

9400 ST-LAURENT

THE NEW CHABANEL.
DESIGN UNLIMITED.



DAYAN GROUP



Since 1986, The Dayan Group has been a pioneer in the redevelopment of heritage properties in Montréal. The vision of our President, Georges Dayan, is focused on using a sustainable development approach to maximize the value of existing structures through inspired renovations that meet the evolving needs of the marketplace.

The Dayan Group undertakes an in-depth analysis of the real estate environment and market, identifies buildings, streets and neighborhoods best positioned to meet evolving needs and, with a team of top architects and designers, re-models, retrofits and reconfigures the space to give them new purpose and new life!

The relationship built by The Dayan Group with our clients and local agents for more than two decades has earned the company a solid reputation in real estate, revitalization and cutting edge design which respects and enhances the existing architectural heritage.

**GROUPE
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LOCATION

9400 Saint-Laurent: Creating a space in your image.

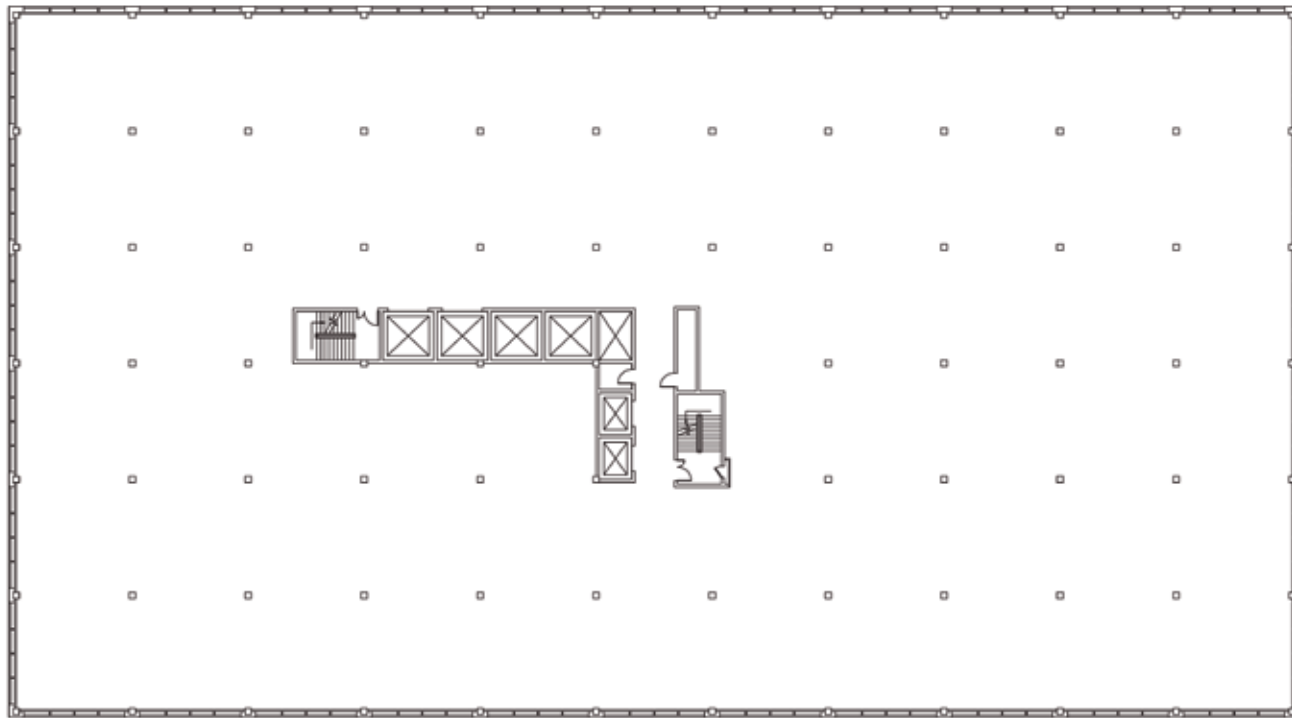
Located at the junction of Chabanel and Saint-Laurent Boulevard, 9400 offers durable, expandable, affordable spaces ideally suited for mid-level entrepreneurs who aim to combine creativity and commerce. Close proximity to Chabanel allows 9400 Saint-Laurent to share in the liveliness and vibrancy of the entire district's resurgence.

9400 Saint-Laurent: Your new key to success



FLOOR PLAN

Typical floor plan



MANAGEMENT:	GRUPE DAYAN
YEAR BUILT:	1962
GROSS LEASABLE AREA:	approx. 292,336 square feet
NUMBER OF FLOORS:	7
GROSS LEASABLE AREA PER FLOOR:	approx. 45,000 square feet
ELEVATORS :	3 passenger elevators, 4 freight elevators
WINDOWS/GLAZING:	on 4 sides, openable windows, full width, 5'9" high
CEILING HEIGHT:	11'6"
HEATING:	gas-powered water heaters
FIRE PREVENTION SYSTEM:	sprinkler system, central alarm
AIR CONDITIONING:	Individual units attached to a cooling tower
SECURITY:	access card, camera system, security desk permanent at 433 chabanel
INTEGRATED SYSTEM:	security, energy saving, parking latest generation
AVAILABLE SPACE:	upon demand
PARKING:	indoor/outdoor
SUSTAINABLE DEVELOPMENT:	recycling program, energie saving program
TRANSPORT:	city bus, Chabanel rail station, metros: Crémazie and Sauvé
SERVICES:	cafes, restaurants, banks, shops, street vendors
TRANSFORMATION OF THE STREETScape:	20 million dollar street renovation program initiated by the City of Montreal