

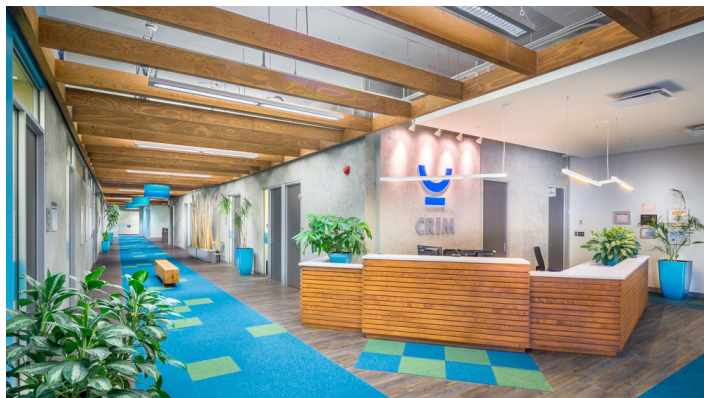


OGILVY COMPLEX

The information below may change without notice.

GENERAL INFORMATION

Address.....	405 Ogilvy Avenue, Montreal, QC, H3N 1M3
Borough.....	Villeray–Saint-Michel–Parc-Extension
Year of construction	1980, 2008
Total Area.....	271,533 sq.ft.
Standard Floor	23,000 sq.ft.
Types.....	Office
Additional Rent.....	\$12.94/sq.ft.
Operating Expenses (2018)	\$7.98/sq.ft.
Property Taxes (2018)	\$4.96/sq.ft.



NEIGHBORHOOD

PARC-EXTENSION

This 1.6 km² area has more than 31,000 inhabitants of more than a hundred different ethnic groups, making Parc-Extension the most multicultural neighborhood in Montreal. Greek cafes, Pakistani grocery stores and Indian restaurants are within walking distance of Ogilvy Complex.

GREEN SPACES

Jarry Park

Large 35-hectare urban park with scenic views of the Mont-Royal, this park is perfect to enjoy a walk (pond, fountain) or do sports (swimming pool, tennis court). This site is also home to the IGA stadium (formerly Uniprix) which hosts the annual Rogers Cup (Tennis Masters).

Place of the Jean-Talon Station

The green esplanade of the 1931 train station is one of the Montreal POP Music and Craft Festival sites. The place is perfectly laid out to relax, play or to enjoy a picnic.

Athena Park

Despite its small size, this busy park hosts neighborhood parties as well as interethnic encounters.

RESIDENTIAL AREAS

Although Parc-Extension is the most densely populated neighborhood in Montreal, it is one of the safest. In fact, many housing projects are currently underway to accommodate the density of the neighborhood.

MIL CAMPUS – UDM

In September 2019, professors, researchers and students will move into the new science complex of the Université de Montréal that will be surrounded by large green spaces.

OTHER AMENITIES

Grocery Store	100 m
Café.....	120 m
Daycare	140 m
Fitness Centre	250 m
Bank	350 m
Health Clinic	350 m
Library	500 m
Jean-Talon Market	1200 m



ACCESSIBILITY

The Ogilvy complex is located opposite the Parc subway station (blue line) and the Parc train station serving the Saint-Jérôme suburban train line. There are also several bus lines that facilitate the movement of workers and residents of the neighborhood.

METRO

Parc Station

Blue Line: Snowdon / Saint-Michel

BUS

16 - Graham

80 - Avenue Du Parc

92 - Jean-Talon-Ouest

93 - Jean-Talon

435 - Express Du Parc/Côte-des-Neiges

935 - Trainbus Blainville/Centre-Ville

TRAIN

Parc Train Station: Saint-Jérôme

Annual transit: 1,113,000 passages

CAR

Near the Metropolitan Highway (A-40), West Jarry Street, L'Acadie Boulevard, St-Laurent Boulevard and Jean-Talon Boulevard.



Google Earth
Image Landsat / Copernicus

GROUPE PETRA

A Valued Partner for More than 30 Years

Groupe Petra is a private management firm boasting over three decades of active involvement within the real estate sector. We own and operate a portfolio of office, commercial and industrial buildings totalling 8.3 million square feet (770,000 square metres) and provide



comprehensive management services, including leasing, space layouts, construction, preventive maintenance and continuous improvement. Most of our properties are concentrated in the Montreal, Toronto and Quebec City markets.

We pride ourselves on our keen understanding of market conditions, our attentiveness to our tenants' needs, our commitment to establishing long-term relationships with our clients and our conscientiousness in creating high-quality professional

environments. Our management style is rooted in strong core values that have enabled us to leverage our success and growth over the years.

Our Values: The Foundation of Our Success

- **Trust:** The central element of the relationships we build with our clients
- **Innovation:** What pushes us to constantly go the extra mile in providing state-of-the-art environments
- **Experience:** The insight of the seasoned professionals who make up our multidisciplinary team
- **Tenant Service:** Our top priority in everything we do.

CONTACT

FANNIE ROY

514-321-7515 | 514-562-9407

froy@groupepetra.com



GROUPE PETRA

A Valued Partner for More than 30 Years

Groupe Petra is a private management firm boasting over three decades of active involvement within the real estate sector. We own and operate a portfolio of office, commercial and industrial buildings totalling 8.3 million square feet (770,000 square metres) and provide



comprehensive management services, including leasing, space layouts, construction, preventive maintenance and continuous improvement. Most of our properties are concentrated in the Montreal, Toronto and Quebec City markets.

We pride ourselves on our keen understanding of market conditions, our attentiveness to our tenants' needs, our commitment to establishing long-term relationships with our clients and our conscientiousness in creating high-quality professional

environments. Our management style is rooted in strong core values that have enabled us to leverage our success and growth over the years.

Our Values: The Foundation of Our Success

- **Trust:** The central element of the relationships we build with our clients
- **Innovation:** What pushes us to constantly go the extra mile in providing state-of-the-art environments
- **Experience:** The insight of the seasoned professionals who make up our multidisciplinary team
- **Tenant Service:** Our top priority in everything we do.

CONTACT

NICOLA CERAVOLO

514-321-7515 | 514-893-1710

nceravolo@groupepetra.com

