

LEED™ SILVER CERTIFIED BUILDING



Image : Broccolini Construction

Oustanding office space in prestigious campus

- Rare opportunity to sublease exceptional quality offices in a class-A building located in Technoparc Montréal.
- Modern, fully built-out premises with glass partitions and a new, open-area concept.
- LEED™ Silver-certified building delivered in 2017, equipped with several infrastructures based on the best environmental standards.



Total of 40,740
square feet available



Lease expiry
January 30, 2028



Modern, recently
built-out offices



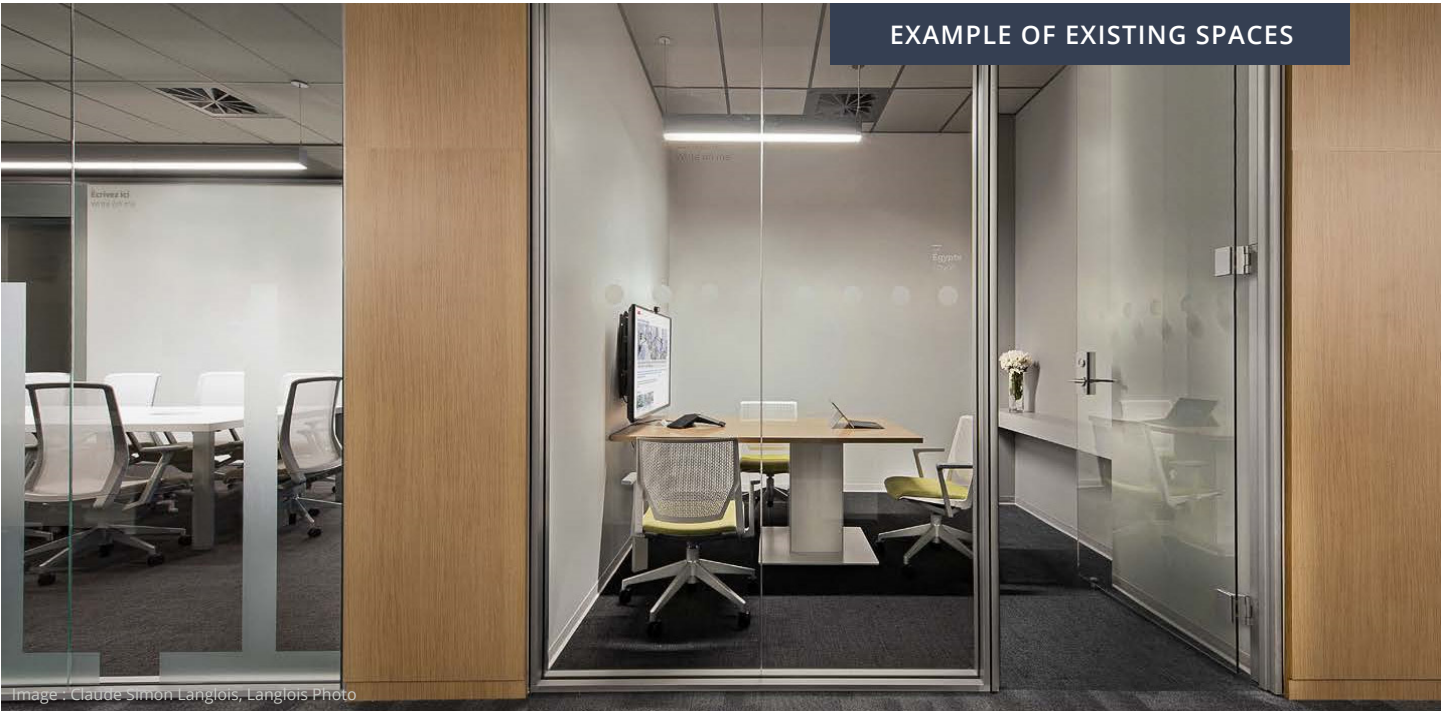
Premises in move-in
condition, available now

