

**CORTEX**  
LOFTS

# REINVENTING WORK ETHICS

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CORTEX  
LOFTS



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**A WORKPLACE  
THAT INSPIRES ME  
AND REFLECTS  
MY IDENTITY**

# WELCOME TO CORTEX LOFTS

The way we work has completely evolved over the past few years.

CORTEX LOFTS offers a new version of a turn-key workspace in a brick building with stone lintels and large windows from the early 20<sup>th</sup> century. The spaces are delivered with kitchenettes, a conference room, wood flooring and white-painted walls.

The early 20<sup>th</sup> century red brick industrial building that housed the Catelli pasta factory, located at 305 de Bellechasse Street, becomes CORTEX LOFTS.







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# A WORK ENVIRONMENT THAT PROMOTES

- Quality of life
- Respect for the environment
- Active design

# ENCOURAGING PUBLIC TRANSPORTATION



# ACTIVE MOBILITY

# A HEALTHY AND ENERGETIC LIFESTYLE



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**GIVE MEANING  
TO YOUR WORK  
IN A BUILDING  
FULL OF CHARACTER.  
A MODERN SPACE,  
FILLED WITH HISTORY.**

**CORTEX**  
LOFTS







## THE NEIGHBOURHOOD

# THRIVE BETWEEN LA PETITE-PATRIE AND LA PETITE ITALIE.

Historically, a working-class neighbourhood in Montreal.

Today, Beaubien Street is full of cafés, trendy restaurants, and bicycle stores.

This constantly evolving neighbourhood has reshaped itself through a new clientele of creative and well-educated individuals.

The new trendsetters work in La Petite-Patrie. They ride bikes, they walk, they prefer public transportation to cars.

The many terraces, the cafés in Little Italy and the lively Beaubien Street make it a great place to set up a stimulating workspace!



WALK SCORE

75



BIKE SCORE

86



DOWN-TOWN

10'

# LA PETITE ITALIE





305 de Bellechasse St.,  
Montreal, QC H2S 1W9



**BARS / CAFÉS**

- 1 Zab Café
- 2 Les Oubliettes Café
- 3 Bazar Café
- 4 Bruno Sport Bar
- 5 Bar L'Hémisphère Gauche

**RESTAURANTS**

- 6 Elio Pizzeria
- 7 Il Bazzali
- 8 Tsak-Tsak Beaubien
- 9 Pho Tay Ho

## THE SERVICES

# ADAPTED FOR YOUR BUSINESS

We have focused on services to accommodate companies that need flexibility and space to create, produce and operate.



