

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

## Suite #914

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

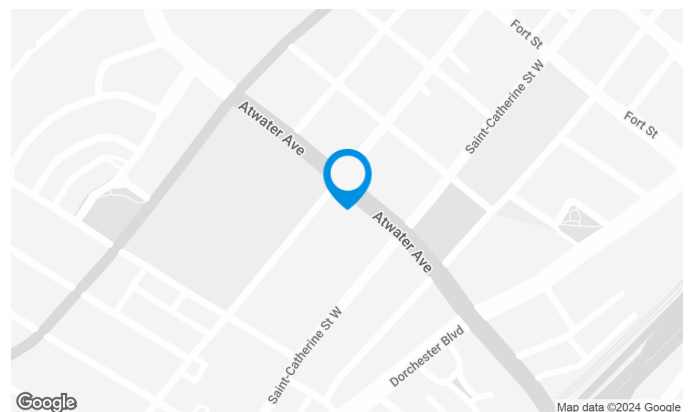
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|----------------------|----------------------------------------------------------------------------------------|
| TOTAL LEASING AREA   | 312,000 sq. ft.                                                                        |
| YEAR OF CONSTRUCTION | 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



**Julie Coulombe**

LEASING ASSISTANT  
LEASING

**T 418 681-6300**

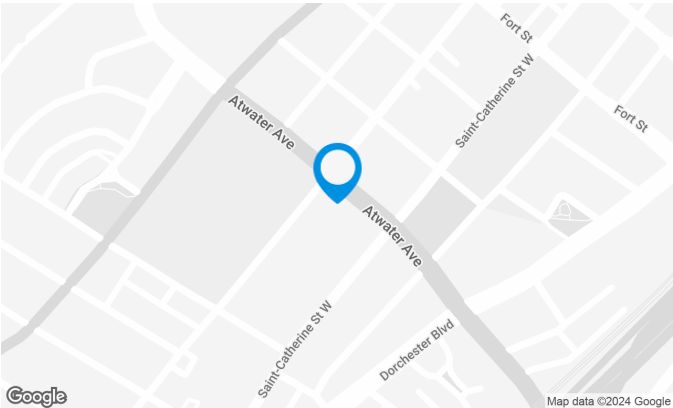
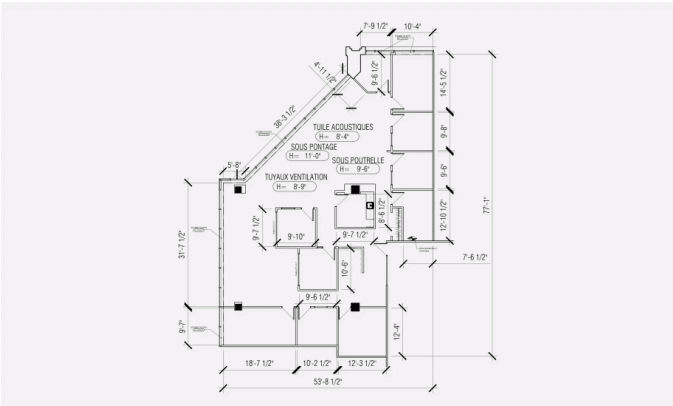
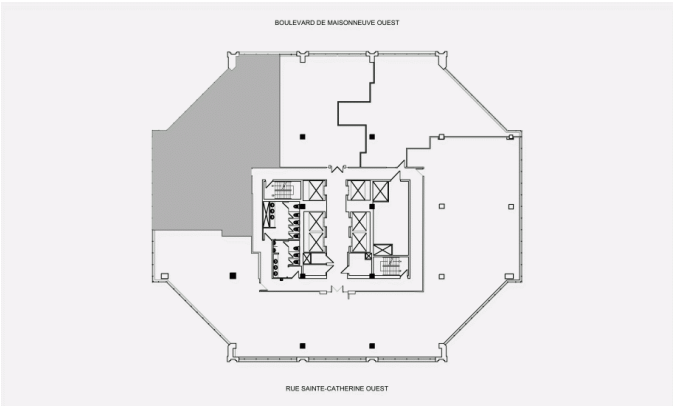
**E JULIE.COULOMBE@COMINAR.COM**

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Space characteristics

|                        |                  |
|------------------------|------------------|
| AVAILABLE LEASING AREA | 3,610 sq. ft.    |
| AVAILABILITY           | Immediate        |
| NUMBER OF FLOORS       | 1                |
| FLOOR AREA             | 17,500 sq. ft.   |
| ADDITIONNAL RENT       | \$15.45 /sq. ft. |
| ENERGY                 | Included         |



