

Exceptional Head Office  
Leasing Opportunity!

## 2800 TRANS-CANADA

### COMMISSION BONUS!

65,000 SF and up | \$25,000  
125,000 SF | \$50,000

Contact Leasing Director for details.  
Limited time offer.



## MONTREAL | POINTE-CLAIRE 2800 TRANS-CANADA HIGHWAY

### Leasing Availabilities

Office availabilities:

1st floor 65,000 sq. ft.

2nd floor 60,000 sq. ft.

Total Available Space: 125,000 sq. ft.

### Property Details

Building Size:	125,000 sq. ft.
Number of Floors:	2
Site Area:	444,823 sq. ft. (10.21 acres)
Configuration:	Rectangular
Frontage:	450 feet
Depth:	990 feet
On-Site Parking:	600 parking stalls

Asking Price (5 years):	\$20 Gross
Tenant Allowance:	\$20/sq. ft.

Asking Price (10 years):	Starting at \$18.75 Gross
Tenant Allowance:	\$25/sq. ft.

Operating Expenses:	Included in Gross Rent
Real Estate Taxes:	Included in Gross Rent
Electricity:	Included in Gross Rent

### Highlights

- Building was constructed and maintained to institutional standards.
- Excellent corporate head office facility.
- Zoned for light industrial, office, research and development, and manufacturing/distribution.
- Cafeteria and atrium onsite.
- Lounge and game area for employees onsite.

### Location

- Strategically located on the prestigious Highway 40 corridor in the highly coveted West Island submarket, in close proximity to a highly skilled labour force.
- Pointe-Claire/Dorval has consistently been a premier option for corporate head offices.
- Between Saint-Jean and des Sources Boulevards, less than 1km from the Highway 13 intersection.
- Excellent access (direct entry from the service road) and prominent corporate signage opportunity (200,000 cars pass by daily).
- Bus route number 216 stops directly in front of the property and leads to the Côte-Vertu metro station.





Beautiful Atrium



High Quality Office Space



Onsite Corporate Cafeteria





## BUILDING DESCRIPTION

Phase	Year Built	Ground Floor Area (sq. ft.)	2nd Floor Area (sq. ft.)	Total Area (sq. ft.)
I	1989	29,800	29,800	59,600
II	1995	17,600	13,200	30,800
III	1999	17,600	17,600	35,200
		65,000	60,600	125,600

## CONSTRUCTION DETAILS

<b>Foundations</b>	Conventional reinforced poured concrete strip footing with a five-inch slab on grade.
<b>Structural</b>	Steel-framed structure with metal roof decking on open web joists supported by perimeter and interior beams and columns. The second floor is metal decking with a concrete slab.
<b>Exterior Walls</b>	The exterior finish is comprised of precast concrete panels with smooth finish or exposed aggregate.
<b>Windows</b>	The front and side elevations curtain walls are made of mirrored thermopane glazing in clear anodized glass with aluminum frame. There are two rows of curtain wall windows. There are 23 skylights located above the two-storey cafeteria.
<b>Entrance</b>	The main and secondary entrances are storefront types with insulating glazing units with vision panels in aluminium frames.
<b>Doors</b>	There are single access steel and glass doors along the perimeter of the building in addition to the main entrance doors.
<b>Roof</b>	Built-up tar and gravel surface on rigid insulation, concrete roof slab.
<b>Shipping</b>	There are two loading docks: one drive-through door equipped with a 10 X 10 multi-segmented wooden door with electric door opener and one truck-level door with an 8 X 8 multi-segmented wooden door without a door opener.



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## FINISHES

- Office Area** The office is finished with mixed suspended acoustic tiles, gypsum board partitioning walls; the flooring is finished with carpeting and vinyl tiles. The height in the office area is approximately 9 feet and 4 inches.
- Lobby** The main lobby is finished with ceramic and stone tiles and carpeting on the floors and gypsum ceilings. The lobby walls are finished with painted gypsum walls and some areas have wood veneer panelling. The height in the lobby area is approximately 23 feet and 3 inches.