Get more information

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Sublease Details

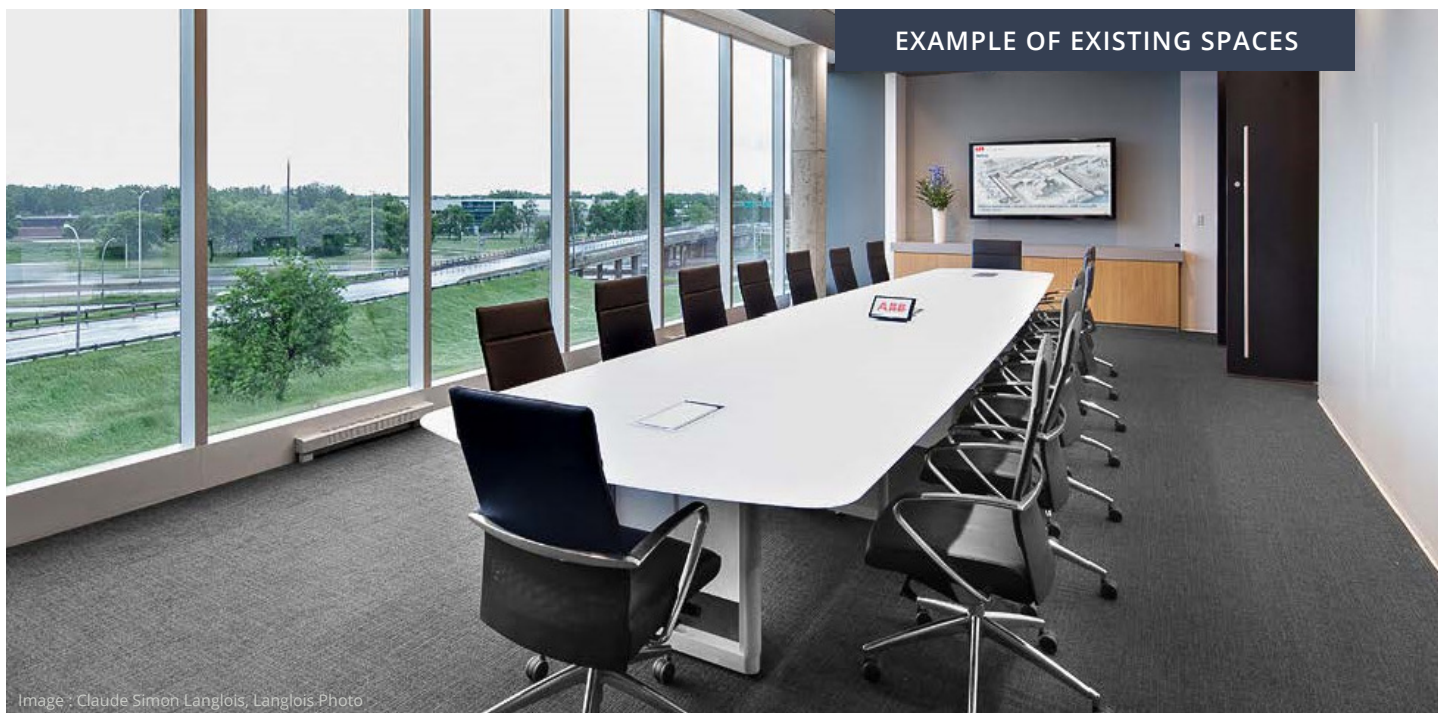
| | |
|------------------|------------------------------------|
| Building Area | 169,348 square feet |
| Building Class | Class A |
| Number of floors | 6 floors |
| Available Area | 3 rd floor: ± 11,000 sf |
| | 6 th floor: 29,740 sf |
| | Total: 40,740 sf |
| Lease Expiry | January 30 th , 2028 |
| Availability | Immediate |
| Asking Rent | Negotiable |
| Additional Rent | \$8.59 per square feet |







