



## FREQUENTLY ASKED QUESTIONS (FAQ)

Revised on March 9th, 2021

### What is the precise address of the residential units of the building?

1300 Thérèse-Lavoie-Roux, Outremont, Quebec, H2V 0C2

### Are OM condos for sale?

No, OM are exceptional rental units only.

### When will the project be completed?

Summer 2021

### What is the starting rental price?

6.5 from \$4,000 (4 bedrooms and 3 bathrooms)

5.5 from \$3,800 (3 bedrooms and 3 bathrooms)

4.5 from \$2,550 (2 bedrooms and 2 bathrooms)

3.5 from \$1,650 (1 bedroom and 1 bathroom)

### Detailed floor plans:

Detailed floor plans are available on our website. Type B plans are for 1 bedroom, C plans are for 2 bedrooms, D plans are for 3 bedrooms and E plans are for 4 bedrooms. The number following the Type letter mentioned above is the different numbers of layouts. The number at the bottom left corner of the plan indicates the last two digits of the unit number on each floor.

### What differentiates OM from our direct competitors?

Larger units, luxury finishing, top brand appliances, directly facing central plaza, most sought after local daycare, retail services and more.

### Can I reserve a unit?

Yes, but not immediately. We are planning to open our leasing office early 2021 and reservation will be possible at that time. Information will be posted on our newsletter so stay tuned.

### Are appliances included?

Yes, top brand names: Oven, cooktop (no special cookware required), fully functional cooktop fan, integrated fridge, integrated dishwasher, microwave, and washer/dryer. Most washers and dryers will be stackable and stored in an individual closet.

### Any pets allowed?

No

### Is smoking permitted?

No, OM is a smoke free building.

### Access:

Ground floor – card access system. Unit door – keypad code.

#### **Burglar alarm system:**

None in the units but the building is fully monitored with a camera surveillance system.

#### **Utilities:**

Heating, cooling, and all electrical consumption are included in the rent.

#### **Heating and ventilation system:**

The building's heating and air conditioning system is very efficient. There are 3 distinctive systems in each unit:

- a. Heat pump for heating and air conditioning: Each heat pump is connected to a tempered water system. This system provides the energy for the mode that it is in (heating or cooling mode). All rooms are ventilated through a central system for each unit with the main control in the living room area.
- b. Electric baseboards for additional heating: The baseboards in the living room are controlled by the heat pump thermostat and the electric baseboards in the bedrooms are controlled by an independent thermostat in each room.
- c. Air exchanger: The purpose of the air exchanger is to temper the fresh air that is brought in each individual unit through a separate air intake which will then be distributed in all the rooms.

#### **Hot water:**

The hot water is provided by a central system that is running throughout the entire building. No individual water tanks in any unit.

#### **Automatic water shut off system:**

Each unit has an emergency water cut off system in case of an overflow with monitors at each water outlet throughout the unit. Major insurance benefit!

#### **Ceiling height and finish:**

9 feet – hand glazed white plaster over exposed concrete.

#### **Construction status:**

We have a live camera view of the construction site which will provide you with an up to date status of its progress. Visit link: <https://www.devisubox.com/dv/dv.php5?pgl=Project/interface&sRef=4TPQSZ6A9>

#### **What is the function of the Université of Montreal new campus facing the building?**

This is not a typical university environment as this campus houses the Faculty of science and technology. This is a specialized building with over 350 laboratory stations with a limited number of actual classrooms. This faculty is internationally renowned and attracts the top research and scientific students from around the world. This is not a standard campus environment but more a research/office facility.

#### **What are the lease terms?**

Open to any term, minimum one year.

#### **Do you provide interior parking?**

Yes, as a separate contract (not included in rent) and no reserved spots. This will be a semi-public parking facility which will be shared by the commercial tenants.

#### **Electrical cars:**

There will be 2 electric charging stations in the underground garage which cannot be used as a parking space.

#### **Car sharing service:**

We are finalizing an agreement with a car sharing service provider to benefit the tenants and eliminate the need to have a personal car. Details to follow.

### What is the closest public transportation?

Metro Outremont or L'Acadie

### Do you provide interior lockers?

Lockers are provided on an individual basis. Different sizes are available for different needs. No lockers allotted to specific unit.

### Internet provider:

Videotron and Bell are both available.

## BUILDING AMENITIES

- Fitness studio
- High ceiling entrance hallway
- Bike workshop with dedicated storage area
- Storage spaces
- Ground floor commercial with direct access within the building
- Indoor parking using leading hedge technology
- Camera surveillance
- Car-sharing service within the building
- Charging station for electric vehicles
- Specialized parcel delivery locker system
- Private exterior park facing Manseau
- Public pool and water park within walking distance

(John F. Kennedy park and pool)