

**YOUR
HAVE-IT-ALL
WORKSPACES**
IN THE AI HUB



6650 / 6666 Saint-Urbain St. | Montréal

CLASS A **LOFT** **OFFICE SPACE**

O Mile-Ex was conceived and designed with the idea that a location influences creativity and results.

The two interconnected buildings create modern work spaces that encourage audacious and stimulating interactions while respecting the industrial character of their past.

- Industrial-style office lofts
- Stunning views of the city & Mount Royal
- Exposed ceilings
- Concrete floors
- Abundant natural light

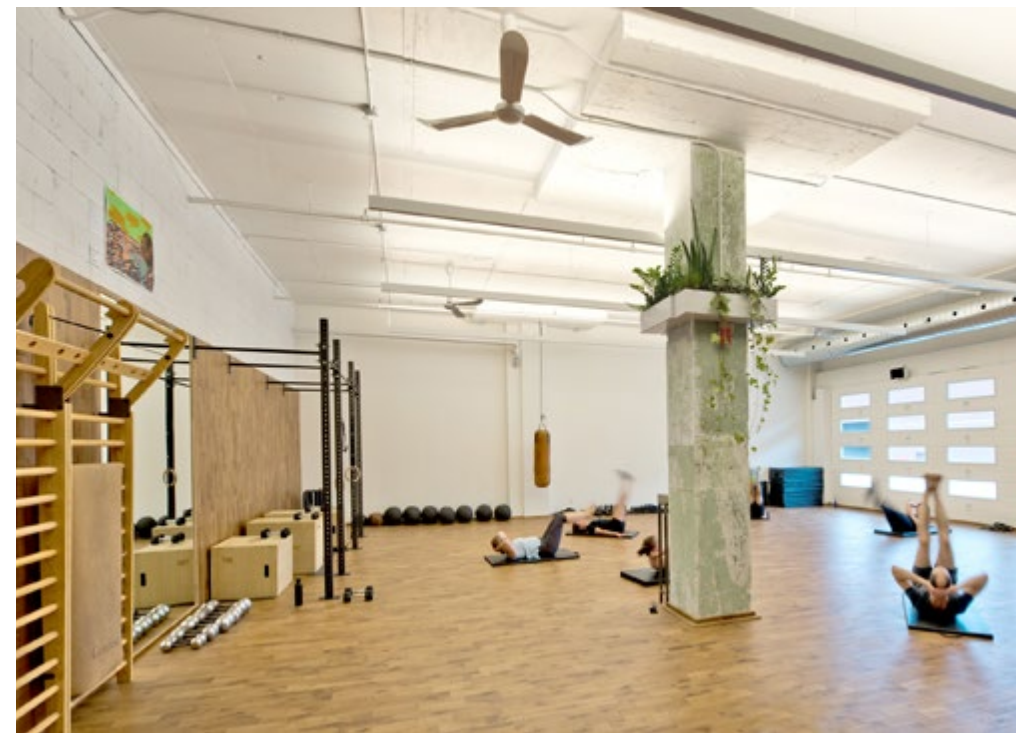


ARCHITECTURE
THAT PROVIDES AN
OPTIMAL SETTING **FOR**
THE DEVELOPMENT
OF COMPANIES



MEETING SPACES. BREAKOUT PLACES. **HELPFUL SERVICES.**

- New Lobby Flex Area
- Coffee Shop / Catering
- Gym & Yoga Room
- Landscaped Urban Plaza & Alleyway
- Bicycle Parking
- Showers & Lockers
- Daycare
- Int./Ext. Parking with EV Charging Stations



A PLEASANT AND DYNAMIC ENVIRONMENT **PROMOTES HAPPINESS AND THE DESIRE TO CREATE AND INNOVATE**

BEST IN-CLASS TENANTS

○ **Mile-Ex** is fortunate to be home to Mila (Montreal Institute for Learning Algorithms), the result of a partnership between University of Montreal and McGill University that rallies close to 900 researchers specializing in artificial intelligence and machine learning.

