

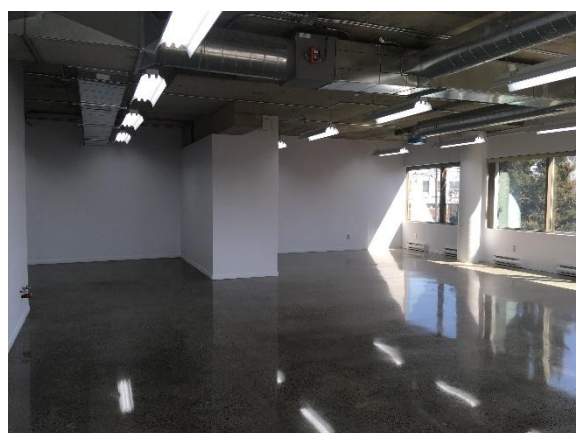
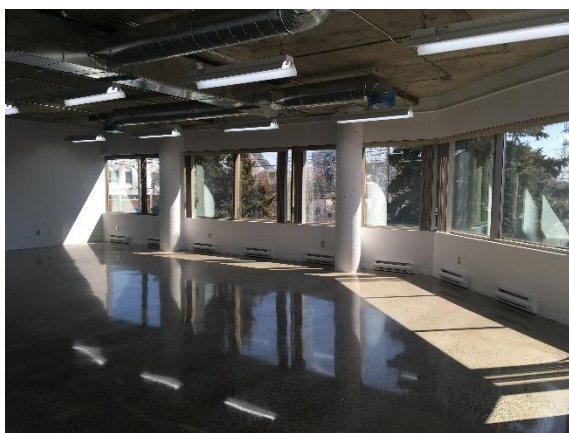
- Building - Category Downtown for a business clientele, Class A + in the industrial sector in North of Montreal.

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
502 (5th floor)	October 1 st 2026 or to be discuss)	734 sq. ft. gross \$/p.c. : \$15.00 - Open space, with one closed office; - Concrete floor; - Ceiling +/- 9'1/2; - Kitchenette included; - Bathroom on each floor.	917.50\$/month (+taxes)= 1,054.90\$ (with taxes) * Electricity, heating and air conditioner included.	+/- 1,283.78\$/year (+ taxes)= 1,476.03\$ (with taxes)

* Indoor parking space available= 60.00\$/month (+ taxes) each.