

COMPLEXE CRÉMAZIE

50 Crémazie



110 Crémazie



140 Crémazie



AVAILABILITIES

WELL AMENITIZED MULTI TENANT CAMPUS

50 Crémazie			
Floor	Suite	Size (sq. ft.)	Available
8	805	12,440	Immediately
6	610	12,440	Immediately
4	401	13,654	Immediately
3	300	24,880	Immediately

BEAUTIFULLY RENOVATED CONTIGUOUS BLOCKS

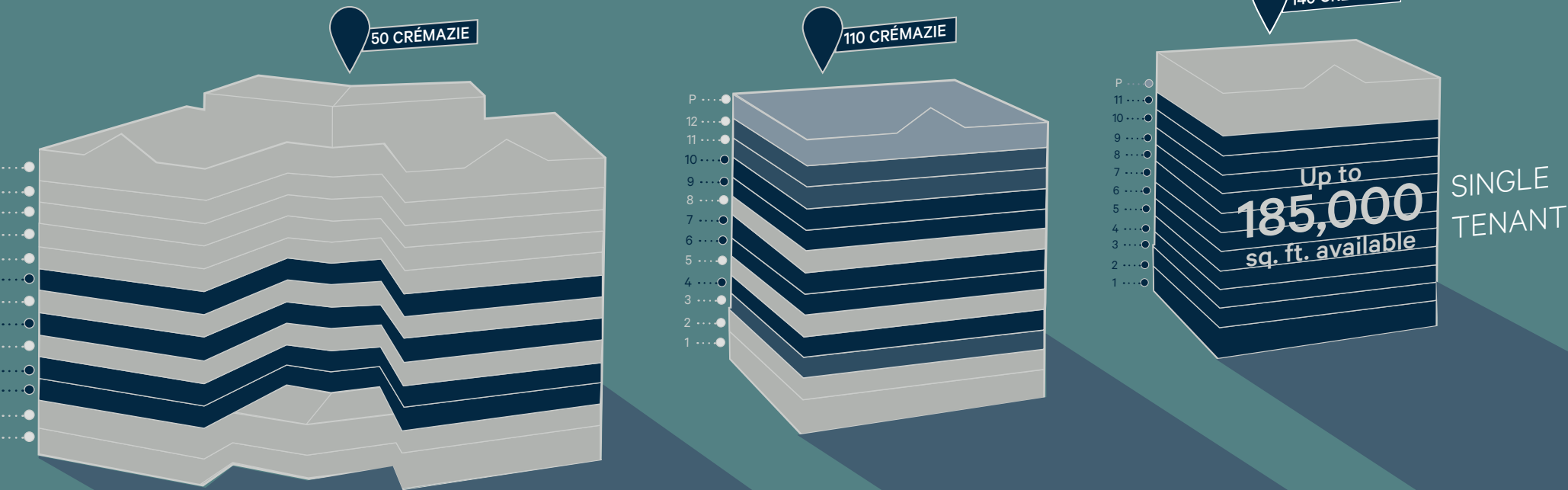
110 Crémazie			
Floor	Suite	Size (sq. ft.)	Available
Penthouse	1401	16,688	Immediately
12	1200	16,770	Q4 2024
11	1100	16,770	Q4 2024
10	1000	16,770	Immediately
9	900	16,770	Immediately
7	700	16,770	Immediately
6	600	17,594	Immediately
4	400	16,770	Immediately
3	300	16,770	Q4 2024