Other prestigious tenants at ○ **Mile-Ex** include Behaviour, Nasdaq and ServiceNow, only to name a few.

These users have all gravitated to Montreal's AI and gaming hub where they have access to world-class talent in a diverse and collaborative environment.

Choosing to locate at ○ **Mile-Ex** provides your business with an unrivaled opportunity to join a unique community of like-minded talent in Montreal's Mile-Ex neighborhood.





AN ADDRESS WHERE TALENT WANTS TO BE

To create and innovate, the mind needs to be inspired. Welcome to the Mile-Ex, a vibrant neighborhood an exceptional sector that is home to some of the city's most on-trend places.

BARS, COFFEE SHOPS AND RESTAURANTS

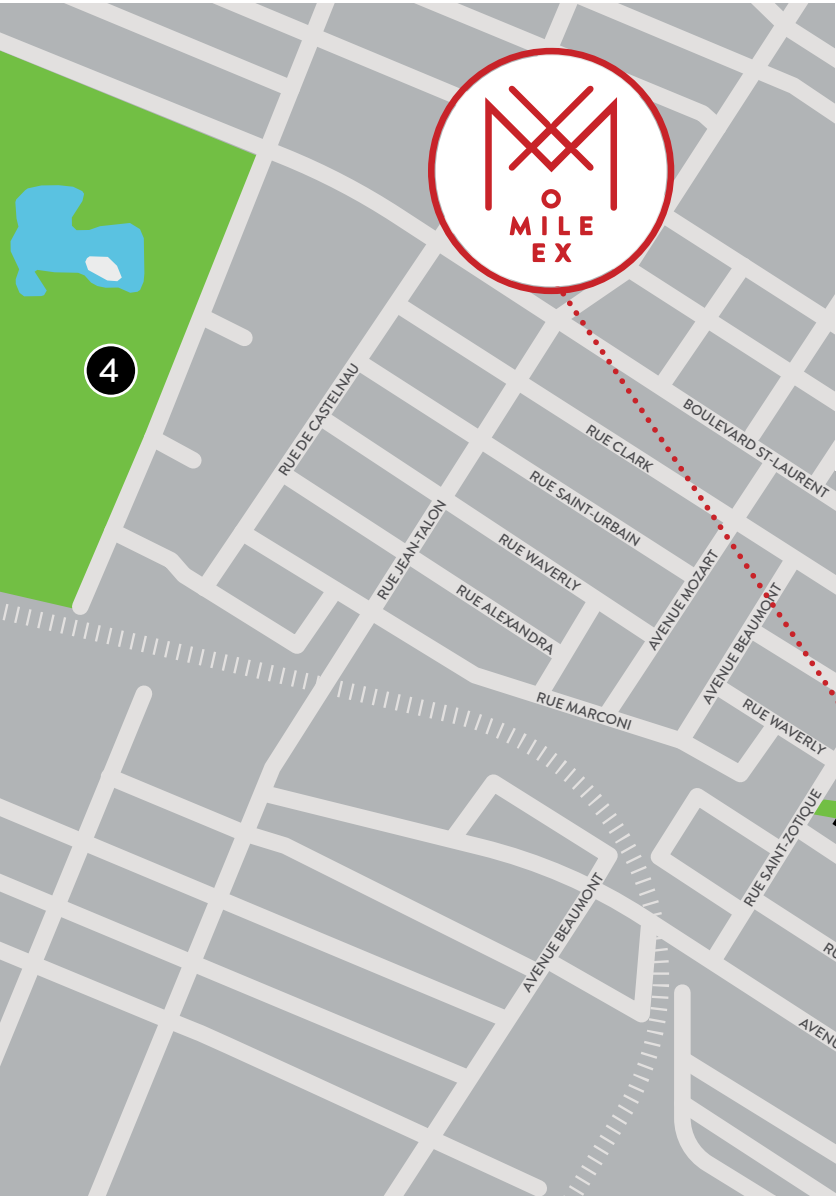
- 1 Bar Harricana
- 2 Bar Cicchetti
- 3 Café Dispatch
- 4 Café Guerrero
- 5 Gema Pizzeria
- 6 Bernie Beigne
- 7 Corneli Montréal
- 8 Wills Bar & Brewery
- 9 Tricot Principal
- 10 La Cornetteria
- 11 Caffé Italia
- 12 Milano
- 13 Lucca
- 14 Bottega
- 15 Impasto
- 16 Brasseurs du Monde
- 17 Taverne Atlantic