Indoor parking  
for bikes



Monitoring of central  
humidification and fresh air



Floor plan adaptable  
to single or multiple tenants



Bathrooms & showers  
available on each floor



Free mid-season  
air conditioning  
via the central system



Possibility of direct  
street access



Loading dock



Commercial elevator



## CORTEX LOFTS

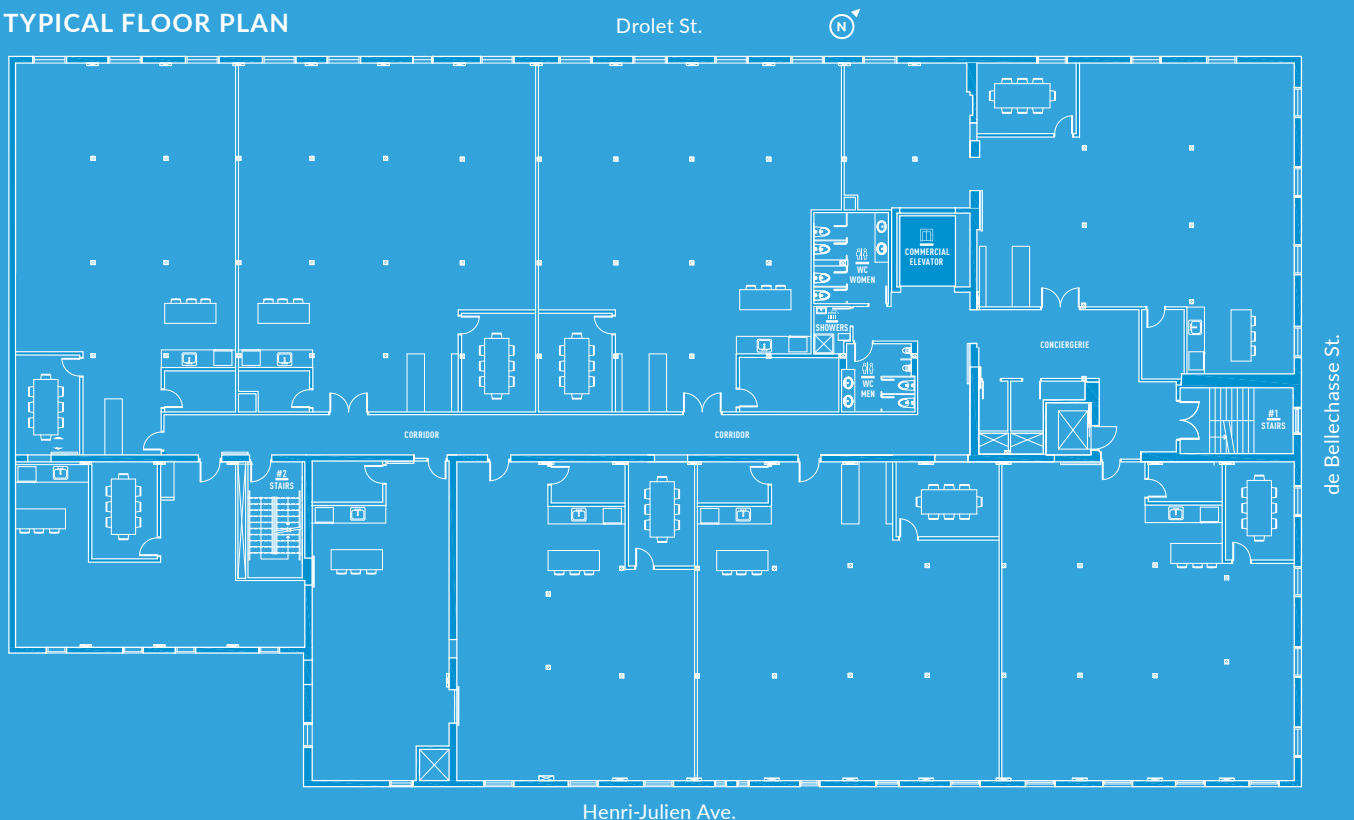
# 305 BELLECHASSE, MONTREAL

### LOFT STYLE OFFICE SPACE

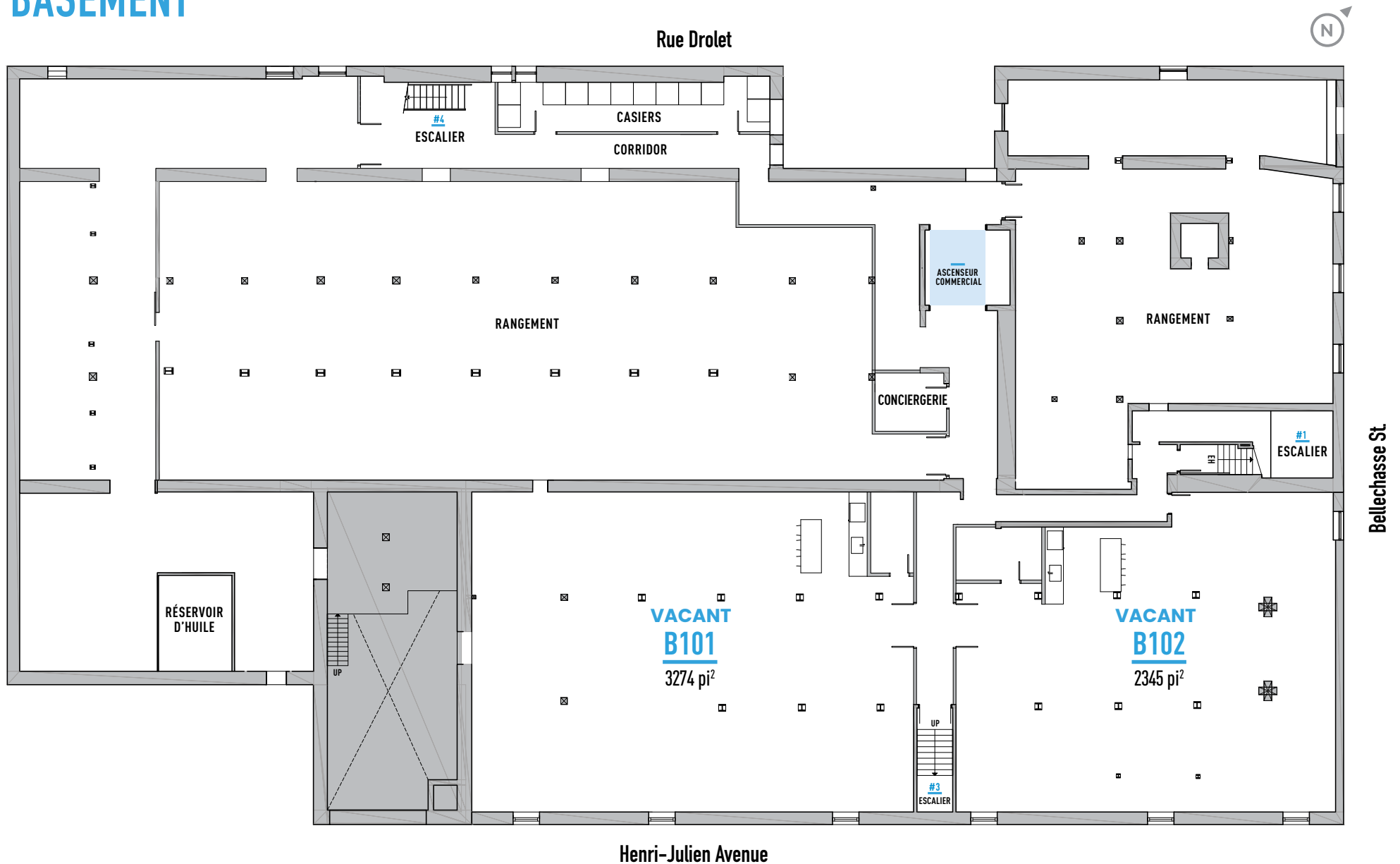
<b>Rentable area</b>	Up to 15,000 sq. ft. → Basement: 5,619 sq. ft. → Ground fl.: 3,698 sq. ft. → 2 <sup>nd</sup> floor: 7,704 sq. ft. → 3 <sup>rd</sup> floor: 16,120 sq. ft. → 4 <sup>th</sup> floor: 6,446 sq. ft.	<b>Occupancy</b>	Immediate
<b>Net rent*</b>	Contact us	<b>Ceiling height</b>	+/- 11 feet
<b>Additional rent*</b>	\$8 / sq. ft.	<b>Bathrooms and showers</b>	On each floor
<b>Energy &amp; Maintenance</b>	Not Included	<b>Complete renovation</b>	2023
<b>Included</b>	- 2 loading docks - 1 freight elevator - Turn-key spaces, with a kitchenette, a conference room, wood flooring and white-painted brick walls and more.	<b>Storage space</b>	In basement
		<b>Highway and public transportation</b>	<b>Metro station:</b> 6-minute walk to Rosemont 7-minute walk to Beaubien  <b>Bus:</b> 31, 361, 161, 370, 18, 160.  <b>Highway:</b> 8 min. from the 40
		<b>Bike rack</b>	Yes

