

255 Crémazie Boulevard East, Montreal, QC, H2M 1L5

255 Crémazie Boulevard East offers clients a wide range of unique competitive advantages. The recipient of BOMA BEST Silver certification for performance and environmental management, the property has everything you need to optimize your company's appeal.

It is extremely easy to get to by car, public and active transportation, making it the ideal location in the heart of a neighbourhood that combines residential and commercial components in a dynamic, vibrant way, along with indoor and outdoor parking facilities, large parks and green spaces, and one of the best sports complexes in the city, all a few blocks away.

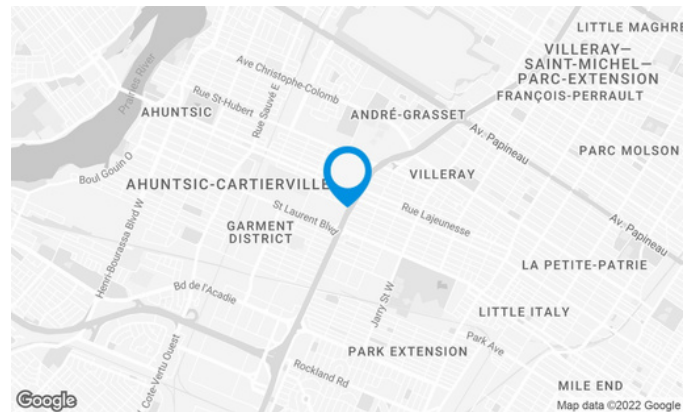
Building characteristics

TOTAL LEASING AREA	241,082 sq. ft.
YEAR OF RENOVATION	2001
YEAR OF CONSTRUCTION	1967
NUMBER OF FLOORS	12
ELEVATORS	6
OPTICAL FIBER	Yes
SPRINKLERS	Yes
GENERATOR	Yes
HVAC HOURS	Monday to Friday: 7:30 AM to 6:30 PM
SECURITY	Security agents, access cards, cameras
BUILDING SERVICES	Coffee shop

BUILDING ACCESSIBILITY

INDOOR PARKING	235
OUTDOOR PARKING	60
PARC À VÉLOS DISPONIBLE	Yes
ROAD ACCESS	Crémazie Boulevard East, Henri-Julien Avenue, Metropolitan Highway (40)
BUS	19, 52, 54, 100
METRO STATION	Crémazie

AWARDS	BOMA Best Silver
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LEASING

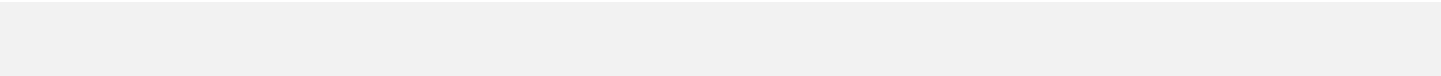
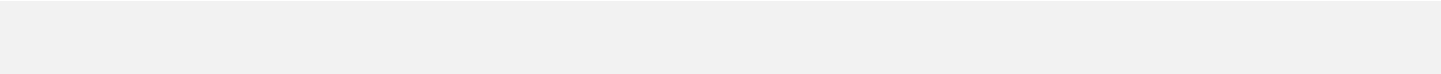
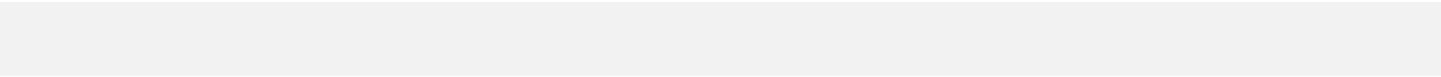
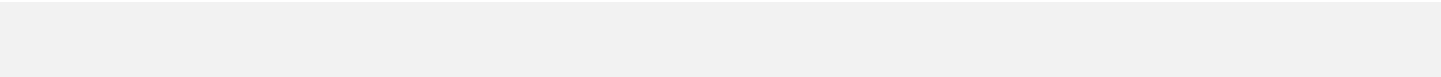
T 514 735-4302 #206

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List of available offices

SUITE	FLOOR	AVAILABILITY	AREA
Suite #045	RDC	Immediate	2,998 sq. ft.
Suite #090	RDC	Immediate	1,164 sq. ft.
Suite #160	1	Immediate	5,104 sq. ft.
Suite #300	3	Immediate	21,449 sq. ft.
Suite #1100	11	Immediate	12,602 sq. ft.

