

# 6600

**Saint-Urbain  
Street**  
Montréal

A 160,000 SF  
LOFT-STYLE OFFICE  
COMPLEX

AVISON  
YOUNG







## THE OFFERING

Avison Young (the “Advisor”) is pleased to offer for sale a 100% freehold interest in 6600 Rue Saint-Urbain, a five-storey loft style office property with strong value add potential, strategically located in the heart of Mile-Ex, Montréal’s technology hub (the “Property” or “6600 Saint-Urbain”).

6600 Saint Urbain is a prime loft style office property that has been thoughtfully upgraded in recent years through several capital improvements to the lobby, common areas, hallways, bathrooms, and several leased spaces. Offering 160,445 square feet of distinctive loft-office space, the Property features large 32,000 square foot floorplates and high ceilings with abundant natural light. With current vacancy of 50%, it offers substantial value add potential for investors able to implement targeted improvements and attract high quality tenants, particularly within the growing technology and creative sectors or to an owner-occupier looking for an alternative to renting.

Located in the heart of Montréal’s Mile Ex neighborhood, the Property is surrounded by a vibrant selection of revitalized loft office buildings that has become one of the city’s most dynamic hubs for technology, gaming, and artificial intelligence. Many blue-chip organizations are established in the immediate area, creating a deep talent pool and strong industry synergies that can be leveraged through strategic leasing.

6600 Saint Urbain represents a rare opportunity to acquire a well-maintained loft style office asset with meaningful upside potential through new leasing and selective upgrades, positioned in one of Montréal’s most sought-after innovative districts.



# INVESTMENT HIGHLIGHTS

## 160,000 SF loft-style Building in the Mile-Ex neighborhood

6600 Saint-Urbain is a loft-style office complex that has benefited from several upgrades and renovations in recent years, including a refreshed lobby, hallways, and common areas. The building envelope and windows have been modernized, presenting a clean, contemporary facade that complements its original concrete structure. Encompassing approximately 160,445 square feet of gross leasable area (GLA), the Property features high ceilings and expansive open floor plates of 32,000 SF that bring in abundant natural light and support a bright, adaptable work environment. Practical features such as a dedicated loading dock further enhance its functionality for a variety of occupier needs.

## Value Add Through Targeted Leasing

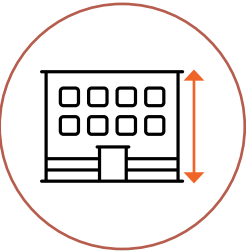
Currently 50% occupied, the Property offers investors a compelling opportunity to unlock value through strategic leasing. With a significant portion of its 160,445 square feet available in flexible configurations, the asset can accommodate a wide range of tenant requirements. Recent upgrades to the lobby, common areas, and select suites provide an attractive foundation, while investors can further enhance the offering through targeted improvements and the implementation of a focused leasing strategy to drive rental growth and maximize revenues.



**160,445 SF**  
property  
size



**Loft-style**  
office  
complex



**32,000 FT**  
floor  
plates



**1**  
loading  
dock



# INVESTMENT HIGHLIGHTS

## Ideal for Owner-Occupier

With 50% of the total space available, 6600 Saint-Urbain presents an excellent opportunity for an occupier to establish its operations in a well-located and highly adaptable building. Owners can occupy the space they need while benefiting from cash flow generated by leasing remaining areas to other tenants. With a large amount of vacancy and flexible floor layouts, including open-concept spaces with wide column spans, the Property can be tailored to suit a wide range of operational requirements as the business grows or evolves.

## Established Technology and AI Hub

6600 Saint-Urbain is positioned in the heart of the Mile Ex neighborhood, one of Montréal's most prominent centers for technology and artificial intelligence. The area is home to a high concentration of AI developers, consumer technology companies and video game studios, attracting leading global companies such as Microsoft, MILA, ServiceNow, Thales, Ubisoft, and Behaviour Interactive. This strong presence of blue-chip organizations has created a deep talent pool and powerful industry connections that future tenants or owner-occupiers can leverage to support growth, attract talent, and strengthen long-term performance. Positioned within this thriving ecosystem, the Property is well placed to capture ongoing demand from Montréal's most innovative and rapidly expanding sectors.



