



### Building Information

Building Size: 129,229 sf  
 # of Floors: 8  
 Year Built: 1988

## Centre de la Cité Pointe-Claire



1, avenue Holiday, Pointe-Claire, QC H9R 5N3

### Building Description

Prominent location providing visibility along the Trans-Canada Highway (Highway 40) | Offers a prestigious office address | Situated in the heart of Pointe-Claire’s highly active business node | Easy access to Highways 20 and 40 and all other major West Island arteries | Accessible to several of STM’s bus routes and in close proximity to the STM’s regional bus terminal | Within a short distance to AMT’s commuter train station, Ceder Park, connecting the surrounding communities with downtown Montreal | A short drive to the Montreal-Trudeau International Airport and Montreal’s central business district | In close proximity to CF Fairview Pointe-Claire Shopping Mall | Close to several hotels, restaurants and retail stores | Near all major commercial, municipal and governmental services | Offers retail services including a daycare, a spa a pharmacy and a café



Nick Ceravolo  
 Leasing Director  
 Groupe Petra

📞 514 893-1710

✉️ [nceravolo@groupepetra.com](mailto:nceravolo@groupepetra.com)

Geneviève Parent-Houle  
 Leasing Manager  
 Groupe Petra

📞 514-688-8773

✉️ [g Houle@groupepetra.com](mailto:g Houle@groupepetra.com)

# Centre de la Cité Pointe-Claire

1, avenue Holiday, Pointe-Claire, QC H9R 5N3

Nick Ceravolo  
Leasing Director  
Groupe Petra  
[514-893-1710](tel:514-893-1710)  
[nceravolo@groupepetra.com](mailto:nceravolo@groupepetra.com)

Geneviève Parent-Houle  
Leasing Manager  
Groupe Petra  
[514-688-8773](tel:514-688-8773)  
[ghoule@groupepetra.com](mailto:ghoule@groupepetra.com)

<b>General</b>	<b>Year Built</b> 1988	<b>BOMA Best</b> Silver	<b>Building Class</b> A
	<b>Building Zoned</b> Commercial		
<b>Tenant Cost</b>	<b>Operating Costs</b> \$ 11.38 /sf	<b>Realty Tax</b> \$ 7.00 /sf	<b>Total Additional Rent</b> \$ 18.38 /sf
	<b>Description</b> Utilities included / Électricité Inclus		
<b>Building Size</b>	<b>Number of Floors</b> 8	<b>Typical Low Rise Floor</b> 16,097 sf	<b>Total Office Space</b> 117,635 sf
	<b>Total Retail Space</b> 11,594 sf	<b>Total Space</b> 129,229 sf	
<b>Parking</b>	<b>Description</b> Parking Ratio: 1/2,500 SF		