


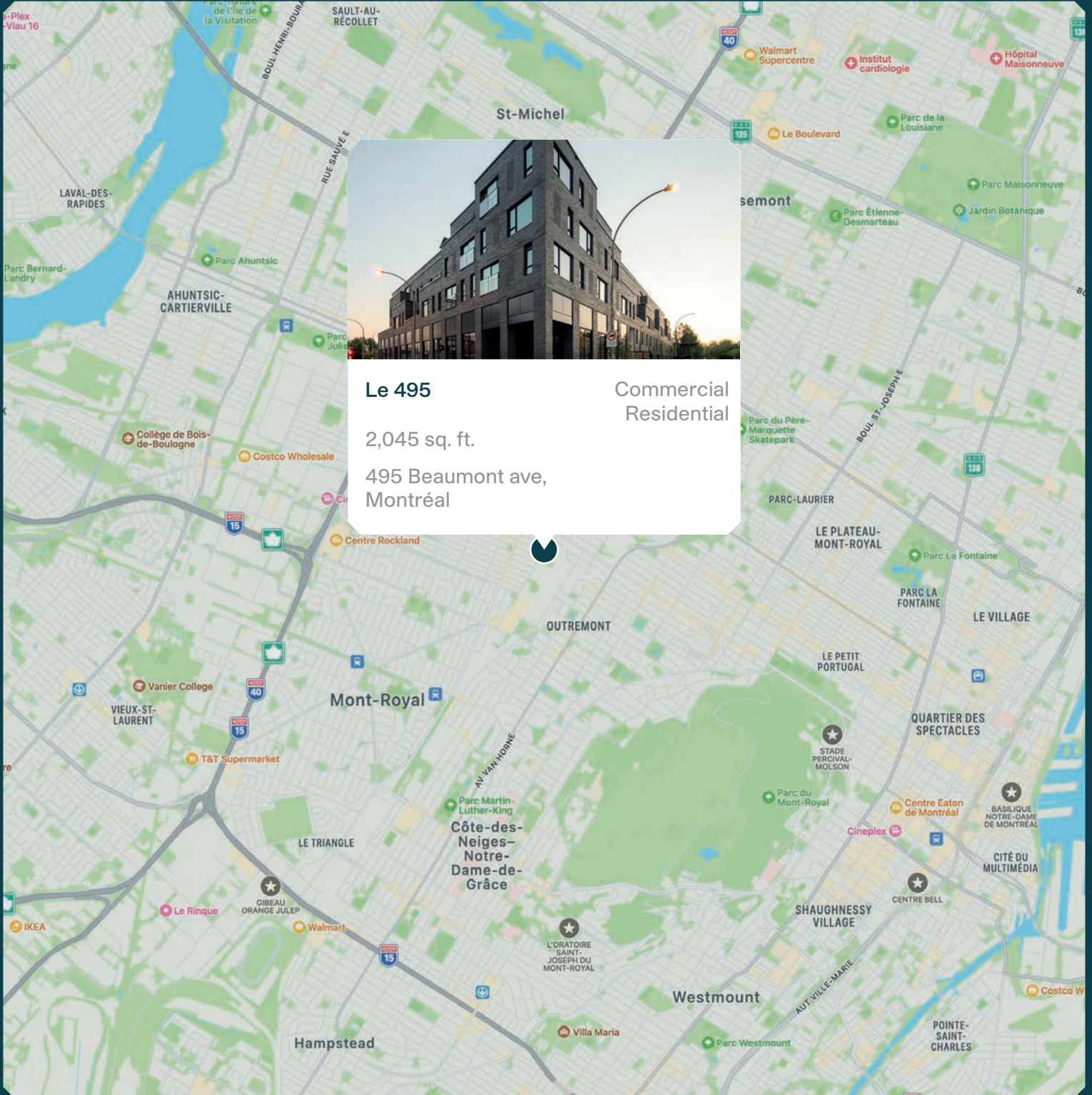
# Le 495



le **495** condos  
locatifs  
évolués

# MONTONI

Building on our word  
for tomorrow

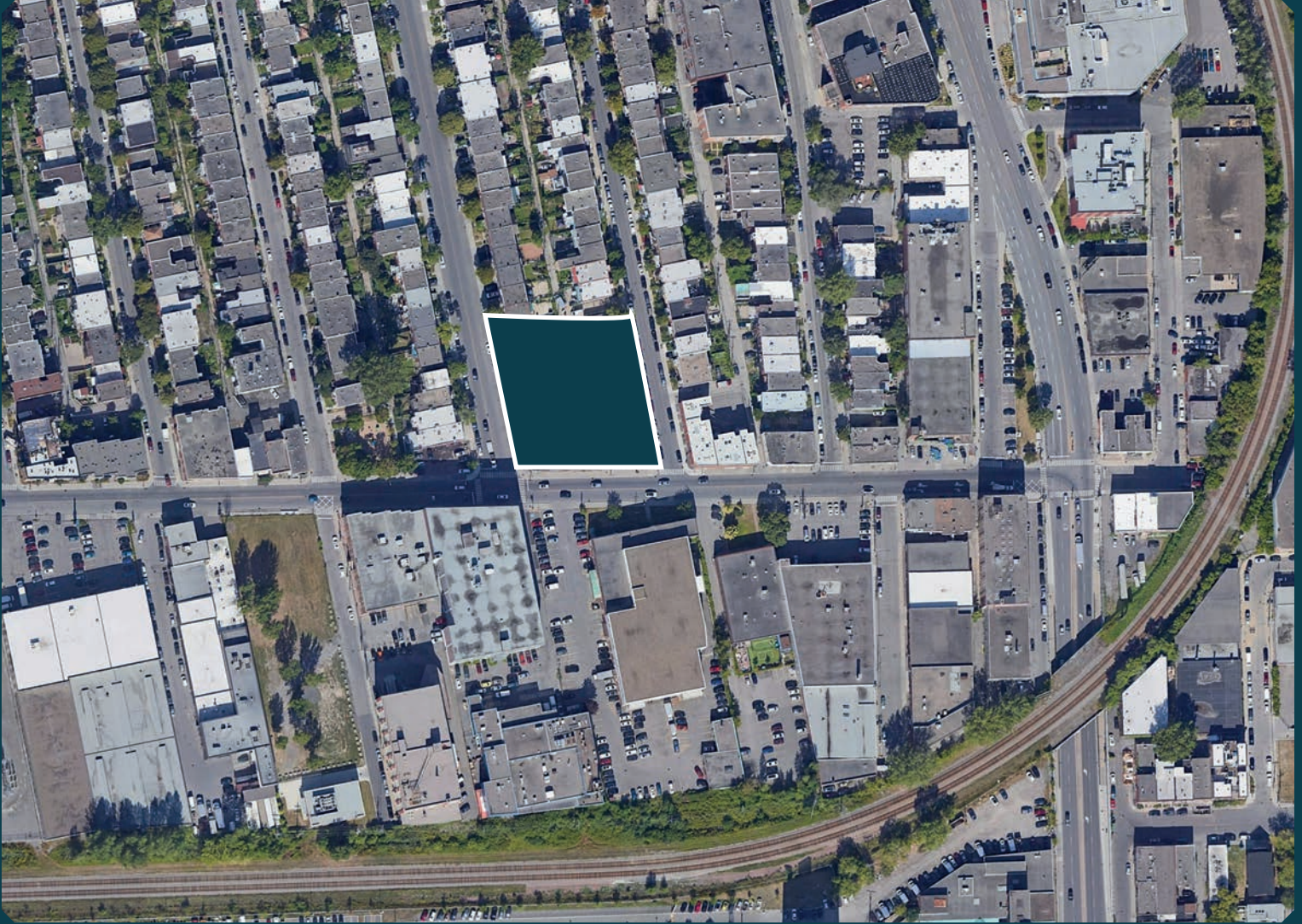


**Le 495** Commercial Residential

2,045 sq. ft.

495 Beaumont ave,  
Montréal

# Neighborhood Map



## BUILDING

Total commercial space : 6,315 sq. ft.  
Commercial space available : 2,045 sq. ft.  
Local 1 — 2,045 sq. ft.

