

# 6750 ESPLANADE AVENUE

EXCEPTIONAL LOFT OFFICE PROPERTY IDEAL FOR OWNER OCCUPIER



CBRE

INVESTMENT SUMMARY

# EXECUTIVE SUMMARY

## THE OPPORTUNITY

On behalf of Spear Street Capital (the “Vendor”), CBRE Limited (the “Advisor”) is pleased to offer for sale a 100% freehold interest in Tisserie 6750, located at 6750 Esplanade, and the adjacent parking lot, both located in the Mile-Ex neighborhood of Montréal, Québec (the “Property” and/or the “Portfolio”).

6750 Esplanade is a prime loft-style office complex that was significantly renovated in recent years to exceptional technical standards. Offering over 96,000 square feet of distinct office space, the Property boasts many high-quality features and prized amenities including large flexible 24,000 square foot floorplates, high ceilings with plenty of natural light, underground parking and bike storage, as well as community terrace and lounge areas. The Property also includes an on-site café, Café Guerrero, a highly renowned and trafficked Montreal coffee shop. Currently 23% leased, the Property has been exceptionally managed and maintained through a robust capital expenditure program, offering high-quality turnkey office space to incoming investors or owner-occupiers.

Located in the heart of the Mile-Ex neighbourhood, the Property is strategically situated in a concentrated cluster of renovated loft office buildings, quickly being recognized as one of Montréal’s premier knowledge hubs for technology, gaming and artificial intelligence firms. With blue-chip tenants such as Microsoft, ServiceNow, MILA and NetEase Games residing in the immediate area, the Property enjoys access to a vast employment pool, enabling strong synergies within the industry that will benefit any strategic leasing strategies.

6750 Esplanade presents a rare opportunity to acquire a premier loft-style office property with leasing upside, located in a coveted tech and AI hub with a future development opportunity ideally suited for an owner-occupier.



## THE OPPORTUNITY

Address	6750 Esplanade Avenue
Gross Leasable Area	96,864 SF
Storeys	4
Construction/Renovation	1965/2020
Average Floorplate	24,021 SF
Slab to Slab	11 feet
Parking	104 places