*\*Prices are subject to change without notice.*

### TYPICAL FLOOR PLAN



# BASEMENT



LOUEZ VOTRE ESPACE NEUF  
DE TRAVAIL

CORTEX LOFTS  
305 rue Bellechasse Est,  
Montréal, QC H2S 1W9

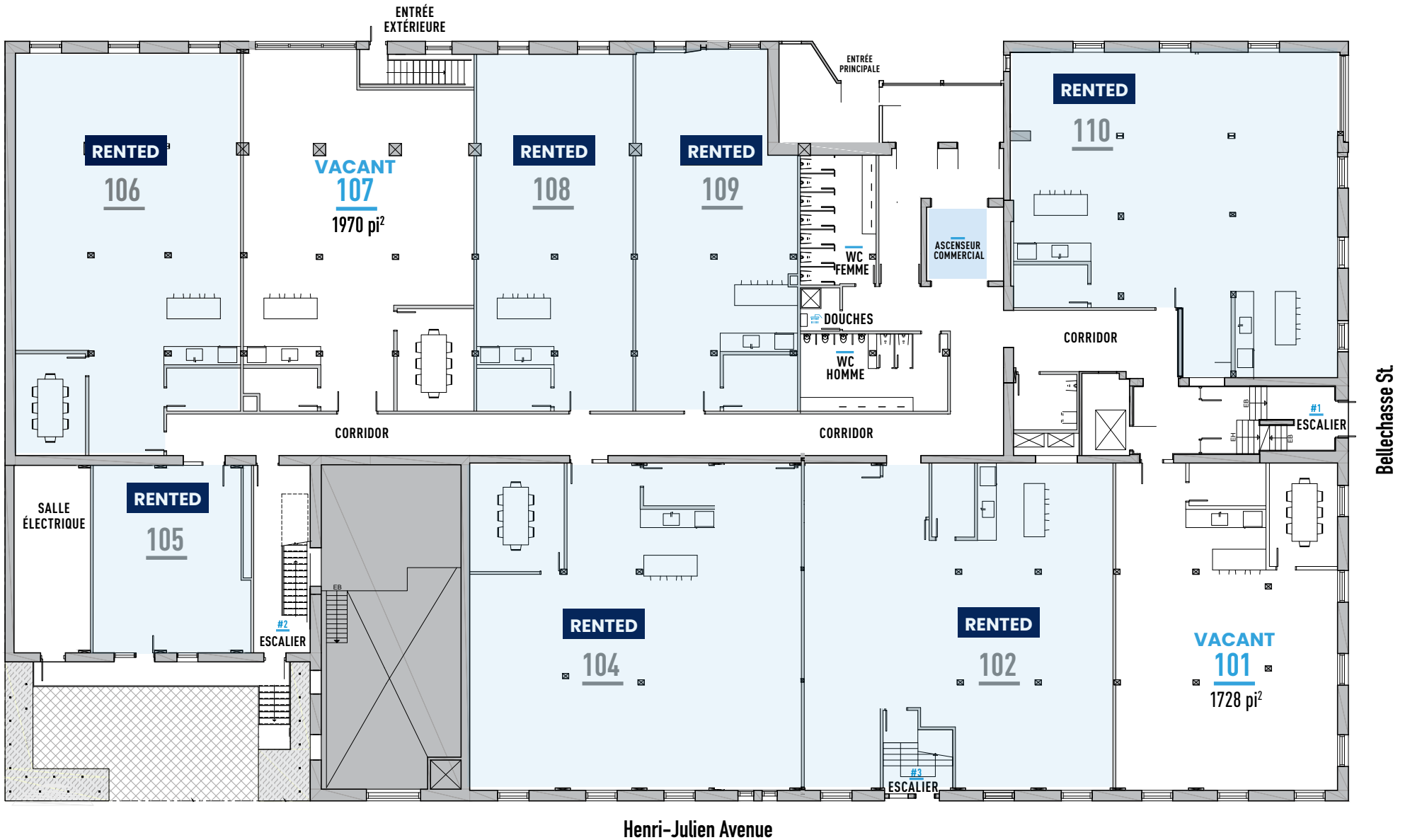
Veronik Bastien  
Directrice de la location commerciale,  
Courtier immobilier commercial

T. 514 723 3778  
C. vbastien@mondev.ca

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# GROUND FLOOR

Drolet St.



