



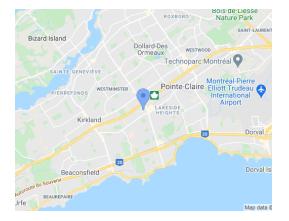


Building Information

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

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Geneviève Parent-Houle Leasing Manager



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