

Complexe Crémazie

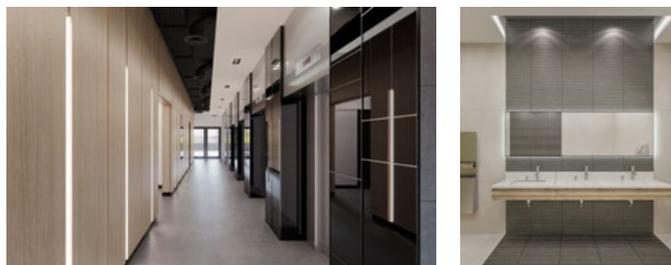
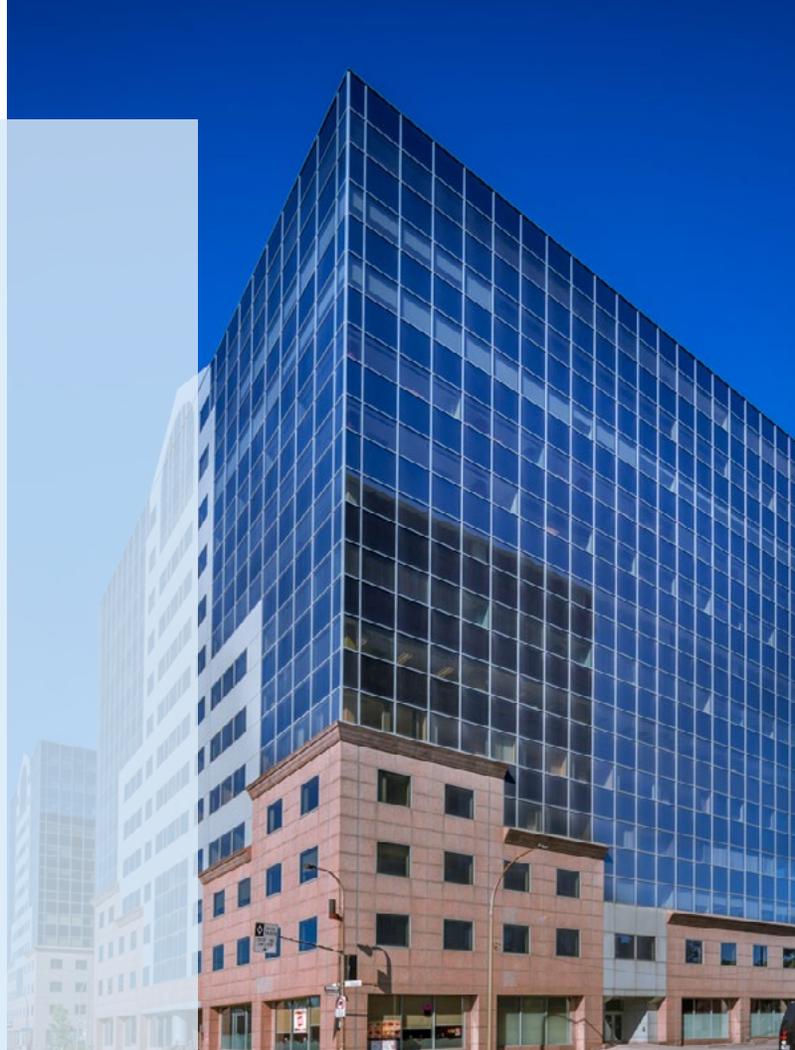
110 CRÉMAZIE WEST

Le 110 Crémazie West is one of three buildings that make up Complexe Crémazie.

Located on the service road of the Metropolitan Autoroute (A40), on the corner of Saint-Laurent Boulevard, Complexe Crémazie is at the midpoint of the vibrant neighbourhoods of Villeray, Saint-Michel, Park Ex and Ahuntsic.

The property boasts unparalleled visibility and fast access to the city's main thoroughfares.