AI & GAMING NOTABLE TENANTS

- A Microsoft
- B NetEase
- C Congruence Therapeutics
- D Publicis
- E Moment Factory
- F Behaviour Interactive
- G Valence Labs / Recursion Canada
- H ServiceNow
- I Mila
- J Borealis AI
- K Telecon

GREEN SPACES NEARBY

- 1 Gorilla Park
- 2 Little-Italy Park
- 3 Réseau-Vert Linear Park
- 4 Jarry Park



Little-Italy Park



Jarry Park



Réseau-Vert Linear Park



Gorilla Park (photo Patrick Sanfaçon, LA PRESSE)

AVAILABILITIES & FINANCIAL PARAMETERS

6650 SAINT-URBAIN ST.

SUITE #	AREA	AVAILABILITY
GF	9,915 SF*	Immediate

* 9,915 SF divisible into 6,320 SF (suite 100) and 3,596 SF (suite 140).
Plug & Play space with high-quality furnishings, ready for immediate move-in.

6666 SAINT-URBAIN ST.

SUITE #	AREA	CONT.	AVAILABILITY
315	1,680 SF	5,352 SF	Immediate
316	3,672 SF		Immediate
440	2,163 SF	5,122 SF	March 1st, 2027
480	7,694 SF		Immediate

FINANCIALS	6650	6666
Taxes	\$8.43 / SF	\$8.75 / SF
Opex	\$10.10 / SF	\$10.44 / SF
Cleaning	\$1.75 / SF	\$1.76 / SF
Electricity / HVAC	Included	Included
Total add. rent (2026 est.)	\$20.28 / SF	\$20.95 / SF