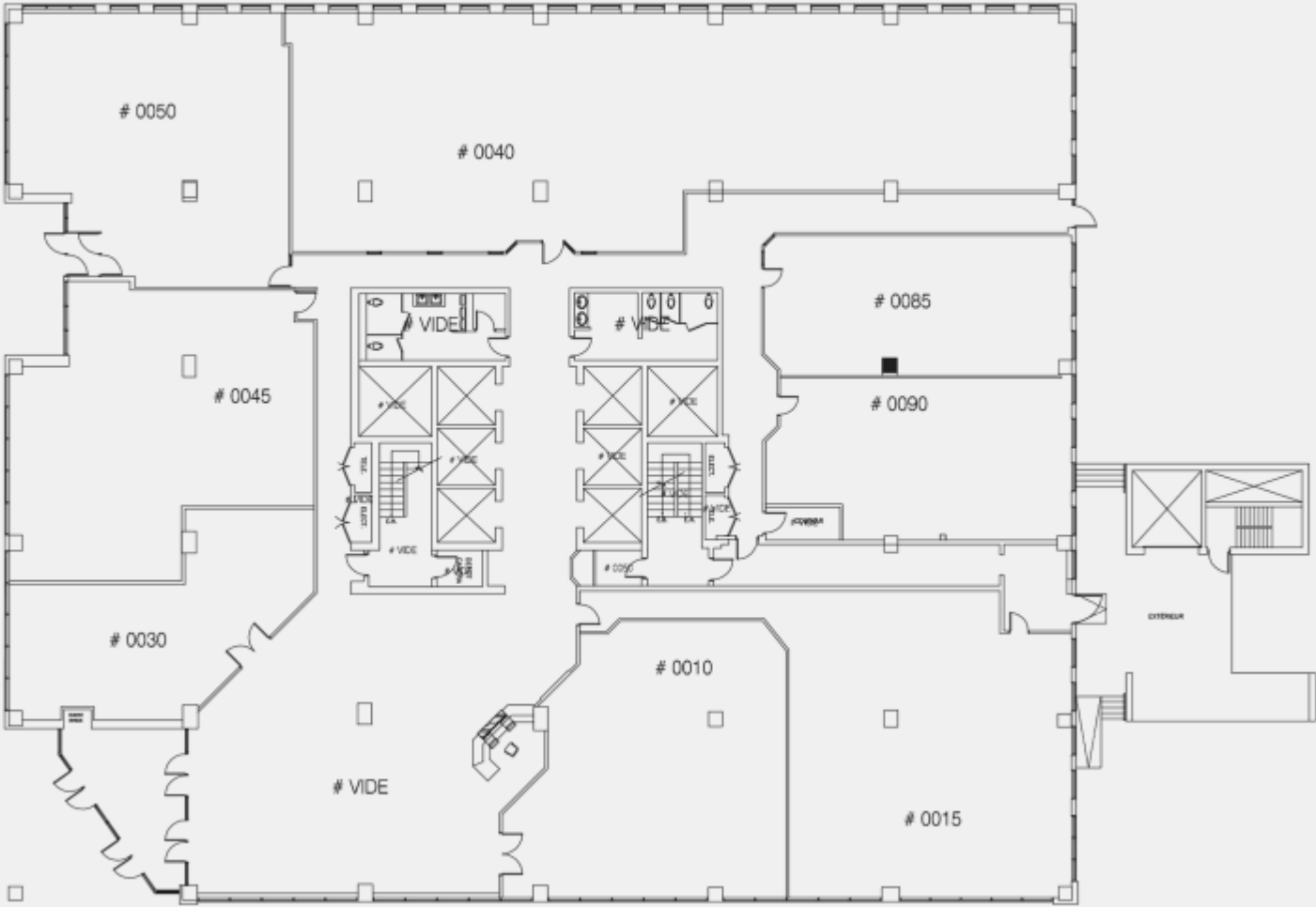


AVAILABLE SPACES / OFFICE /

