



Building Information

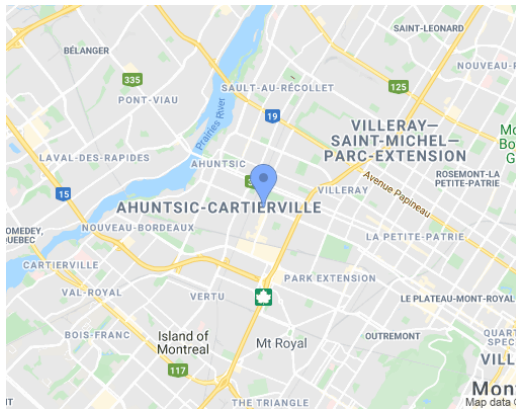
| | |
|-------------------|------------|
| Building Size: | 293,000 sf |
| Sprinkler System: | Yes |
| Clear Height: | 11'6" |
| Drive-in Doors: | 5 |
| Dock-high Doors: | 5 |

9400 Saint-Laurent

9400 Boul St-Laurent, Montréal, QC H2N

Building Description

Located near Chabanel Street and benefiting from the economic activity generated by the businesses there, 9400 Saint-Laurent offers a commercial ground floor large and large durable upper floor spaces that can be fully customized to meet the requirements of any company. The building is home to the well-known company Rudsak, a Quebec leader in fashion, accessories and shoes.



Glen Rotchin
Groupe Dayan

☎ 514-849-1351 Ext.: 240

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|---------------------------------|---------------------------------------------|---------------------------------------------|---------------------------------------------|
| General | Year Built 1962 | Last Renovated 1990 | Building Zoned Commercial |
| Tenant Cost | Operating Costs \$ 1.88 /sf | Realty Tax \$ 0.94 /sf | Total Additional Rent \$ 2.82 /sf |
| Building Size | Number of Floors 7 | Total Industrial Space 293,000 sf | Total Space 293,000 sf |
| Technical Specifications | Clear Height 11'6" | Drive-in Doors 5 | Dock-high Doors 5 |
| Safety & Access | Fire Detection System Yes | Sprinkler System Yes | |
| Parking | Description Interior and exterior | | |



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|--------------------|----------------------------------------------------------------------------------------------------|------------------------------------|---------------------------|------------------------|
| Store Front | Suite Size 3,888 sf | Availability Immediately | Type Retail | Rate Inquire |
| | Total Additional Rent \$ 1.82 /sf | | | |
| | Suite Notes Storefront with excellent visibility on Boul. Saint-Laurent. Call for Rates. | | | |
| 9380 | Suite Size 5,810 sf | Availability Immediately | Type Retail | Rate Inquire |
| | Operating Costs \$ 1.88 /sf | Realty Tax \$ 0.94 /sf | | |
| | | | | |
| 300 | Suite Size 19,921 sf | Availability Immediately | Type Industrial | Rate Inquire |
| | Operating Costs \$ 1.88 /sf | Realty Tax \$ 0.94 /sf | | |
| | | | | |
| 600 | Suite Size 17,580 sf | Availability Immediately | Type Office | Rate Inquire |
| | Operating Costs \$ 1.88 /sf | Realty Tax \$ 0.94 /sf | | |
| | | | | |
| 601 | Suite Size 27,795 sf | Availability Immediately | Type Industrial | Rate Inquire |
| | Operating Costs \$ 1.88 /sf | Realty Tax \$ 0.94 /sf | | |
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