MAJOR TENANT OPPORTUNITY

140 Crémazie			
Floor	Suite	Size (sq. ft.)	Available
11	1100	6,000	Immediately
1-10	Full Floors	17,800	Immediately

- Occupied
- Vacant
- Penthouse
- Future vacancy

contiguous



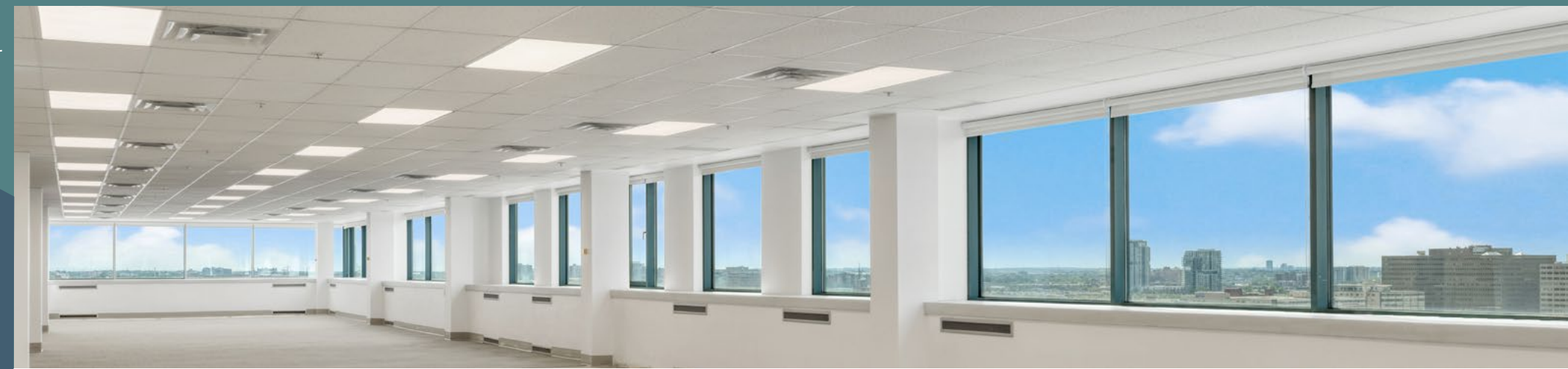
PICTURES



140 Crémazie



110 Crémazie



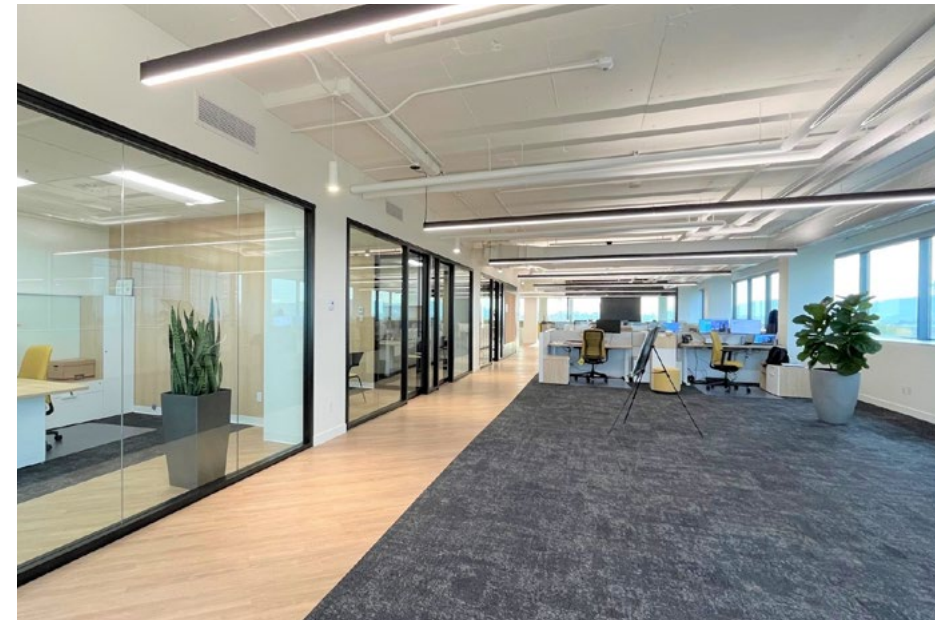
PICTURES



HIGHLIGHTS



110 Cremazie



110 Cremazie

COMPLEXE CREMAZIE

- Unobstructed 360 views of Montreal
- Abundant natural light
- Prominent signage opportunity on the building façade
- 106,000 cars pass throughout the day
- Penthouses available
- Full floor availability
- Parking available (ratio 1 : 1000)
- Bike storage and showers will be available in 2024
- Loading dock

Recent renovations include:

