

3500 de Maisonneuve West Blvd, Montreal, QC, H3Z 3B8

Suite #1040

Connect to the Alexis Nihon complex, the 3500 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

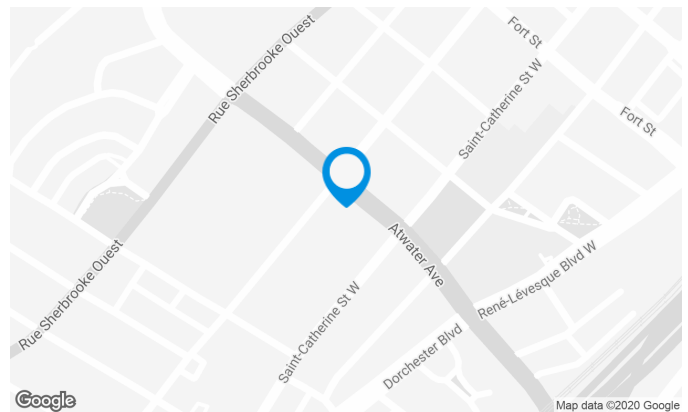
TOTAL LEASING AREA	312,000 ft ²
YEAR OF CONSTRUCTION	1986
NUMBER OF FLOORS	24
ASCENCEURS	6
OPTICAL FIBER	Yes
SPRINKLERS	Yes
GENERATOR	Yes
HVAC HOURS	7:30 a.m. to 6 p.m. (Mon. - Fri.)
SECURITY	Security guards 24 hours/7 days, access cards, cameras
BUILDING SERVICES	cafés, restaurants, grocery store, florist, 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



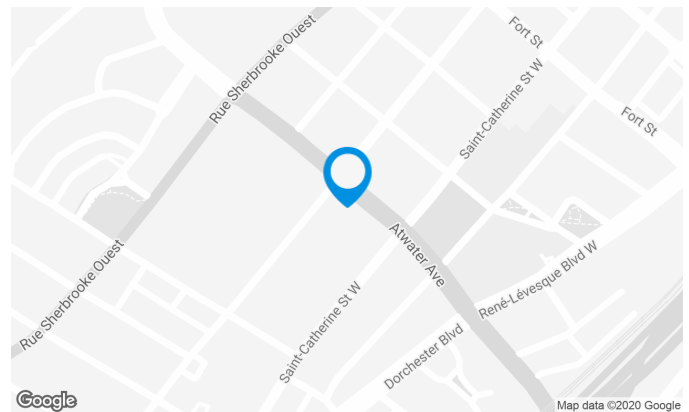
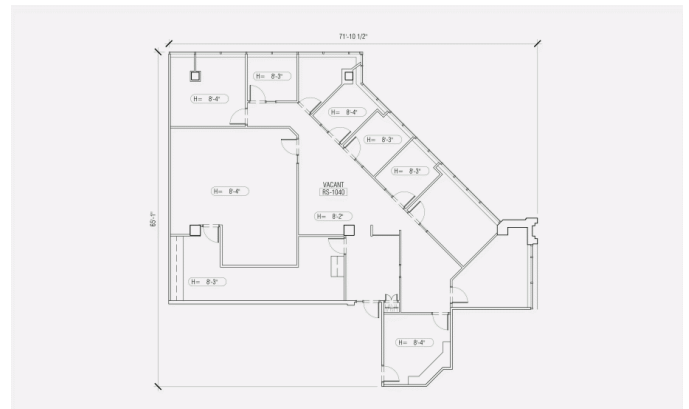
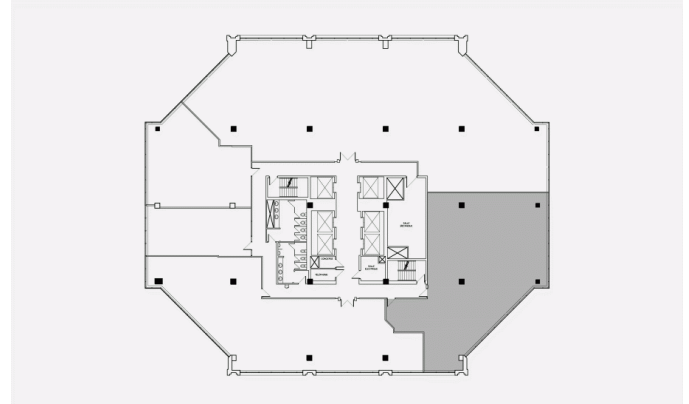
Olivia Anderson

LEASING AGENT
LEASING - OFFICES, MONTREAL AREA

T 514 737-3344 #3241
C 514 210-9489
E OLIVIA.ANDERSON@COMINAR.COM

Space characteristics

AVAILABLE LEASING AREA	3,397 ft ²
AVAILABILITY	Immediate
NUMBER OF FLOORS	1
FLOOR AREA	17,500 ft ²
ADDITIONAL RENT	\$17.91 /ft ²
ENERGY	Included
COMMENTS / NOTES	This local has existing improvements.