LOUEZ VOTRE ESPACE NEUF  
DE TRAVAIL

**CORTEX LOFTS**  
305 rue Bellechasse Est,  
Montréal, QC H2S 1W9

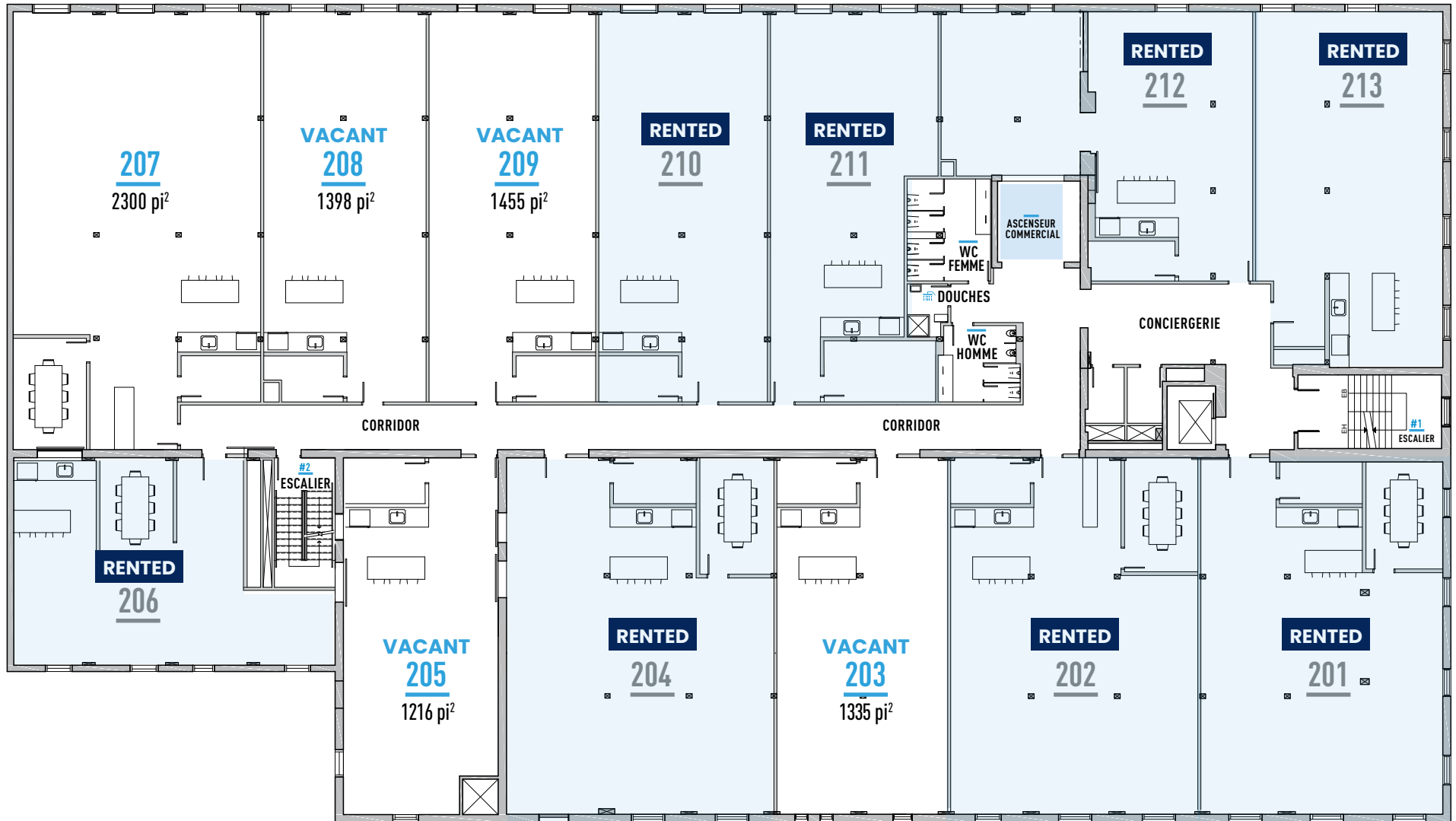
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# LEVEL 2

Drolet St.



Bellechasse St.