**96,864 SF**  
GLA



**MAJOR**  
RENOVATIONS



**74,000 SF**  
AVAILABLE FOR  
OCCUPANCY

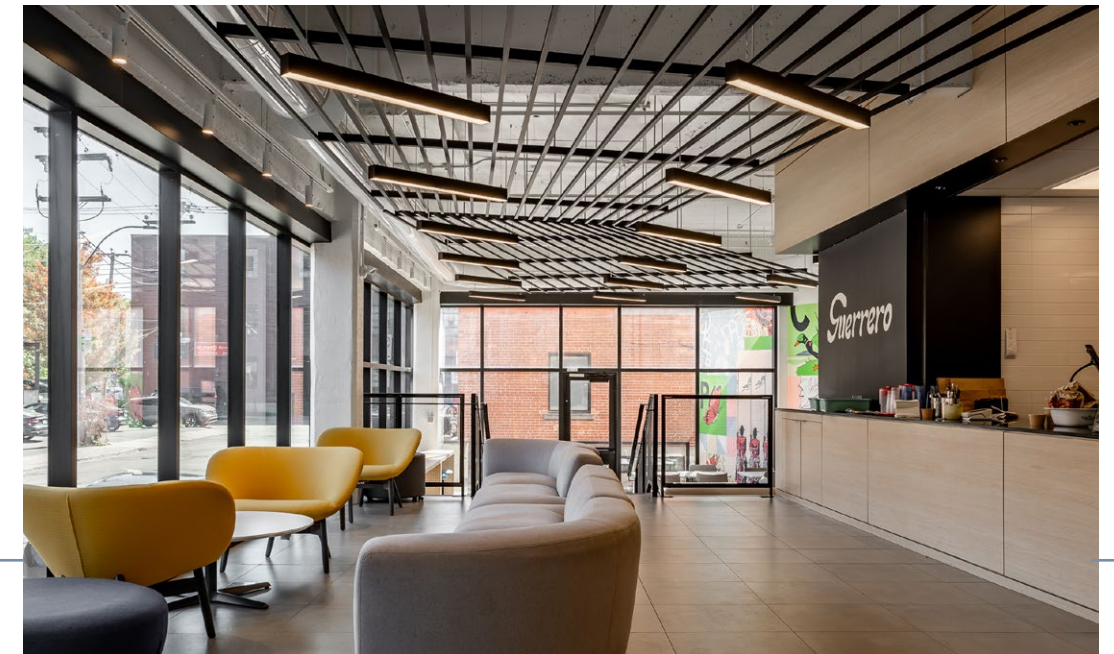
# INVESTMENT HIGHLIGHTS



## PRIME LOFT-STYLE OFFICE

6750 Esplanade is a first-class loft-style office complex that has been fully renovated to exceptional technical standards, including a major modernization of the lobby. The envelope and windows have undergone a complete revamp, showcasing a contemporary facade that complements the traditional concrete structure. Offering 96,864 square feet of distinct office space, the Property boasts high ceilings and large open floor plates allowing for plenty of natural light, creating a vibrant and inspiring workspace. The Property also benefits from underground parking and several upgraded on-site amenities such as a café, terrace and shared lounge. The Property also features a dedicated loading dock and potential for the creation of a roof amenity.

-  **UNDERGROUND PARKING**
-  **+24,000 SF FLOOR PLATES**
-  **ON-SITE AMENITIES**




## FIRST-CLASS LOCATION

The Property enjoys a prime location within the Mile-Ex neighborhood, one of Montreal's most dynamic and vibrant areas, and one of the fastest-growing office markets. With an abundance of entertainment, retailers, restaurants and green spaces, the area is a premier Live.Work.Play environment. The Property benefits from the vast employment pool in the Plateau and Rosemont, and proximity to complementary businesses and amenities, as well as excellent access to public transit.

-  **VAST EMPLOYMENT POOL**
-  **TRANSIT ORIENTED**
-  **LIVE.WORK.PLAY. ENVIRONMENT**

## WORLD-CLASS TECH AND AI HUB

Tisserie 6750 is located in the heart of the Mile Ex neighborhood, a coveted technology and artificial intelligence hub that is home to one of Montreal's largest concentration of AI scientists and video game development centres. Many top global blue-chip companies have established offices in the area, including Microsoft, MILA, ServiceNow, Thales, Ubisoft and Behaviour Interactive. Future tenants or owner-occupiers will join a dynamic community and participate in cutting-edge innovation.

 **PREMIER HUB FOR TECH & AI**

# INVESTMENT HIGHLIGHTS

## EXCESS LAND FOR DEVELOPMENT OR ADDITIONAL PARKING SPACES

The Portfolio represents an opportunity to build an additional 55,437 square feet of first-class office space on the adjacent land. The land currently serves as a vacant commercial building and additional parking spaces.