- Cap Ex
- Full Lobby
- Elevators
- Hallways
- Restrooms
- New HVAC systems

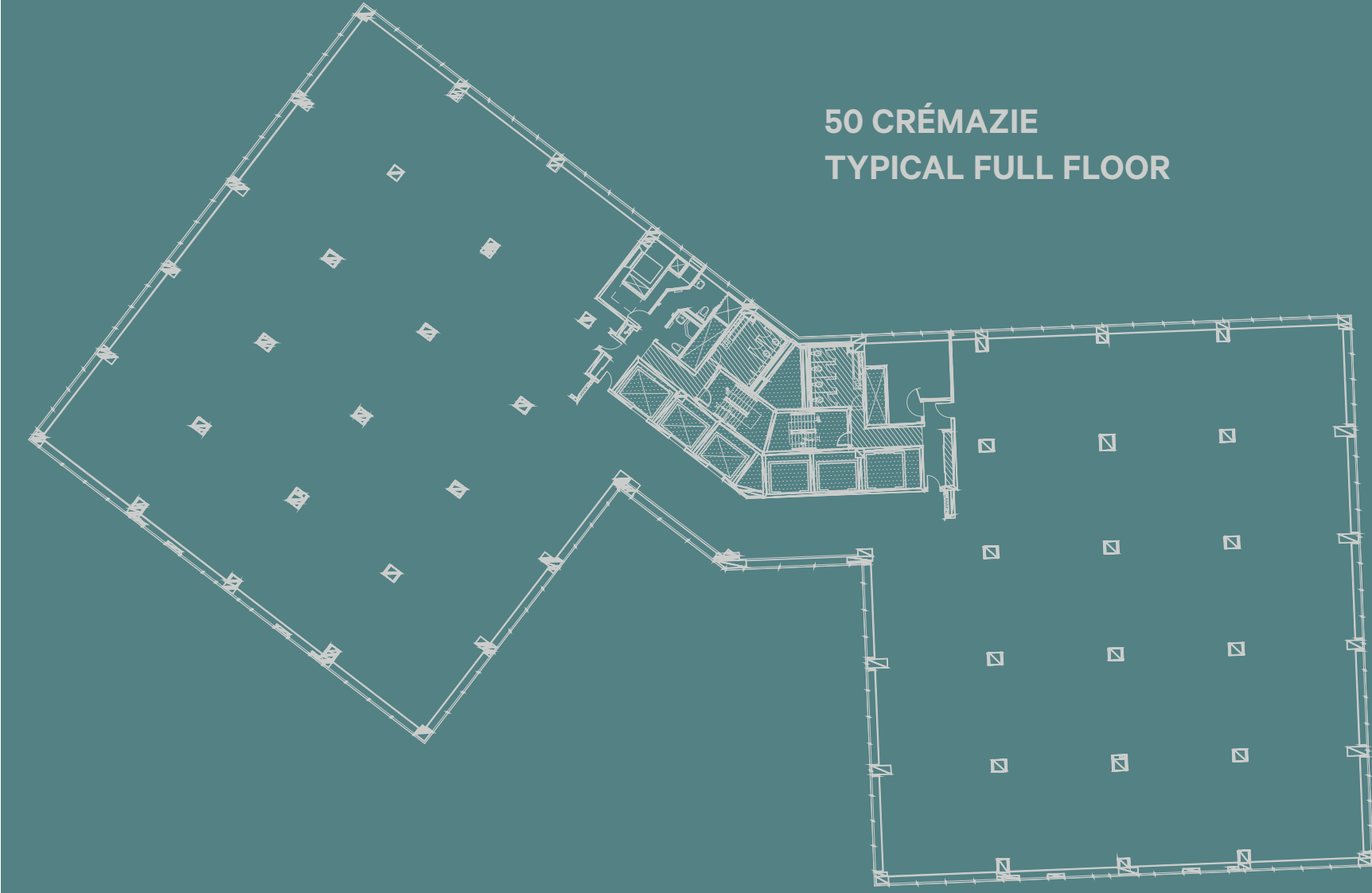


RENTAL DETAILS

	50 Crémazie	110 Crémazie	140 Crémazie
Net Rent	Please contact listing agent		
Additional Rent (2024 est.)	\$16.52	\$17.00	\$16.19
Cleaning	Included		
Electricity	\$1.25	\$1.25	\$1.25