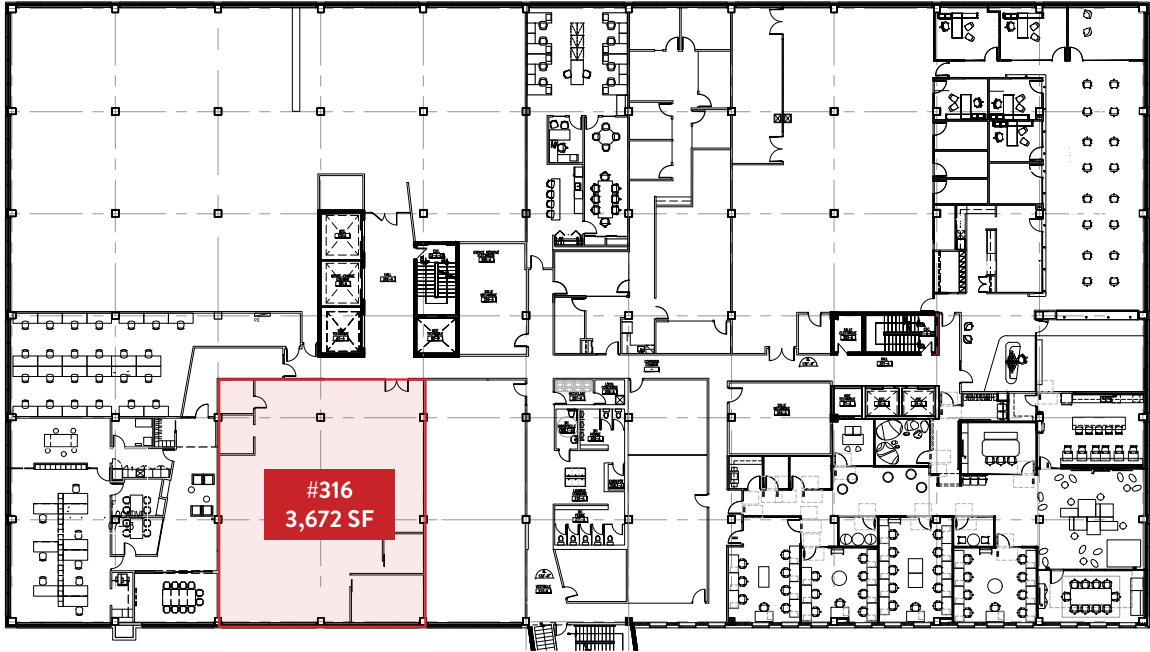
Suite #316

SUITE #100-140
6650 SAINT-URBAIN ST.

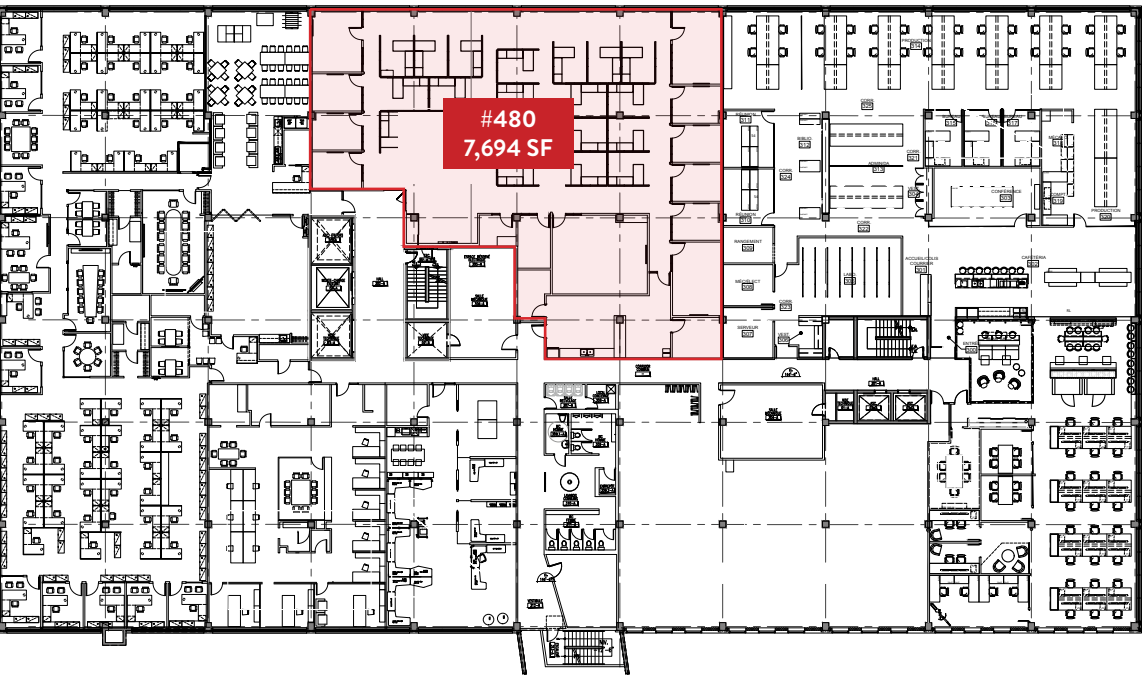




SUITE #316
6666 SAINT-URBAIN ST.