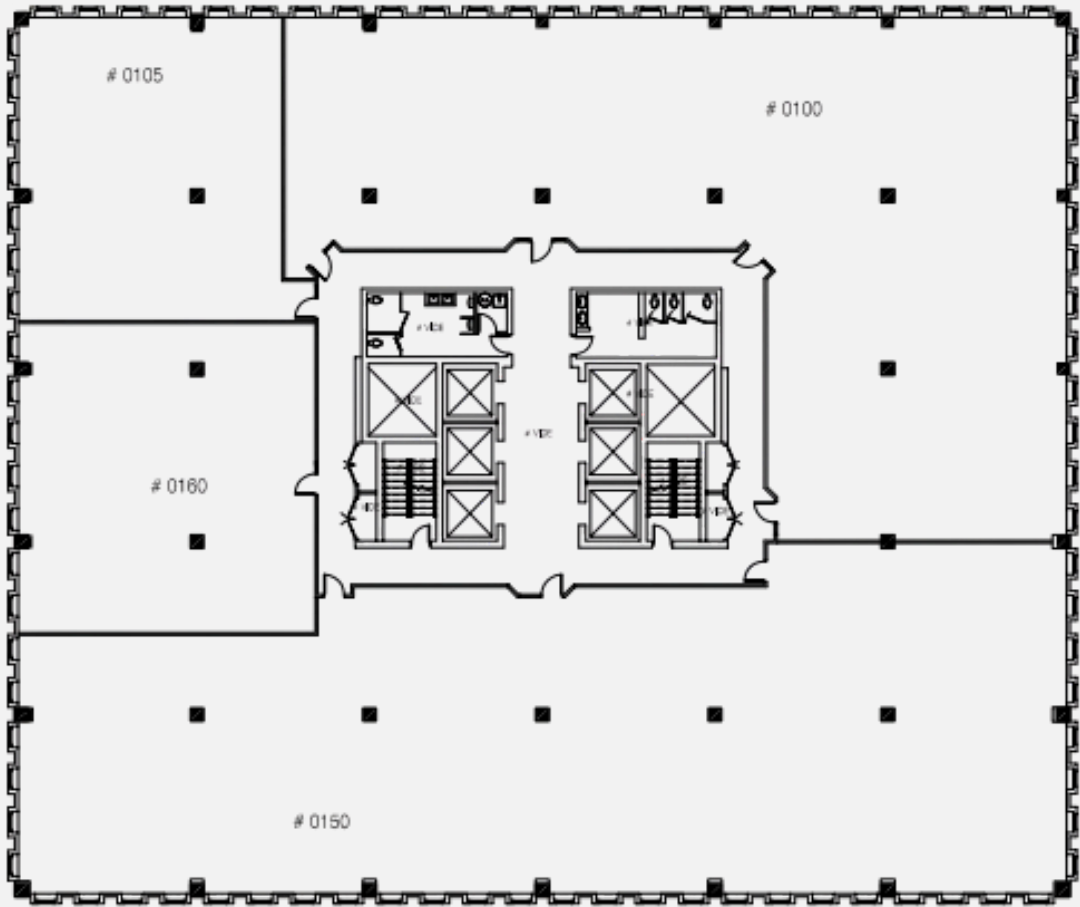
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