

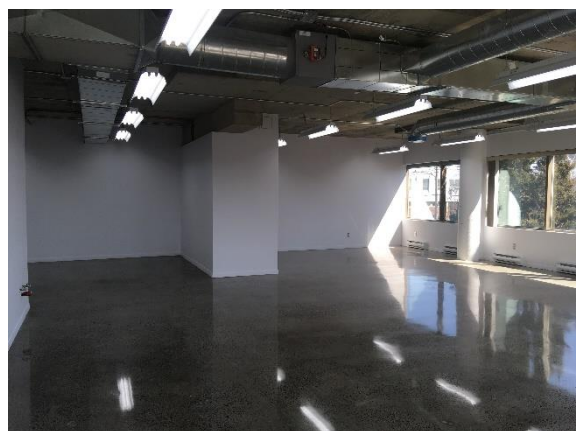
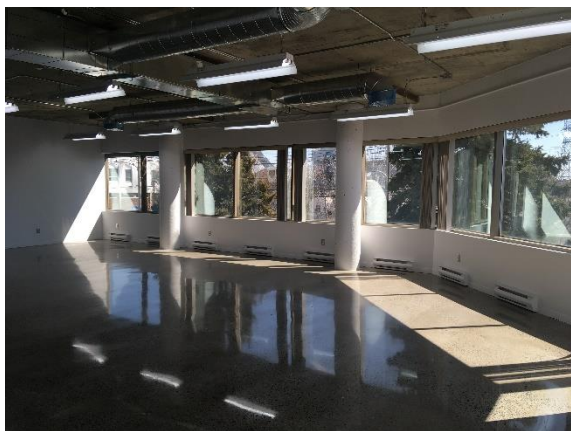
- Building - Category Downtown for a business clientele, Class A + in the industrial sector in North of Montreal.

The building has 5 floors of curtain wall glass and aluminum. Tenants have a para-institutional or corporate profile.

Among the services of the building, we can count a underground parking, outdoor parking and an elevator. Heating, electricity and air conditioning included in the lease.

#### **SURROUNDING AREAS**

- Two major arteries (Pie IX Blvd. and Lacordaire Blvd.);
- Highway 40 and Highway 25, leading to the North Shore or the South Shore;
- Public transportation by bus (43 on Amiens; 3 min by walk, 32 on Lacordaire Blvd.; 11 min by walk, 440 Express on Industrial Blvd.; 2 min by walk, 41 Express on Pie IX Blvd.; 15 min by walk);
- Saint-Michel metro station (3 min by walk via the 43), Sauvé (11 min by walk via the 140) and Henri-Bourassa (15 min by walk to the 69);
- East train (11 min by walk);
- Various restaurants, such as Oeufrier, Tim Hortons, Allô Mon Coco, etc. (11 min by walk);
- Charleroi Park (4 min by walk).



**For more information :**

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## SPACES FOR RENT

SPACES	AVAILABILITIES	SPECIFICATIONS	RENTAL INCOME	MUNICIPAL TAXES
101 (1st floor)	Immediate occupancy	1,198 sq. ft. gross \$/p.c. : \$15.00 <ul style="list-style-type: none"> <li>• Closed office space as of 4 offices, one of which can be used as a conference room;</li> <li>• One reception;</li> <li>• Concrete floor;</li> <li>• Ceiling +/- 10'1/2;</li> <li>• Kitchen fully equipped and renovated;</li> <li>• Alarm and door control;</li> <li>• Bathroom on each floor.</li> </ul>	1,497.50\$/month (+taxes)= 1,721.76\$ (with taxes) * Electricity, heating and air conditioner included.	+/- 2,641.44\$/year (+ taxes)= 3,036.99\$ (with taxes)
102 (1st floor)	Occupancy for January 1st	1,103 sq. ft. gross \$/p.c. : \$15.00 <ul style="list-style-type: none"> <li>• Closed office space as of 2 offices;</li> <li>• One open concept space, collaborative office type;</li> <li>• Modern carpet floor;</li> <li>• Ceiling +/- 10'1/2;</li> <li>• One kitchen;</li> <li>• Bathroom on each floor.</li> </ul>	1,378.75\$/month (+taxes)= 1,585.22\$ (with taxes) * Electricity, heating and air conditioner included.	+/-2,114.69\$/year (+ taxes)= 2,431.36\$ (with taxes)
202 (2nd floor)	Immediate occupancy	1,424 sq. ft. gross \$/p.c. : \$13.00 <ul style="list-style-type: none"> <li>• Open space;</li> <li>• Concrete floor;</li> <li>• Ceiling +/- 9'1/2;</li> <li>• One closed office and kitchen;</li> <li>• Bathroom on each floor.</li> </ul>	1,542.67\$/month (+taxes)= 1,773.68\$ (with taxes) * Electricity, heating and air conditioner included.	+/- 2,726.24\$/year (+ taxes)= 3,134.49\$ (with taxes)
203 (2nd floor)	Immediate occupancy	623 sq. ft. gross \$/p.c. : \$15.00 <ul style="list-style-type: none"> <li>• Open space;</li> <li>• Concrete floor;</li> <li>• Ceiling +/- 9'1/2;</li> <li>• Bathroom on each floor.</li> <li>• Fully furnished (2 offices, 1 reception, computer/visitor chairs, binders, phones, computers, etc.).</li> </ul>	778.75\$/month (+taxes)= 895.37\$ (with taxes) * Electricity, heating and air conditioner included.	+/- 1,194.52\$/year (+ taxes)= 1,373.40 \$ (with taxes)
205 (2nd floor)	Occupancy for January 1st	909 sq. ft. gross \$/p.c. : \$14.00 <ul style="list-style-type: none"> <li>• Open space;</li> <li>• Concrete floor;</li> <li>• Ceiling +/- 9'1/2;</li> <li>• Bathroom on each floor.</li> </ul>	1,060.50\$/month (+taxes)= 984.57\$ (with taxes) * Electricity, heating and air conditioner included.	+/-1,743.19\$/year (+ taxes)= 2,004.23 \$ (with taxes)

206 (2nd floor)	Occupancy for January 1st	<p>982 sq. ft. gross \$/p.c. : \$14.57</p> <ul style="list-style-type: none"> <li>• Open space;</li> <li>• Concrete floor;</li> <li>• Ceiling +/- 9'1/2;</li> <li>• Bathroom on each floor;</li> <li>• One kitchen.</li> </ul>	<p>1,192.64\$/month (+taxes)= 1,371.24\$ (with taxes) * Electricity, heating and air conditioner included.</p>	<p>+/- 1,880.36\$/year (+ taxes)= 2,161.95\$ (with taxes)</p>
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\* Indoor parking space available= 60.00\$/month (+ taxes) each.