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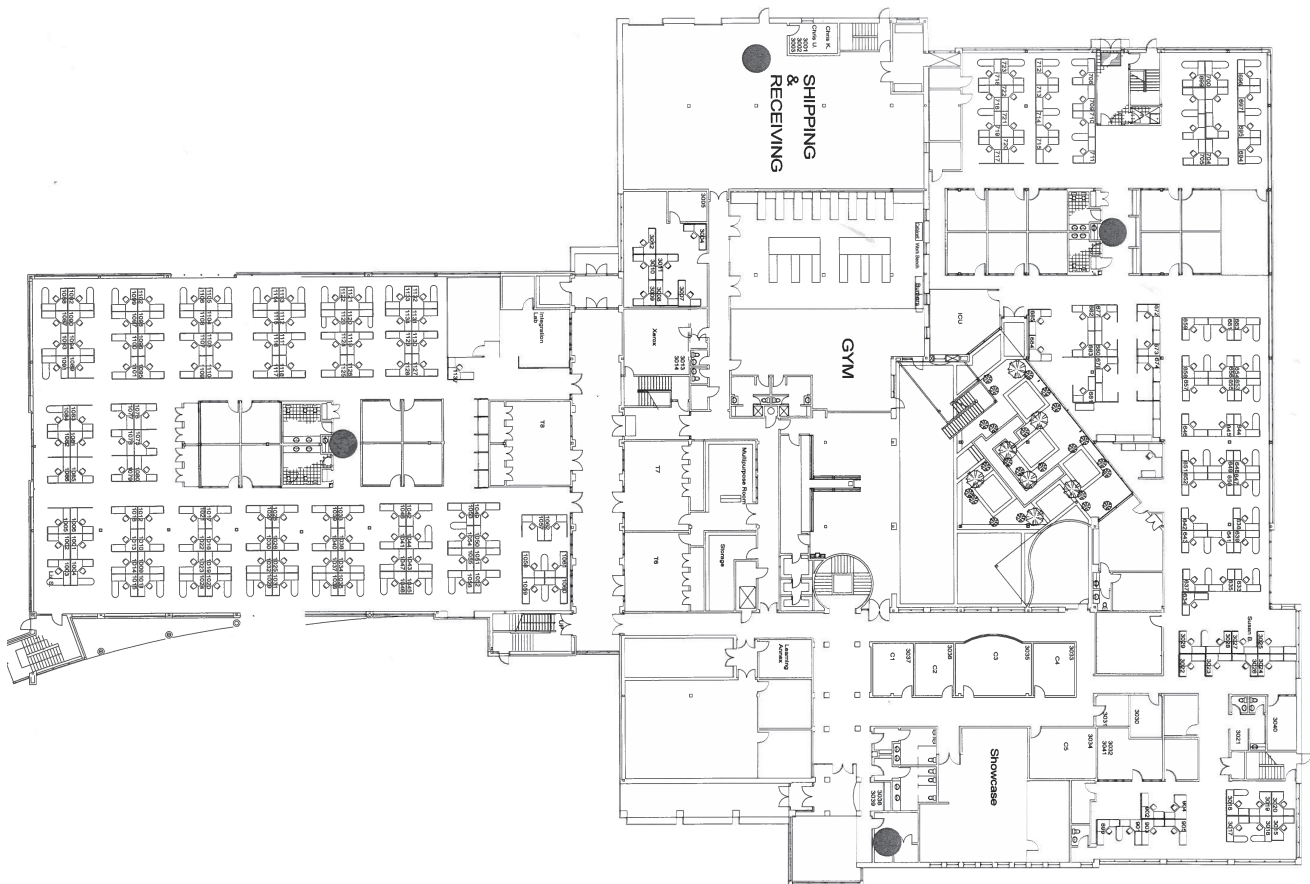
## MECHANICAL & BUILDING SYSTEMS

- Elevators** The building offers one cable-driven service elevator reaching the second floor office area with a load bearing capacity of 3,000 lbs.
- Electrical Output** A 2,000 amp, 347/600 Volts, 3-phase, 4-wire main service is provided via an exterior pad mounted transformer, which belongs to Hydro Québec. Each of the three phases of the building has a main distribution panel (rated at 120/208V or 347/600V), dry type transformers, circuit breakers and distribution breaker panels.
- Lighting** Lighting is provided throughout by suspended fluorescent lighting with parabolic covering. There are some halogen spot lighting fixtures in the reception area as well as in the showroom at the front of the building.
- HVAC** The building is heated, cooled and ventilated by 14 packaged rooftop units. Supplemental heating is provided by perimeter electric baseboard heaters and electric reheat coils in the ventilation distribution system. The ventilation system is a variable air volume system (VAV) with VAV boxes controlled by local zone thermostats.
- Plumbing** Several hot water heaters are located throughout the building for domestic hot water for the washrooms and the employee cafeteria. There are several men's and ladies' washrooms located throughout the building, with at least one men's and one ladies' washroom having one wheelchair accessible stall on each floor.
- Generator** There is a diesel-powered Hewitt generator located at the rear of the building with an above-ground storage tank located at the rear of the property (there are three above ground storage tanks in total). During the summer months, a large portable generator is leased and installed in the rear of the property to ensure that there are no significant business interruptions due to power outages.
- Fire Protection/ Security** The building is protected by a full automatic sprinkler fire protection system and the control panel is located close to the main entrance lobby. Sprinklers are installed throughout the building. There is a separate Novec reaction sprinkler system as well as a wet sprinkler system in the two server rooms.
- Other** The building's fibre optic is supplied by Telus and Videotron. There are closed circuit cameras servicing the entrance doors, receiving/shipping area as well as the exterior of the property.