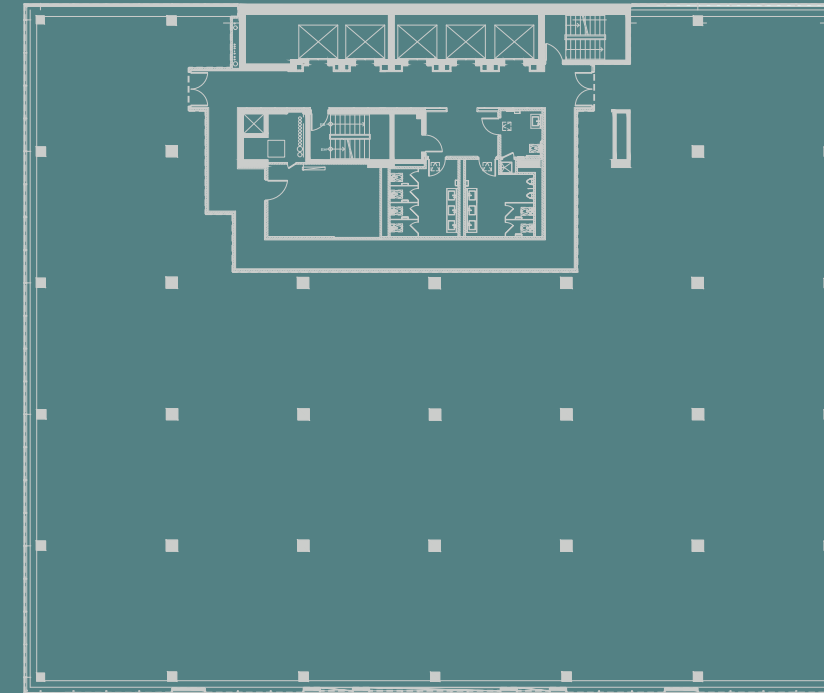
TYPICAL FLOOR AND COLUMN SPANS

50 CRÉMAZIE
TYPICAL FULL FLOOR



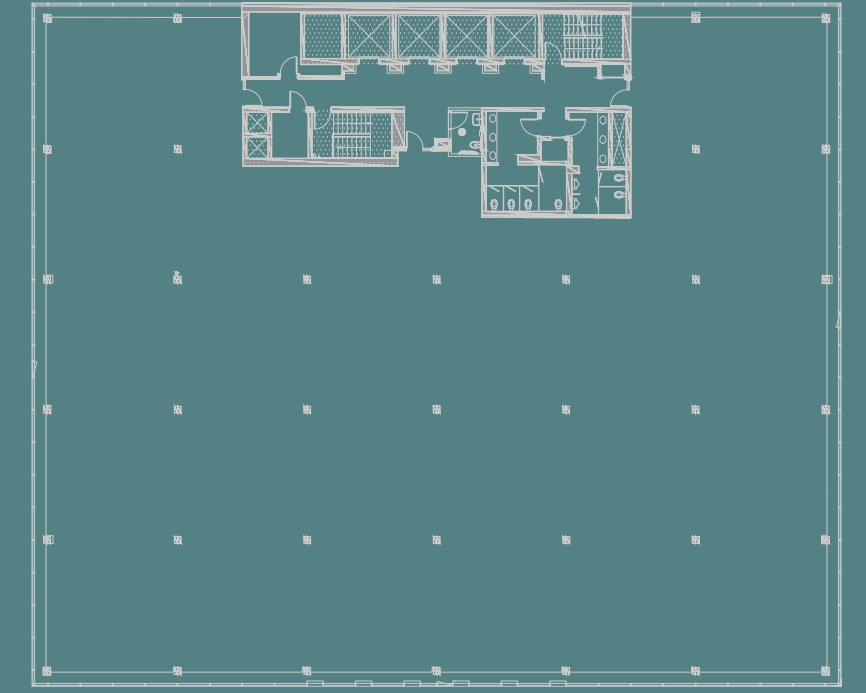
Typical Floor Plate 24,880 sq. ft.