Julie Coulombe

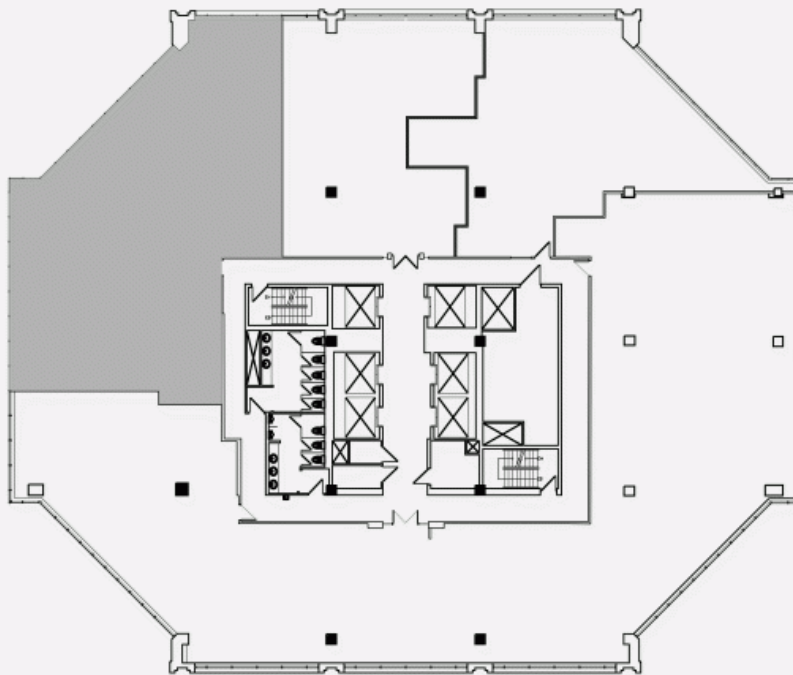
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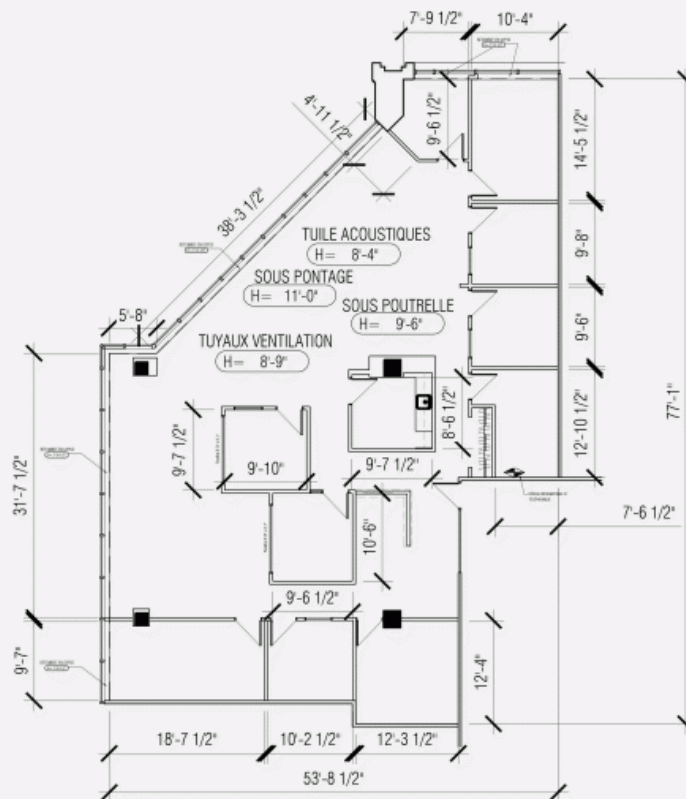
LOCATION PLAN

BOULEVARD DE MAISONNEUVE OUEST

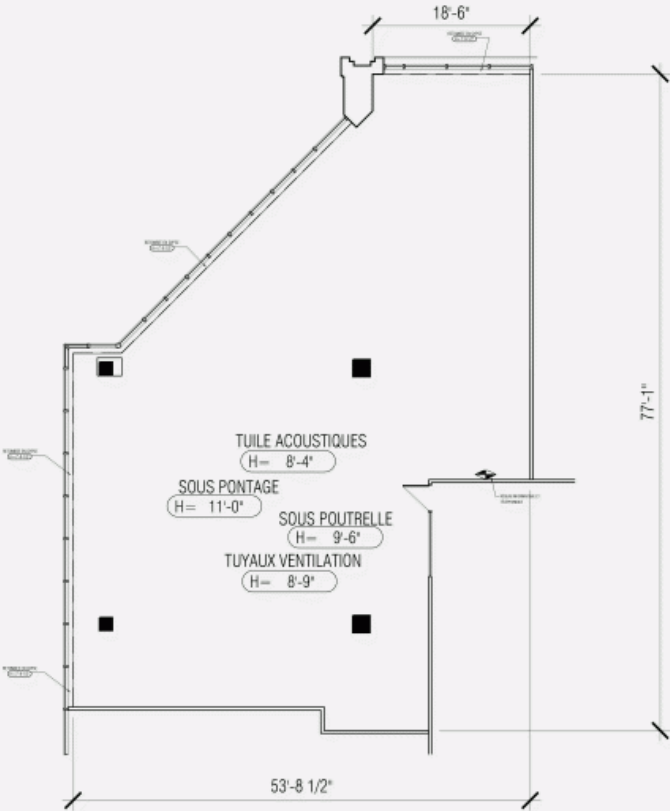


RUE SAINTÉ-CATHERINE OUEST

LAYOUT PLAN



PLAN WITHOUT LAYOUT



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