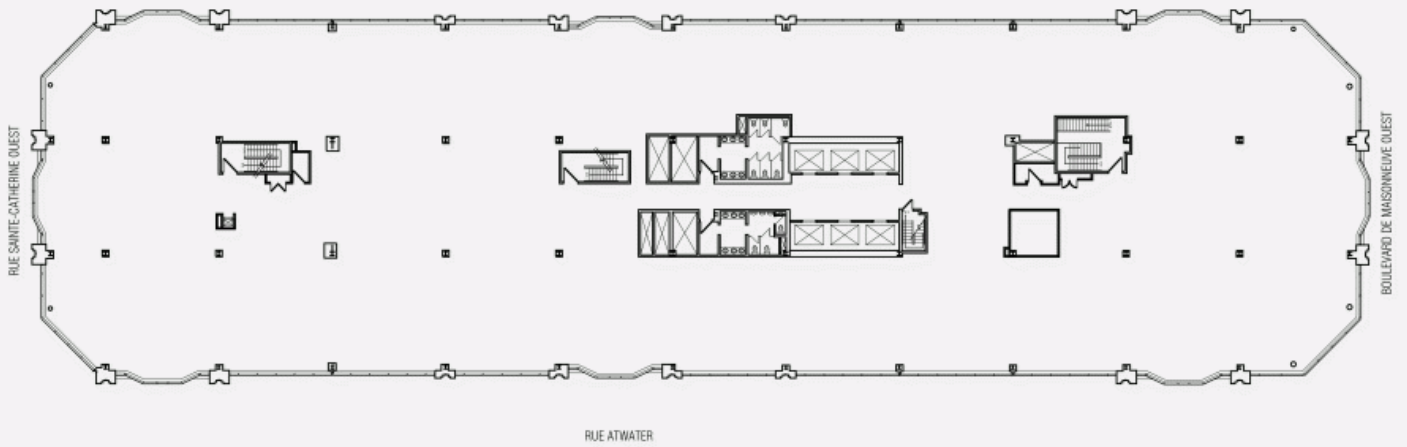
Julie Coulombe

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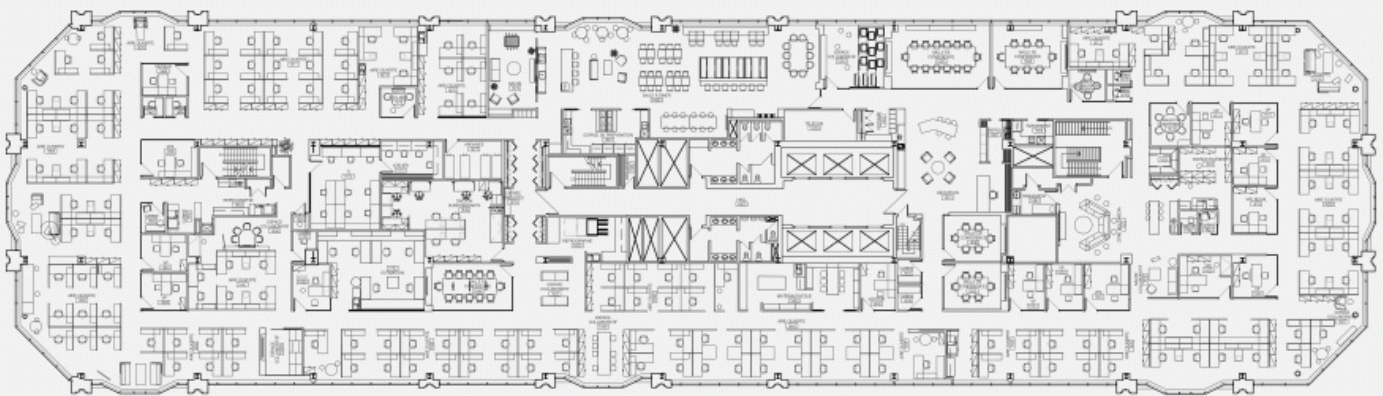
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LOCATION PLAN



LAYOUT PLAN



AVENUE ATWATER

**3400 de Maisonneuve West Blvd, Montreal, QC, H3Z 3B8**  
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