Henri-Julien Avenue

LOUEZ VOTRE ESPACE NEUF  
DE TRAVAIL

CORTEX LOFTS  
305 rue Bellechasse Est,  
Montréal, QC H2S 1W9

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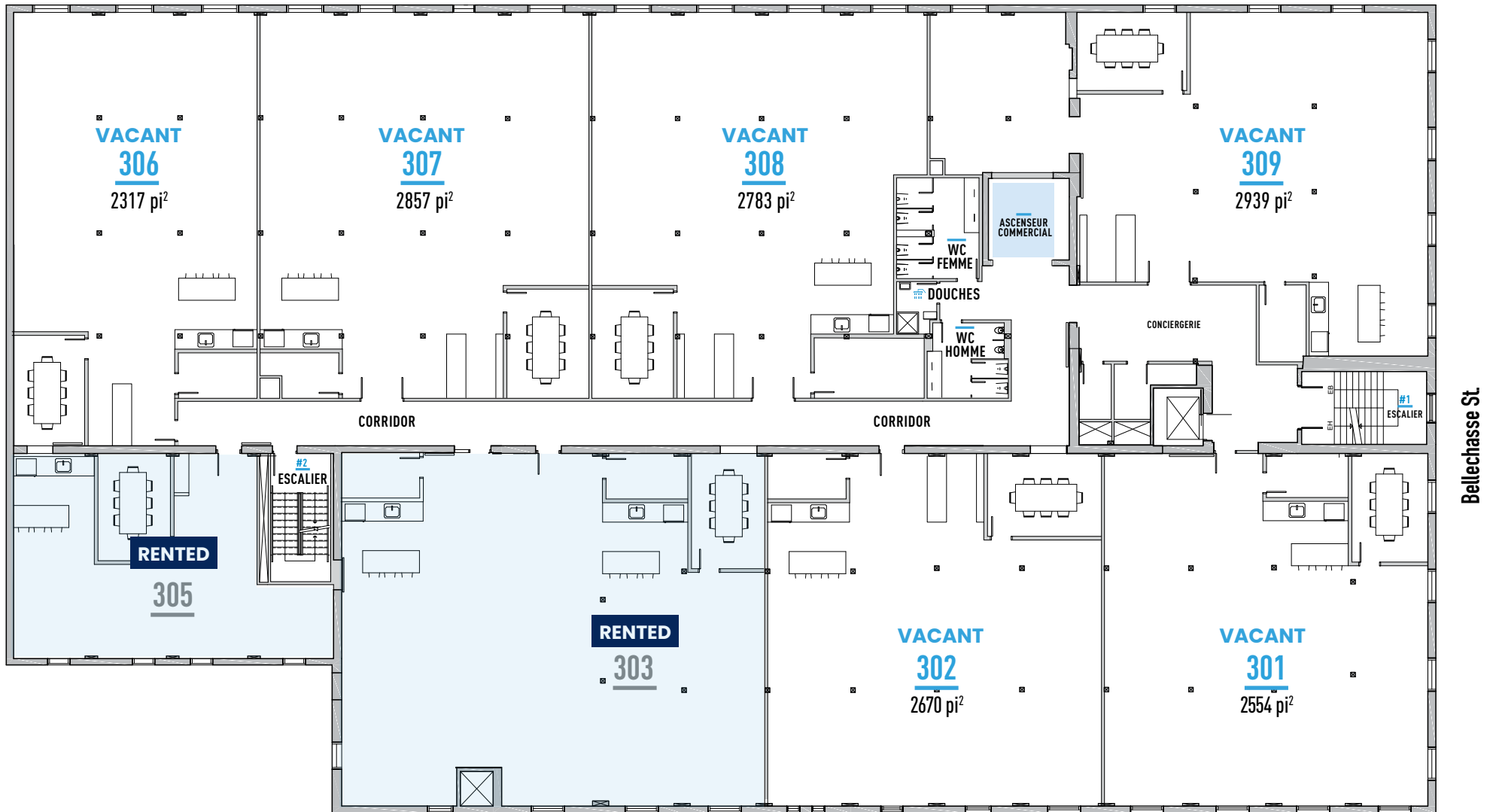
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# LEVEL 3

Drolet St.