**50%**  
occupancy  
(ideal for owner-user)



**Adaptable**  
building



**In heart**  
of Mile Ex  
neighborhood



**High presence**  
of tech companies  
and AI developers





# CONFIDENTIALITY AGREEMENT

**To: AVISON YOUNG COMMERCIAL REAL ESTATE SERVICES, LP (“Avison Young”)**  
**And to: PricewaterhouseCoopers inc. (“Vendor”)**  
**RE: Confidentiality Agreement – 6600 Saint-Urbain Street, Montréal, Québec (“Properties”)**

We have been advised that Avison Young has been retained by the Vendor as its exclusive agent to arrange a sale of the Properties. The Vendor has requested that all interested parties should direct all inquiries and communications through Avison Young only. We have requested that you furnish us with certain information concerning the Properties. This information may include, without limitation, (i) an offering memorandum or materials, (ii) various other documents and data concerning the Properties whether delivered in writing, orally, or through authorized access to a designated due diligence extranet site, and (iii) any work product developed from any of the foregoing (collectively, “Evaluation Material”). We acknowledge and agree that the Evaluation Material will be furnished to us only on the condition that we agree to treat the Evaluation Material in strict confidence in accordance with the following terms and conditions (the “Agreement”):

1. This Agreement shall terminate upon the date which is two (2) years after the date hereof. All Evaluation Material relating to the Properties which may be furnished to any Recipient (as hereinafter defined) under this Agreement shall continue to be the Properties of the Vendor and/or Avison Young, as the case may be. The Evaluation Material will be used by the Recipient solely for the purpose of evaluating the possible acquisition of the Properties and will not be used in any manner detrimental or adverse to Vendor, the Property, the manager(s) of the Properties or any partner, fellow member or lender of any Vendor or manager(s) of the Properties. As soon as reasonably possible upon Vendor’s or Avison Young’s request or upon the termination of our Agreement, we will return to Vendor or Avison Young, as applicable, or, to the extent permitted by law, destroy, all Evaluation Material and any other written material containing or reflecting any of the Evaluation Material that has been provided to or created by us, and will not retain any copies, extracts, or other reproductions in whole or in part of such written materials.

2. We agree to keep all Evaluation Material strictly confidential and shall not disclose the contents thereof to any person without both Avison Young’s and Vendor’s prior written consent; provided, however, that the Evaluation Material may be disclosed to our key employees, and the Recipient’s outside counsel, accountants, and institutional lenders where applicable, acting on behalf of Recipient on a strictly “need to know” basis, and solely for the purposes set forth herein. We, together with any person to whom we disclose all or any portion of the Evaluation Material, pursuant to the terms hereof, are referred to herein individually and collectively as “Recipient(s).” Any Recipient other than us receiving Evaluation Material shall, prior to receiving such Evaluation Material from us, be informed of the confidential nature of such Evaluation Material and the terms of this Agreement and directed not to disclose the Evaluation Material to any third party. We agree that we will be responsible for any breach of the terms and conditions set forth in this Agreement by a party to whom we have disclosed the Evaluation Material. We will immediately notify Avison Young and Vendor in writing of any breach of this Agreement by any Recipient which may come to our attention. In addition, the Recipients will not disclose to any person, unless otherwise required by subpoena or mandated by law, (i) the fact that the Evaluation Material has been made available to it or that it has inspected any portion of the Evaluation Material; (ii) the fact that any discussions or negotiations are taking place concerning the proposed transaction regarding the Properties; or (iii) any of the terms, conditions or other facts pertaining to the proposed transaction regarding the Properties, including the status thereof. The provisions of this Paragraph 2 shall not apply to information (i) which is or becomes subject to a properly issued subpoena by a court of competent jurisdiction, or (ii) is generally available to the public other than as a result of a breach of this Agreement; provided, however in any of the foregoing instances, we agree to promptly notify Vendor of such required disclosure and when reasonably possible with sufficient advance notice to permit Vendor to seek a protective order or to take other appropriate action to waive compliance.