# Floor Plan - 1st floor

2800 TRANS-CANADA HIGHWAY  
CITY OF POINTE-CLAIRE

Leasable Area: 65,000 sq. ft.



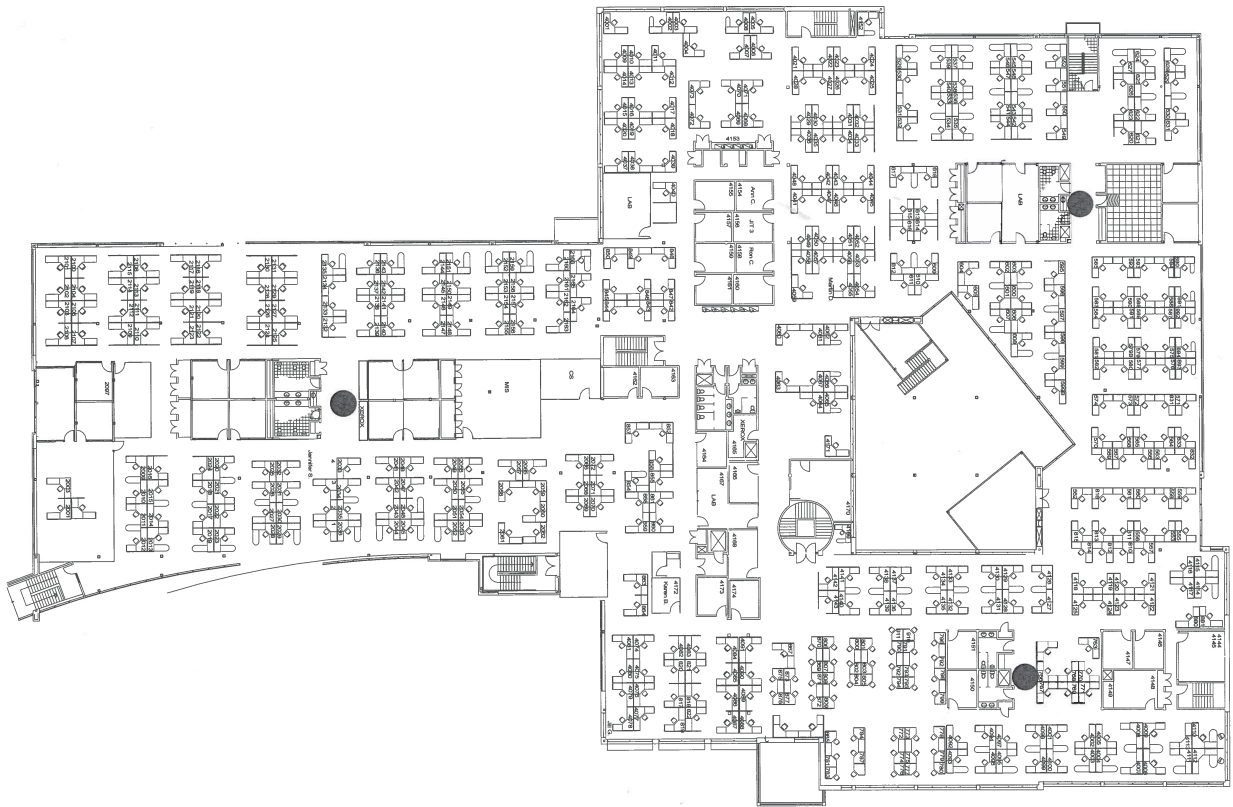
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# Floor Plan - 2nd floor

2800 TRANS-CANADA HIGHWAY  
CITY OF POINTE-CLAIRE

Leasable Area: 60,000 sq. ft.





## POINTE-CLAIRE TRANSPORTATION

Pointe-Claire is part of the West Island submarket of the Greater Montréal Area, which is serviced by an extensive transportation network. Tying the western portion to the rest of the island is an excellent transportation network, with major east-west highways including Highway 20, and Highway 40, which are the two (2) principal thoroughfares that run east-west across the GMA and beyond. The new STM bus network makes it possible to provide mass transit users with a vast intermodal public transit system that combines buses, metro stations and commuter train stations. Although there are no metro stations on the western portion of the island, there are several train stations that service the region including: Valois, Pointe-Claire, Cedar Park and Beaconsfield to name a few, all of which have access to free parking.

These stations offer connections with various bus routes, with bus route 216 stopping directly in front of the Property and leading to the Côte-Vertu metro station. The route originates from the Fairview Terminus, which serves as one of the most important transportation hubs in the West Island submarket. The AMT is currently studying multiple options to expand transportation service to the Airport and the West Island. One option is light rail transit, which would connect Fairview Pointe-Claire to Downtown Montréal via P-E-T International Airport.