110 CRÉMAZIE
TYPICAL FULL FLOOR

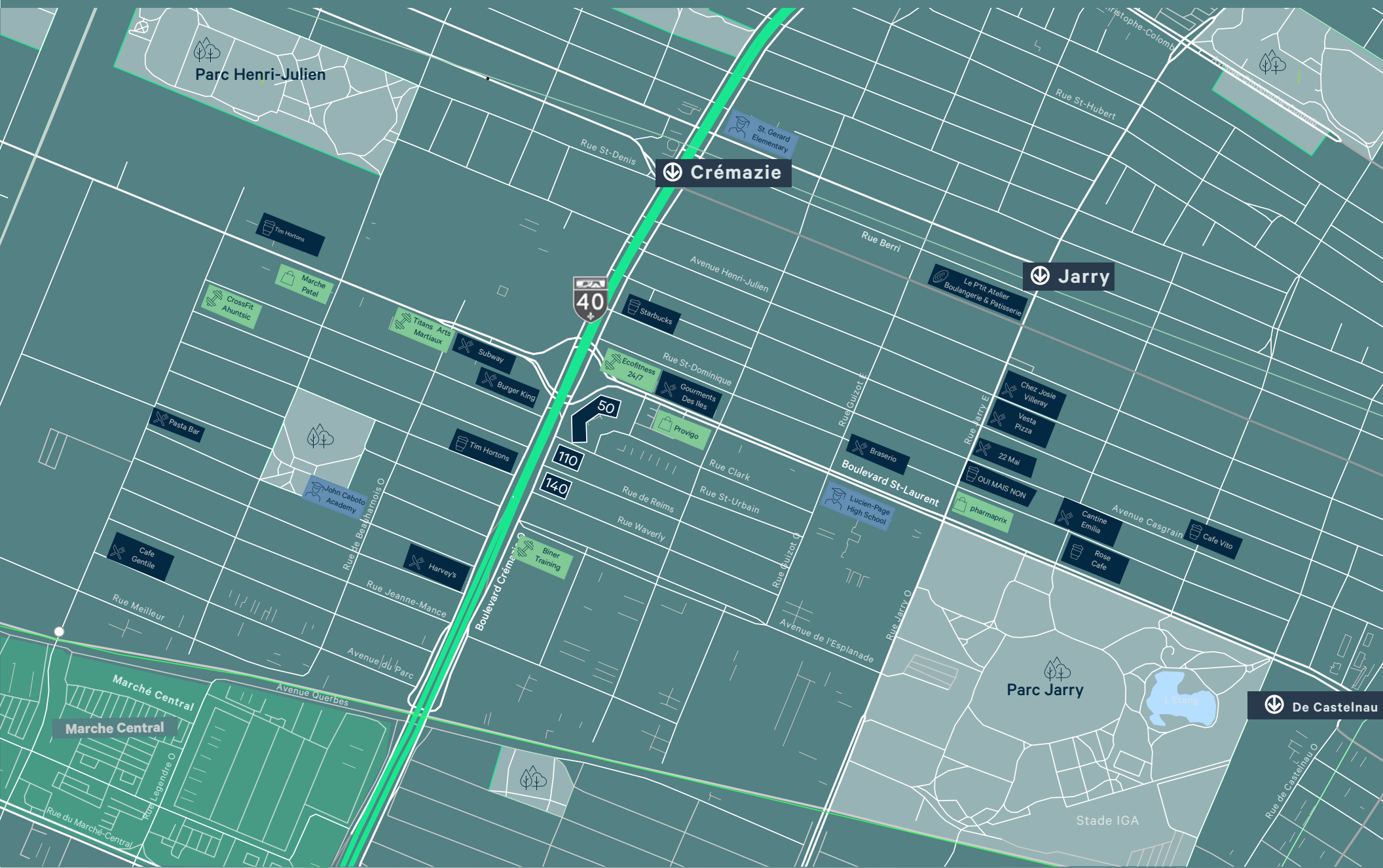


Typical Floor Plate 16,770 sq. ft.

140 CRÉMAZIE
TYPICAL FULL FLOOR



Typical Floor Plate 17,800 sq. ft.



Transit



10-minute walking distance to Crémazie metro station



STM Bus 19 31 52 54 56 100 135 146 192 460



7-minute drive to Sauvé train station



Extensive network of bike trails



Drive Times

14-minute to Laval
15-minute to Anjou
20-minute to Brossard



21-minute to Montréal-Pierre Elliott Trudeau International Airport

Jarry Park Village Amenities



Fitness Center



Bakery



Retail/Grocery



Daycare



Park



Salon/Spa



Restaurant



Cafe

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