



For Sale / For Lease

1555 Carrie-Derick, Montreal, QC

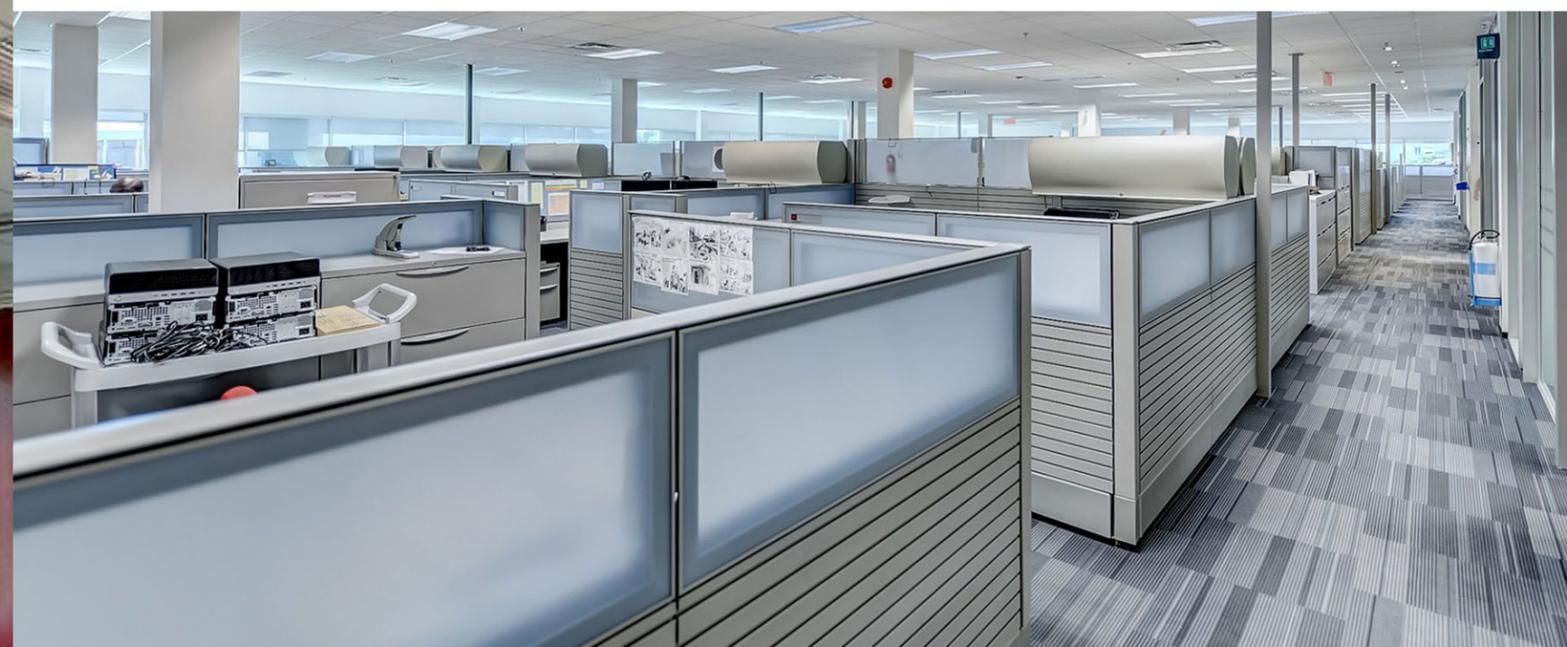
82,230 sq.ft. on 2 floors



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Property Overview

Address	1555 Carrie-Derick, Montreal
Property type	Flex Office
Legal description	1 382 613 Cadastre of Quebec
Land area	±219,000 SF
Building area	±82,230 SF
Year built	2005
Floors	2
Elevators	1 passenger elevator
Parking	225 stalls
Clear height	12'
Permitted uses	Mixed and diversified Industry (R&D, Innovation, Logistics and Multimedia)
Maximum height	23 meters
Maximum density	3
Maximum coverage	70%
Municipal evaluation	\$11,761,700
Real estate taxes	\$386,382
Asking net rent	Contact us
Additional rent	\$12.25 PSF + electricity
Divisible	Yes



Investment Highlights:



Recently renovated building with modern curb appeal



Located in the Bridge-Bonaventure area which is being redeveloped into the next 15-minute city and will experience a major revitalization



Ample parking and outdoor space



Large floorplate of 40,000 sq ft per floor



Ideal ceiling height per floor of 12'



Potential to subdivide to accommodate multiple tenants



Ideal for an owner-user



Great highway visibility and accessibility



Located steps away from the anticipated Bridge-Bonaventure REM station (pending approval)



The zoning in place allows for light industries and lab uses





Downtown Montreal

Griffintown

Port of Montreal

Casino

Victoria Bridge

Bridge-Bonaventure Project

COSTCO
WHOLESALE



1555 Carrie-Derick
Montreal, QC

Samuel De Champlain Bridge

Location Overview

Strategically located in the Pointe-Saint-Charles industrial park, offering convenient accessibility to the Victoria Bridge (112) and in close proximity to downtown Montreal

About the Bridge-Bonaventure Project



The "Bridge-Bonaventure" revitalization project aims to transform the downtown area of Montreal, covering an area of approximately 3.4 million square feet (13.6 hectares).



With an estimated cost of \$500 million Canadian dollars, the project will create a vibrant neighborhood by developing mixed-use buildings, public spaces, a beach and pedestrian-friendly amenities.



The goal is to attract more than 12,000 residents and accommodate about 8,000 jobs.



The project is set to include approximately 6,000 residential units. Of these, 15% or approximately 1,000 units are designated as affordable housing units. The project aims to prioritize social inclusivity and provide housing options for a diverse range of residents.



Pedestrian and cyclist access will be improved through new streets and bike lanes, while green roofs and energy-efficient buildings will prioritize sustainability.



Contact us

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