**EXCESS LAND**  
FOR DEVELOPMENT

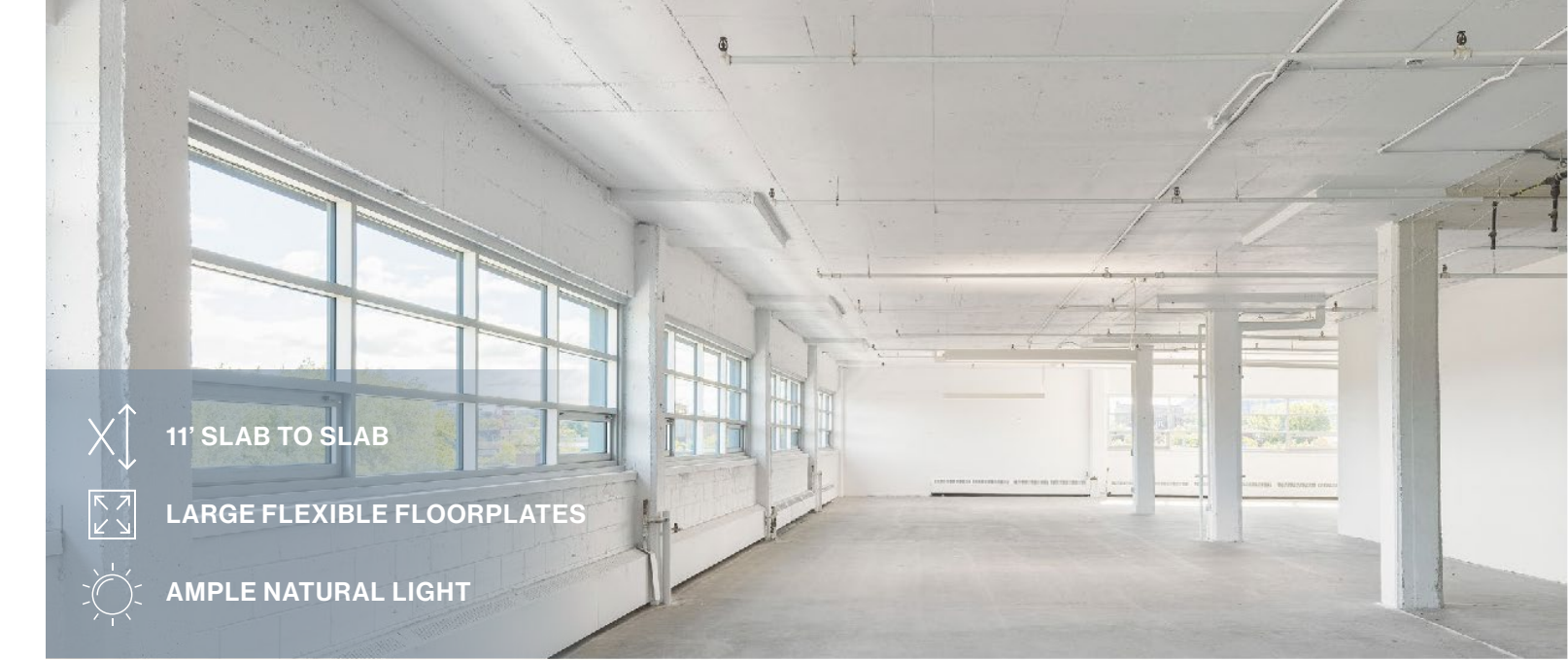


## IDEAL FOR OWNER-OCCUPIER

Totaling 96,864 square feet, 6750 Esplanade boasts numerous attractive features that make it an ideal investment for an occupier seeking an institutional-quality asset at well below replacement cost. Prospective investors can establish their operations in the Property and enjoy the financial benefits of owning their space instead of renting, while benefiting from significant cash flow from additional tenancy. The building is well-equipped to accommodate various layouts that suit most occupier needs while offering excess parking, an additional benefit that improves employee retention for the owner-occupier.

## LEASING UPSIDE POTENTIAL

Currently 23% occupied, the Property represents an attractive value creation proposition for incoming investors through strategic leasing initiatives. With over 74,000 SF of quality office space available in various layout options, the asset presents an opportunity to expand the tenant base and generate substantial income upside.



## CONTACT INFORMATION

All inquiries regarding the offering should be directed to the undernoted Advisors. Upon execution of a Confidentiality Agreement, interested parties will be provided with a Confidential Information Memorandum containing detailed property and financial information, along with access to an electronic dataroom containing pertinent property information. Interested parties are invited to submit a Letter of Intent (“LOI”) by a due date which will be provided by the Advisors at least 14 days in advance of the due date.

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