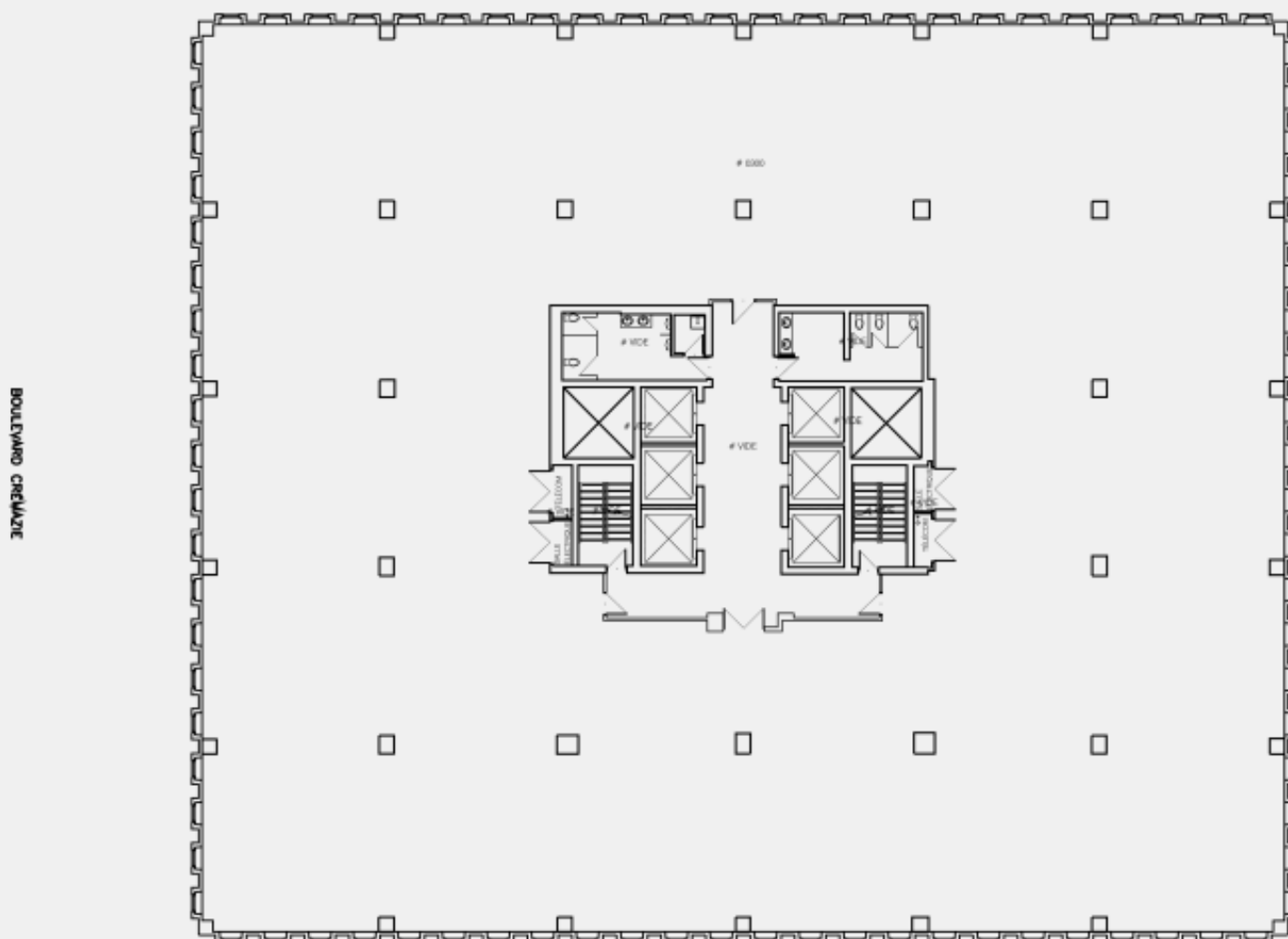


GROUND FLOOR PLAN



1ST FLOOR PLAN





11TH FLOOR PLAN