24/7 security team on site



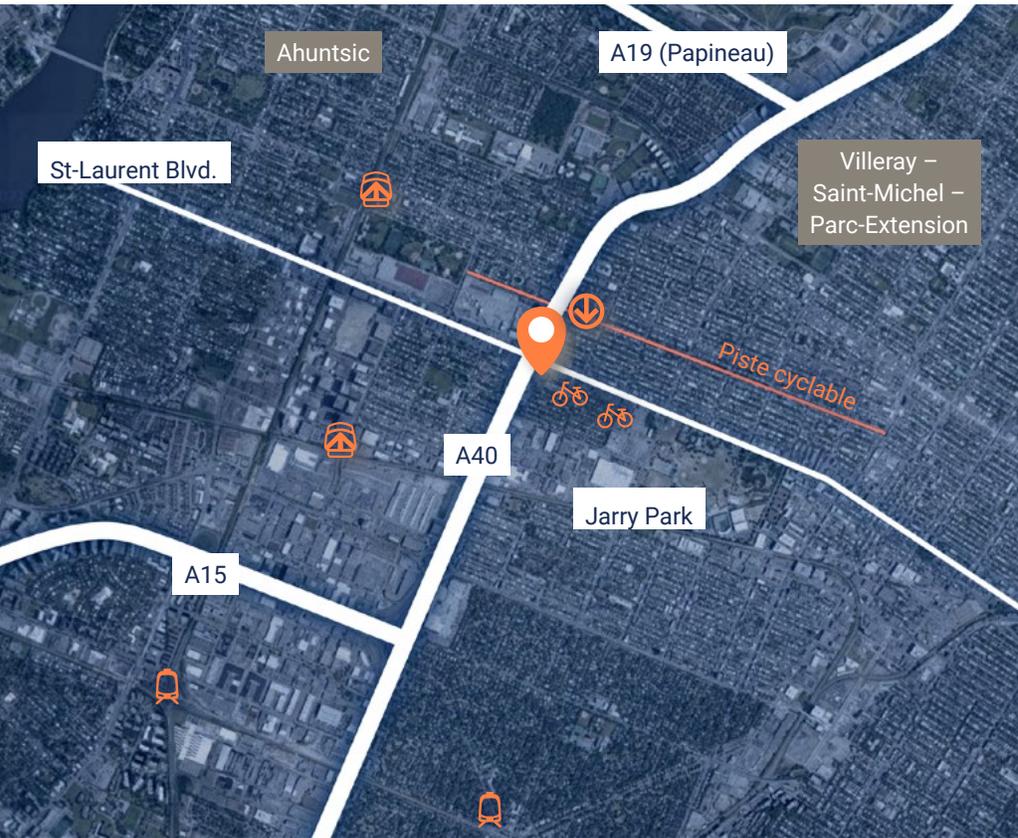
MAJORS RENOVATIONS CURRENTLY UNDERWAY

- Complete modernization of the main lobby and floors
- Refurbished washrooms
- Upgraded elevators
- New collaborative space on the ground floor
- Changing rooms, showers and lockers for bicycle commuters
- New basic features and amenities
- New HVAC system (high-density occupancy, superior air filtration)

110 CRÉMAZIE WEST BOULEVARD, MONTREAL QC H2P 1B9

Number of storeys	13
Total square footage	214,486 sq. ft.
Typical floorplate	16,770 sq. ft.
Class	B
Additional rent	\$11.82





ACCESS AND TRANSPORTATION

- 
CAR
 A40, A15, A19
 Saint-Laurent Blvd., L'Acadie Blvd., Jean-Talon St., Henri-Bourassa Blvd.
- 
METRO
 Crémazie station (650 m)
 Orange line
- 
BUS
 52, 55, 100, 135
- 
TRAIN
 Sauvé station (1,7 km) : Mascouche
 Chabanel station (1,8 km) :
 Saint-Jérôme
- 
REM : Future stations
 Côte-de-Liesse (3 km)
 Ville-Mont-Royal (3,7 km)
- 
BIKE
 City bike paths (500 m)
 BIXI stations (350 m and 550 m)

A STIMULATING ENVIRONMENT

Enjoy a wide range of services and amenities within walking distance or nearby, along with the charms of Little Italy, the Mile End district and the Jean Talon Market.

COMPLEXE CRÉMAZIE NEARBY

- | | |
|-------------------------|-------------------------------------|
| • Restaurants and cafés | • Restaurants and cafés |
| • Pharmacy | • Clinics |
| • Dentist | • Dry cleaner |
| • Bank | • Grocery store |
| • Daycare | • Service station |
| • Convenience store | • Gym and yoga studio |
| | • Jarry Park and other green spaces |



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GROUPE PETRA has been active in the real estate market for 35 years. The private management firm oversees a portfolio of office, commercial and industrial properties and offers a full range of leasing, development, construction, innovation and continuous improvement services. Most of the properties in Groupe Petra's 8.1 million sq. ft. portfolio are located in the Montreal area. The company is committed to building long-term relationships with its tenants and providing them with a high-quality professional environment.

Our Values: The Foundation of Our Success

Trust – The central element of the relationships we build with our clients

Innovation – What pushes us to constantly go the extra mile in providing state-of-the-art environments

Experience – The insight of the seasoned professionals who make up our multidisciplinary team

Tenant Service – Our top priority in everything we do