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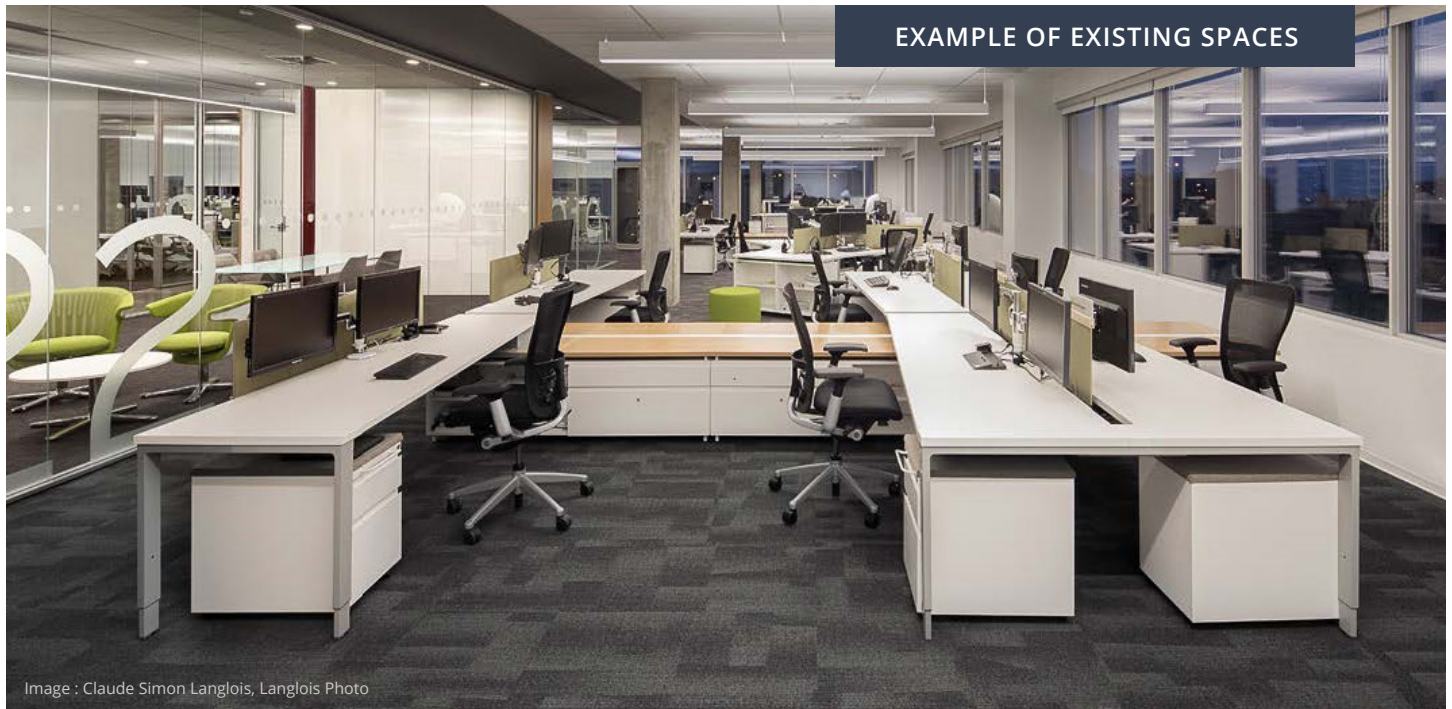
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Highlights

-  LEED™ Silver-certified building with energy-efficient infrastructures
-  Fitness centre with changing rooms and showers
-  Large, ultra-modern cafeteria for employees
-  Ample interior and exterior parking
-  Charging stations for electric vehicles
-  Preservation of 27% of green space on the building site
-  Secured storage spaces for bicycles





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Location

- Strategically located in Technoparc Montréal, offering excellent synergy with businesses in the sector. Technoparc Montréal is a centre of excellence for technological research, aeronautics, IT, life sciences, clean technologies and nanotechnologies.
- Located near the intersection of highways 13 and 40, in proximity to highways 15 and 520, giving the building excellent accessibility from major highways.
- Close proximity to the Montréal Trudeau International Airport
- Upon delivery of the Réseau Express Métropolitain (REM) in 2023, the property will be located near the Marie-Curie station, facilitating access to the entire Montréal public transit network.



