



3333 de la Côte-Vertu Boulevard, Saint-Laurent
QC, H4R 2N1

Property Overview

Located in the core of the Saint-Laurent district, 3333 Côte Vertu is easily accessible from many nearby highways, and is only 20 minutes from downtown Montréal and 10 minutes from the Pierre Elliott Trudeau International Airport. Two metro stops also provide convenient public transit options. Tenants enjoy direct interior access to Place Vertu Shopping Centre and the 11.5 million visitors who visit its stores and services annually. The building includes on-site administration, free parking, 24-hour security patrol and has received BOMA BEST Gold certification.



Contacts

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GENERAL MANAGER	Tony Viola	514-331-5213 ext 228	Tony.Viola@cushwake.com
RETAIL MANAGER	John Cabral	514-331-5213 ext 333	John.Cabral@cushwake.com
OPERATIONS MANAGER	Karim Halassa	514-331-5213 ext 235	Karim.Halassa@cushwake.com

Property Facts

TOTAL AREA

102,099 sq ft

NUMBER OF FLOORS

9

TYPE

Average floor plate 13,300 sq ft

MAJOR TENANTS

Crombie REIT
CS Communications
Ian Martin Limited
Investors Group
MSA Financial
Randstad Interim Inc.
Winners

NUMBER OF PARKING SPACES

4,168 (with Place Vertu Shopping Centre)

PARKING RATIO

n/a

YEAR BUILT

1990

YEAR LAST RENOVATED

2012

BUILDING CERTIFICATIONS & AWARDS

BOMA BEST Gold

Technical

POWER

5.5 watts per sq ft (60 watts per square metre) of usable space for general office use and electrical plugs. Electrical distribution consisting of ceiling junction boxes of one (1) per 800 sq ft in a capacity of 4cc-15A.-120V

HVAC

heating and air conditioning digital control provides a minimum of 16 comfort zones per floor (meets ASHRAE requirements)

WALL TYPE

drywall

ELEVATORS

2

SATELLITE CAPABILITY

yes

EMERGENCY GENERATOR

only for emergency lights

FIBRE OPTICS

telecom system with category 3 for voice, 6 for data, multimode and single mode fiber optic cable

Life Safety

FIRE DETECTION SYSTEM

yes

SPRINKLER SYSTEM

yes

SECURITY DEPARTMENT

yes

SECURITY SYSTEM

24/7 controlled card access system, CCTV in lobby and exterior entrance

Amenities

WASHROOMS PER FLOOR

2 per floor - men and women restrooms on each floor

SHIPPING/RECEIVING

yes - through Place Vertu shopping centre

BARRIER FREE

yes

TRANSIT

on-site bus service that easily connects to the Montreal subway stations at Côte-Vertu and Du College. Bus service available toward the commuter train service at Val-Royal Station

DIRECT LRT ACCESS

no

Marketing Stacking Plans

PLACE VERTU OFFICE

2/02/2017

9 13,386									
8 13,298									
7 9,504						7 3,810			
6 6,152			6 1,332	6 5,846					
5 13,315									
4 1,142	4 2,084		4 1,577	4 2,331		4 6,075			
3 9,791						3 1,980			
2 827	2 2,325		2 2,110		2 1,373	2 903	2 1,096	2 1,050	2 788