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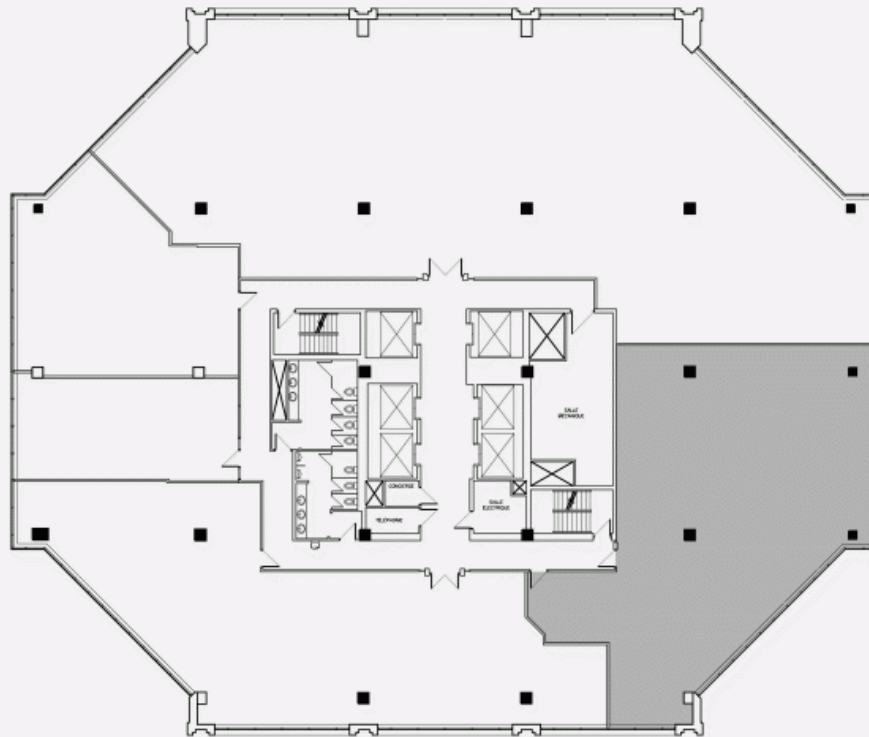
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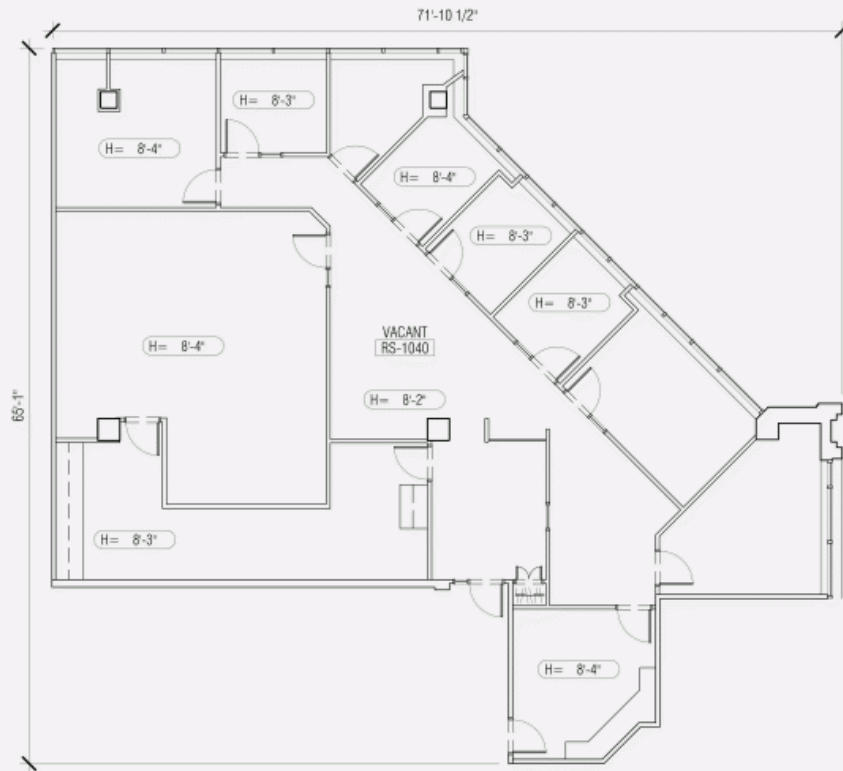
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LOCATION PLAN



LAYOUT PLAN



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