3. We acknowledge and agree that neither Vendor nor Avison Young nor any director, officer, employee, partner, member, agent, counsel, or representative of Vendor or Avison Young, including without limitation any lawyer, asset manager, management company, appraiser or engineer retained by Vendor or Avison Young (collectively, the “Owner Representatives”) make any representation or warranty whatsoever as to the accuracy or completeness of the Evaluation Material. Any financial information and/or projections contained in the Evaluation Material represent estimates based on assumptions believed to be reasonable under the circumstances, although they have not been independently verified, and no representation or warranty of any kind whatsoever (including, but not limited to, reasonableness, accuracy, or completeness) is made by Vendor, Avison Young or the Owner Representatives. Avison Young and Vendor expressly disclaim any and all liability for representations or warranties, express or implied, regarding the Evaluation Material or that actual results will conform to projections in the Evaluation Material; and we agree that neither Avison Young nor Vendor nor the Owner Representatives shall have any liability to us or to any Recipient resulting from our or their use or reliance upon the Evaluation Material, whether or not a purchase of the Properties is consummated. We represent that we will conduct our own independent investigations for all those matters which we deem necessary or appropriate to evaluate any proposed transaction involving the Properties. In the event that Vendor and we enter into a definitive agreement for the purchase and sale of the Properties, the provisions of this Section 3 are subject to the terms of such definitive agreement concerning the Evaluation Material.

4. We agree to be responsible for the payment of any fee, commission, or other compensation payable to any broker, finder or agent who alleges it has dealt with or through us, other than Avison Young, and Avison Young shall have no obligations to share any part of its commission with any broker, agent, finder or any other person or entity who has dealt with or through us. We hereby agree to indemnify, defend, and hold Vendor and Avison Young harmless from and against any and all claims, damages, losses and liabilities (including reasonable legal fees and disbursements) in this regard.

5. This Agreement shall be (i) binding on us and inure to the benefit of the Vendor and Avison Young and their respective successors or assigns and (ii) governed by and construed in accordance with the internal laws of the Province of Québec and the federal laws of Canada applicable therein. The submission of the evaluation material and any draft purchase agreement for examination is not intended to, nor will it constitute an offer to sell the Properties, or a reservation of, or option or proposal of any kind for the sale or purchase of the Properties. In no event will the submission of the evaluation material or draft purchase agreement create any obligation or liability upon Vendor or Avison Young whatsoever. We expressly acknowledge and agree that: 1) The selection of the winner of the bid process is at the sole discretion of the Vendor; 2) The Vendor is under no obligation to accept any proposal received as a result of the bid process or to select/award a purchaser if it chooses not to for any reason; 3) That Avison Young and its representatives are not required to explain why a particular bidder was or was not successful under the bid process unless it had first received instructions in writing from the Vendor to do so and 4) We shall indemnify and hold Avison Young, its parent and affiliates, representatives and the Vendor harmless from any and all losses, costs and damages (including loss of profits/consequential damages) that may occur as a result of us not being awarded the right to purchase the Properties under the bid process for any reason.



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6. The provisions of this Agreement shall survive any termination of our review of the Evaluation Material. Without the prior consent of Vendor, neither we nor any of the Recipients shall communicate (regarding the proposed transaction, the Vendor or the Properties) with (a) any employee, manager or consultant of the management company retained by Vendor to manage the Properties, (b) any tenant, subtenant, or other occupant of the Properties, (c) any lender (or any loan participant of any such lender) to Vendor, (d) any other third party other than one of our representatives, or (e) any partner or fellow member of Vendor.
7. We acknowledge that money damages would not be a sufficient remedy for any violation of the terms of this Agreement and, accordingly, Vendor and/or Avison Young will be entitled to specific performance and injunctive relief as remedies for any violation. These remedies will not be exclusive remedies but will be in addition to all other remedies available to Vendor and/or Avison Young at law or equity.
8. The Recipients agree not to visit the Properties, other than areas open to the general public, without prior notice being given to and permission provided by Avison Young and Vendor.
9. Any modification or amendment to this agreement must be made in writing and signed by all parties.
10. This agreement constitutes the entire agreement between the parties, and supersedes all prior representations, negotiations, understandings and agreements, oral or written, between the parties with respect to the object of this agreement.
11. We hereby consent to receive electronic communications from Avison Young, including without limitation market research, news, publications and invitations to various programs and events. We may withdraw our consent or change our preferences at any time by writing to the following address: preferencesMTL@avisonyoung.com.

FOR MORE INFORMATION:

CLICK HERE TO ACCEPT ALL TERMS AND CONDITIONS





# 6600

**Saint-Urbain  
Street**  
Montréal

## CONTACT US

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**AVISON  
YOUNG**