



Building Information

Sprinkler System:

Clear Height: 11'6"

Drive-in Doors: 10

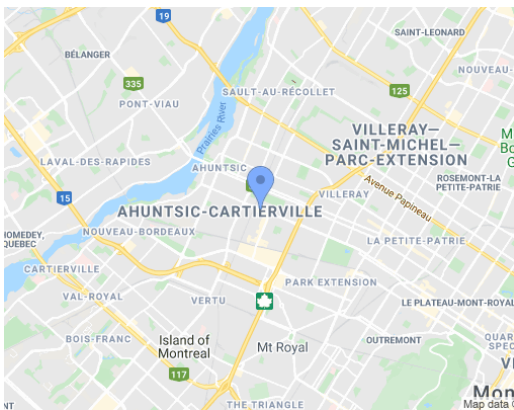
Dock-high Doors: 10

9494 Saint-Laurent


9494 Boul St-Laurent, Montréal, QC H2N

Building Description

Located near Chabanel and benefiting from the economic activity generated by the businesses there, 9494 Saint-Laurent is the ideal building for companies looking for a variety of spaces at extremely competitive rental rates. 9494 also has smaller adaptable light-industrial lofts ideal for young entrepreneurs, start-up companies or growing companies in need of flexibility and space options.



Glen Rotchin
Groupe Dayan

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General	Year Built 1965	Last Renovated 2015	Building Zoned Commercial
Tenant Cost	Operating Costs \$ 1.75 /sf	Realty Tax \$ 0.76 /sf	Total Additional Rent \$ 2.51 /sf
Site Description	Average Office % Area 10 %		
Building Size	Number of Floors 10		
Technical Specifications	Clear Height 11'6"	Drive-in Doors 10	Dock-high Doors 10
	Building Plan Yes		
Construction	Exterior Finish Brick	Roofing Type Concrete	
	Heating Description gas - hot water		
Parking	Above Ground Stalls 16	Below Ground Stalls 121	Total Parking Stalls 137




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500	Suite Size 10,500 sf	Availability Immediately	Type Industrial	Rate Inquire
	Operating Costs \$ 1.75 /sf	Realty Tax \$ 0.76 /sf		
	Suite Notes Call for Rates			
508	Suite Size 1,250 sf	Availability Immediately	Type Industrial	Rate Inquire
	Operating Costs \$ 1.75 /sf	Realty Tax \$ 0.76 /sf		
700	Suite Size 25,175 sf	Availability Immediately	Type Industrial	Rate Inquire
	Operating Costs \$ 1.75 /sf	Realty Tax \$ 0.76 /sf		
701	Suite Size 14,356 sf	Availability Immediately	Type Industrial	Rate Inquire
	Operating Costs \$ 1.75 /sf	Realty Tax \$ 0.76 /sf		
702	Suite Size 8,000 sf	Availability Immediately	Type Industrial	Rate Inquire
	Operating Costs \$ 1.75 /sf	Realty Tax \$ 0.76 /sf		
1001	Suite Size 5,478 sf	Availability Immediately	Type Industrial	Rate Inquire
	Operating Costs \$ 1.75 /sf	Realty Tax \$ 0.76 /sf		
1016	Suite Size 1,300 sf	Availability Immediately	Type Industrial	Rate Inquire
	Operating Costs \$ 1.75 /sf	Realty Tax \$ 0.76 /sf		
1024	Suite Size 1,826 sf	Availability Immediately	Type Office	Rate Inquire
	Operating Costs \$ 1.75 /sf	Realty Tax \$ 0.76 /sf		