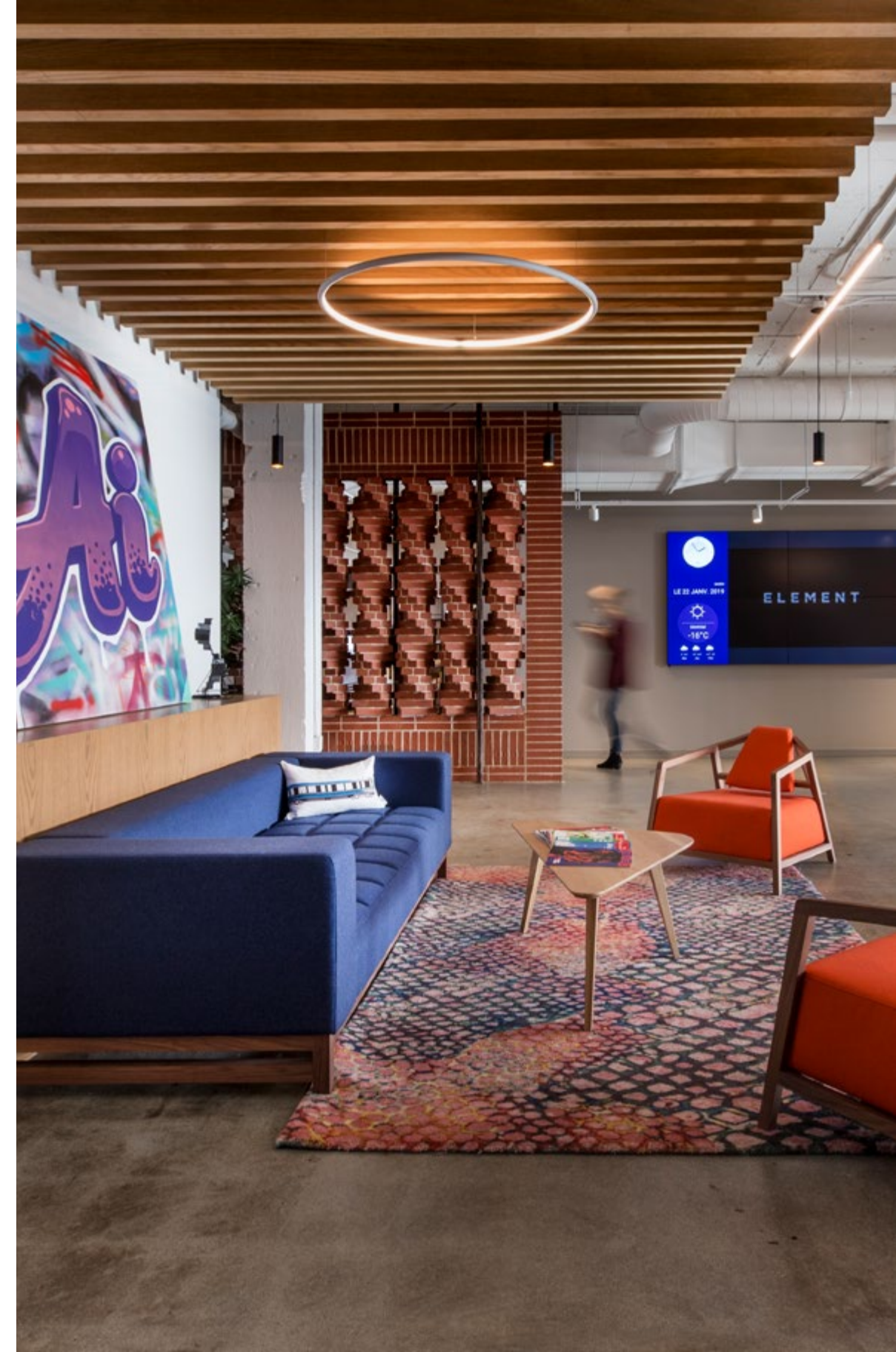
SUITE #480
6666 SAINT-URBAIN ST.



O MILE-EX TENANT LOOKBOOK

SEE HOW SOME TENANTS
HAVE DESIGNED THEIR
SPACES AT O MILE-EX







GET IN TOUCH

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