Lines 72, 215, 216, 225, 376, 409 to Sunnybrooke station and Côte-Vertu metro



30-minute bus ride to Côte-Vertu metro station (orange line) via line 72



Close to the future Marie-Curie REM station

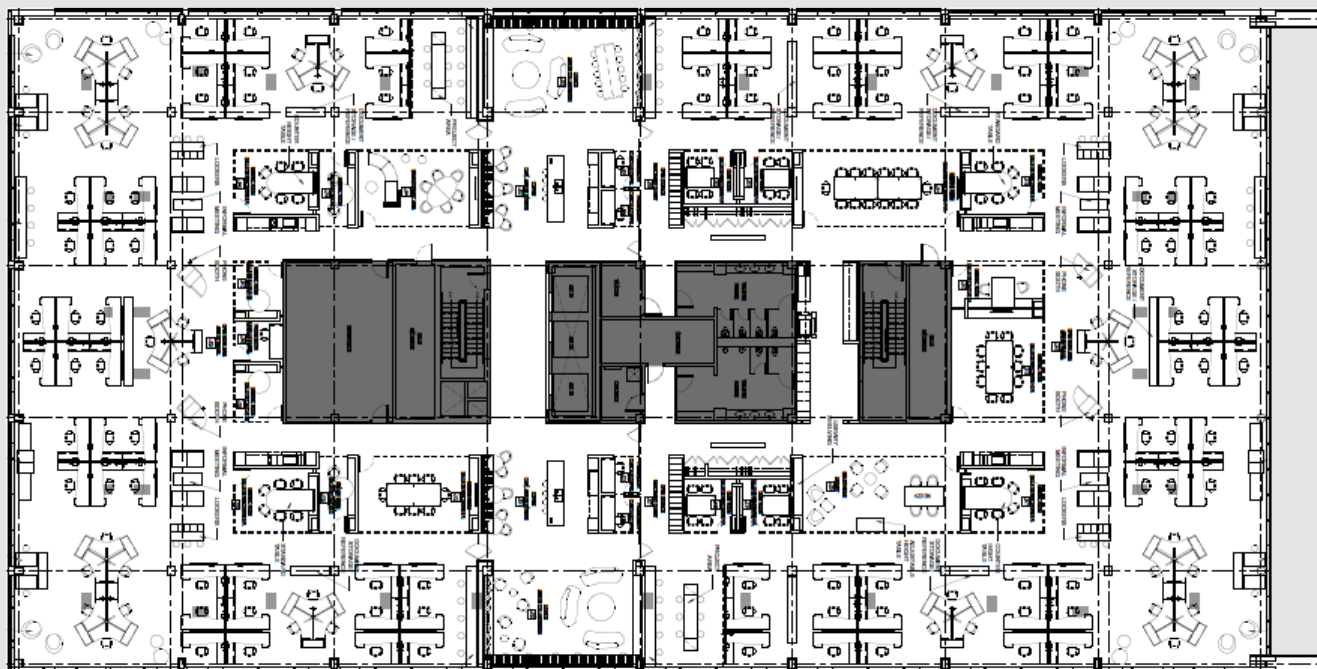


A few minutes' drive to the Montréal-Trudeau International Airport



25-minute drive to downtown Montréal via major highways

FLOOR PLAN FOR 130 EMPLOYEES



Want to plan a tour? Contact us for more information.

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