



NAPOLEON BUILDING

6200, boulevard Taschereau, Brossard, Québec

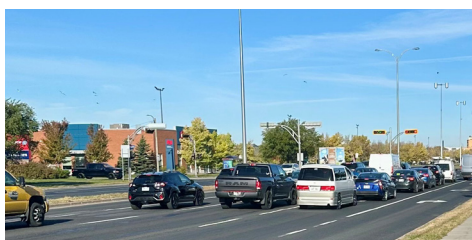


The Napoleon building offers stimulant working contexts in a dynamic and growing environment. Indeed, the economic recovery favors business developments in this sector of Brossard, also very well served by public transport.

The quick access to major highways and the Champlain Bridge facilitate efficient travel on the South shore and downtown Montreal.

The Napoleon building is an intrinsic part of its environment and provides its tenants with incomparable visibility from Taschereau Boulevard.

In addition, its rental area allows the creation of tailor-made workplaces that will exceed all expectations at competitive rates.

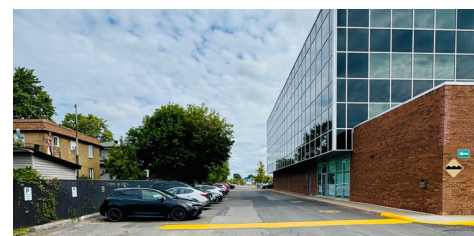


ACCESS

Unrivalled accessibility along Highway 10, the Champlain Bridge as well as the Taschereau Boulevard; Close to the REM and the Panama bus terminal, one of the public transport hubs on the South shore.

LEASABLE AREA

Close to 45 thousand square feet of rentable area mainly for office use spread over 4 floors with restaurants and shops on the ground floor.



PARKING

A huge private parking lot is available to accommodate the tenants and the visitors.



UNIVERSAL ACCESSIBILITY

The Napoleon building is designed and adapted to facilitate accessibility for people with reduced mobility.

CONSTRUCTION AND RENOVATIONS

A high quality, B class building built in the 1980s. Since 2010, investments have been made in renovations, particularly in HVAC systems, roofing, facades, common areas and landscaping.



OWNER-MANAGERS

Having the privilege of being the managers of our properties, we prioritize the accessibility of our team to all our tenants, which translates into immediate and personalized contact. It is that management strength that sets us apart from our competitors.

SITE

The Napoleon building is located on one of the busiest commercial arteries in the Province of Québec. Only steps away from the Champlain Mall, the Napoleon building is surrounded by all the services both in terms of developing your business and relaxing after a day of work.



OWNER AND PROPERTY MANAGER

2, boul. Desaulniers, Suite 102
Saint-Lambert, Québec J4P 1L2

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SECURITY

Automatic locking system to the Complex, limited access for the Tenants outside business hours using magnetic chips and surveillance cameras in the main common areas of the building to ensure maximum peace of mind for all our Tenants and their clientele.



MAINTENANCE SERVICE

With several experienced mobile teams committed to providing quality service, we guarantee peace of mind to all our tenants because their satisfaction is at the heart of our priorities.

NEIGHBORHOOD

The building offers an environment conducive to business development. Among the tenants, there are national and international companies, government and para-government organizations, health and wellness professionals, engineers etc. The ground floor numbers various shops and restaurants.



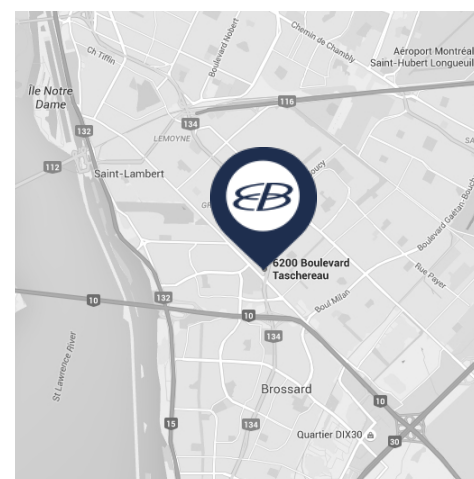
VERTICAL TRANSPORTATION

The building has one elevator and 2 circulation stairwells.



ELECTROMECHANICAL SYSTEM

The electromechanical system complies with ASHRAE standards (American Society of Heating, Refrigerating and Air Conditioning Engineers). It is divided into 4 units serving each floor individually.



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