Henri-Julien Avenue

LOUEZ VOTRE ESPACE NEUF  
DE TRAVAIL

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Montréal, QC H2S 1W9

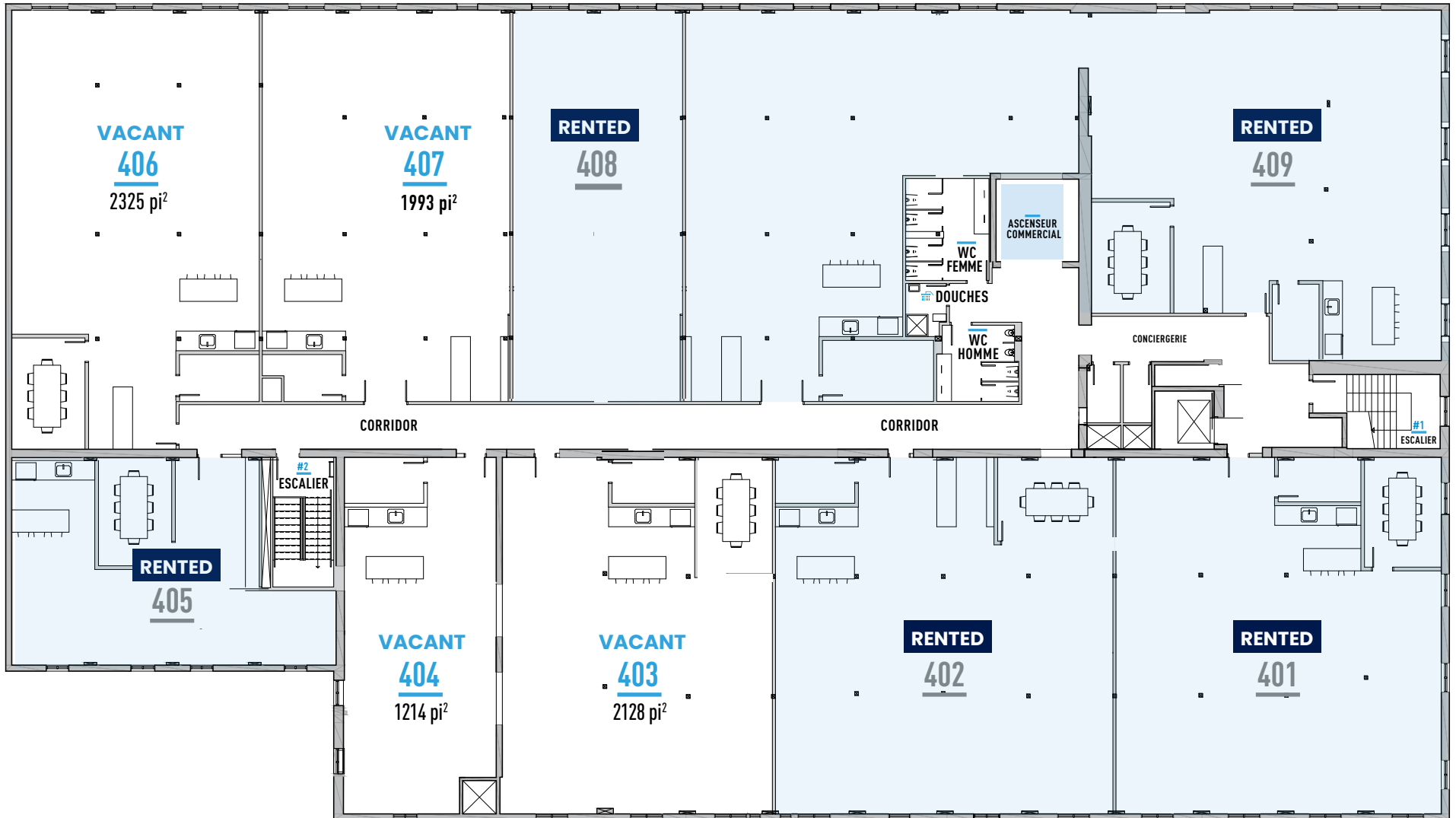
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# LEVEL 4

Drolet St.



Bellechasse St.

Henri-Julien Avenue

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DE TRAVAIL

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# LEASE YOUR ETHICAL AND INSPIRED WORKSPACE

**CORTEX lofts have been designed for a new working reality.**

Collaborate, share, exchange in an inspiring space that reflects today's work environment.

A bright, warm, industrial loft-style office space in one of Montreal's most sought-after neighbourhoods.

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**WELCOME TO YOUR NEW  
PROFESSIONAL LIFE**

**MONDEV**

# CORTEX

LOFTS

## VERONIK BASTIEN

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Commercial Real Estate Broker

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