## ACCESS

495 Beaumont ave., Montreal  
Easy access to highways 15, 40  
Bus 179, Metro Acadie & Metro Parc  
Close proximity to Montréal-Pierre Elliott  
Trudeau International Airport

# 3D Plan

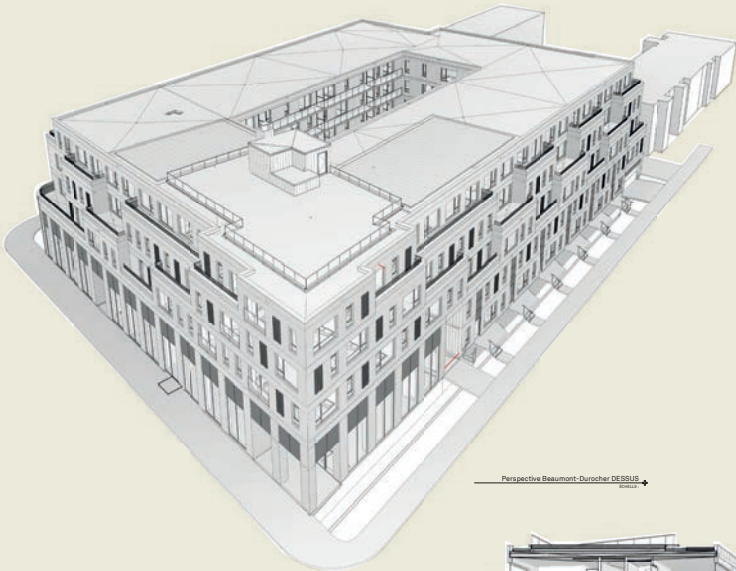


01 - University of Montreal - Campus MIL

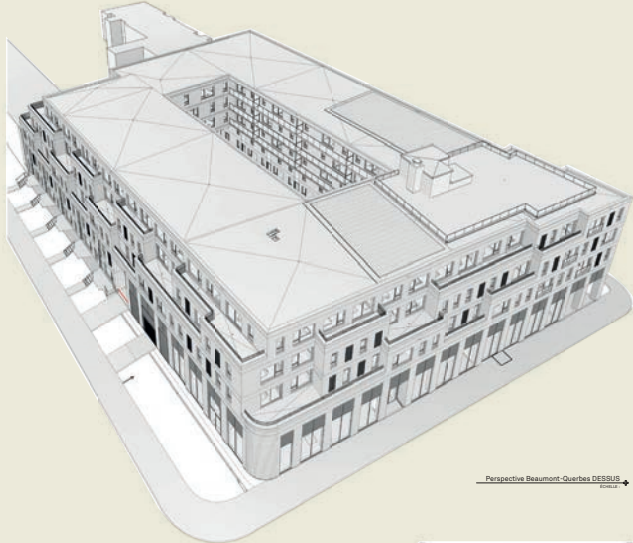
02 - 950 Beaumont

# Perspectives

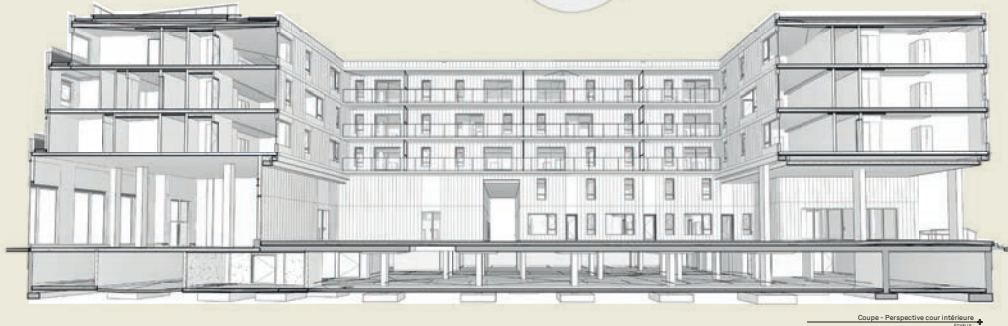




Perspective Beaumont-Durocher DESSUS



Perspective Beaumont-Quarbes DESSUS



Coupe - Perspective cour intérieure

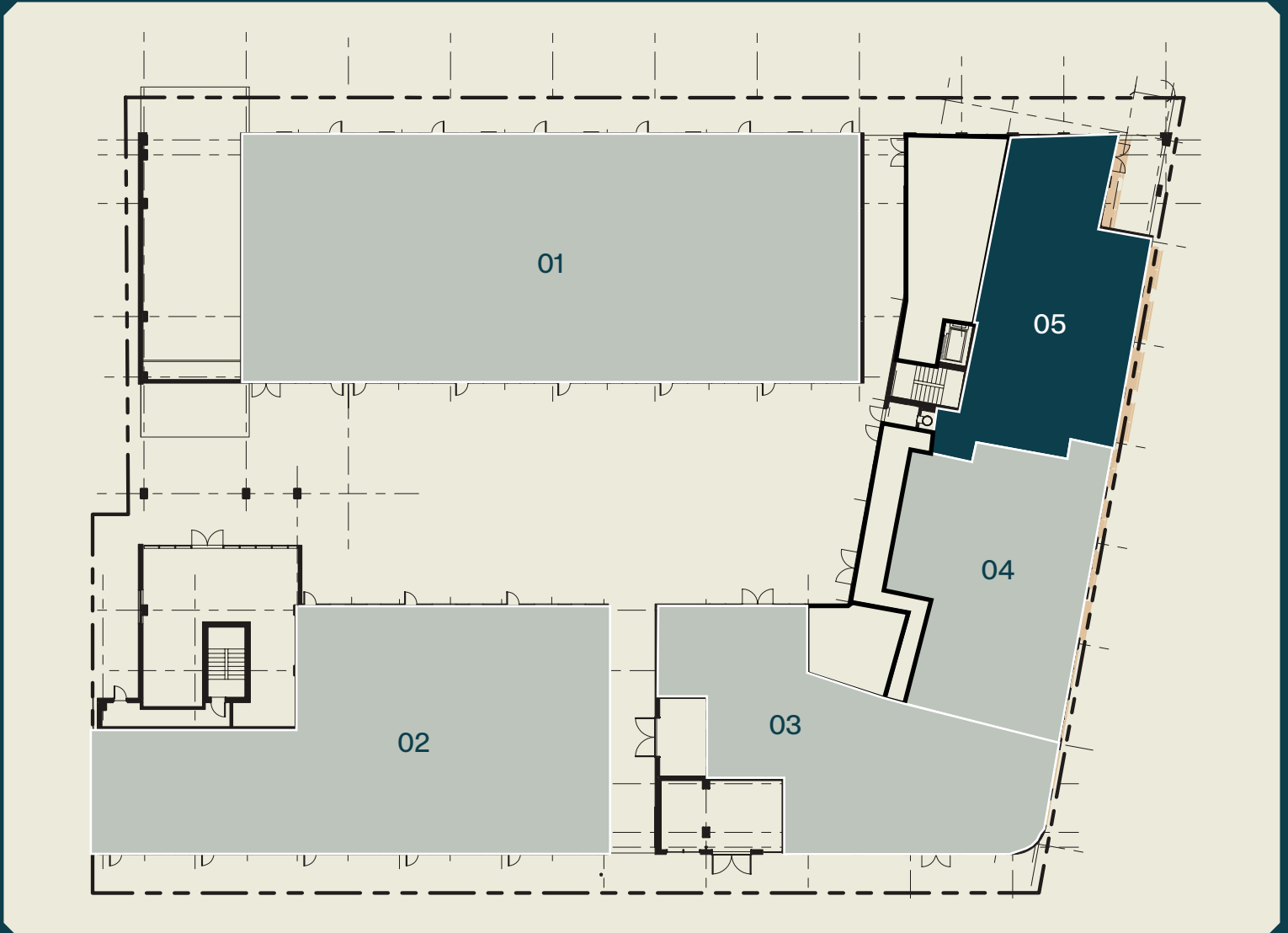
# Underground parking plan



Beaumont Ave

# Groundfloor plan

## Commercial space: Local 1



01 Residential

02 Residential

03 Rented

04 Rented

05 Local 1 : 2,045 sq. ft.



# Summary



## Certifications aimed

## Relevant Information



### LEED V4

(Leadership in Energy and Environmental Design) is a rating system recognized in 150 countries and is designed to leave a legacy of high-quality, environmentally friendly buildings with a reduced impact on the environment.

- Year of construction : 2021
- Number of potential spaces : 4 spaces in total
- Total space : 6,315 sq. ft.
- Available space - Local 1 : 2,045 sq. ft.

# MONTONI

For any questions related to this  
presentation, please contact:  
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