

9600 Rue Meilleur

Montréal, Quebec, Canada



433 Chabanel O, Suite 300
Montreal, QC H2N 2J4



(514) 383-3636



leasing@hsprop.com



www.hsprop.com

Lobby 9600 Rue Meilleur



Borough of Ahuntsic-Cartierville

Ahuntsic-Cartierville is a borough in the City of Montreal, Quebec, Canada. It is comprised of two main neighbourhoods; Ahuntsic, a former village annexed to Montreal in 1910, and Cartierville, a town annexed to Montreal in 1916.

The borough is located in the northern part of Montreal along the banks of the Rivière des Prairies and includes some islands in the river such as Île aux Chats, Île Perry, and Île de la Visitation. It is bounded to the east by Montréal-Nord, to the southeast by the borough of Villeray–Saint-Michel–Parc-Extension, to the southwest by the borough of Saint-Laurent, and to the west by the borough of Pierrefonds-Roxboro.

As of 2016, the borough has a population of 134,245 over an area of 23 square kilometers.

The Collège de Bois-de-Boulogne and the Collège Ahuntsic are located in Ahuntsic-Cartierville. The borough has three libraries of the Montreal Public Libraries Network: Ahuntsic (adults and children), Cartierville (adults and children) and De Salaberry (children's only).



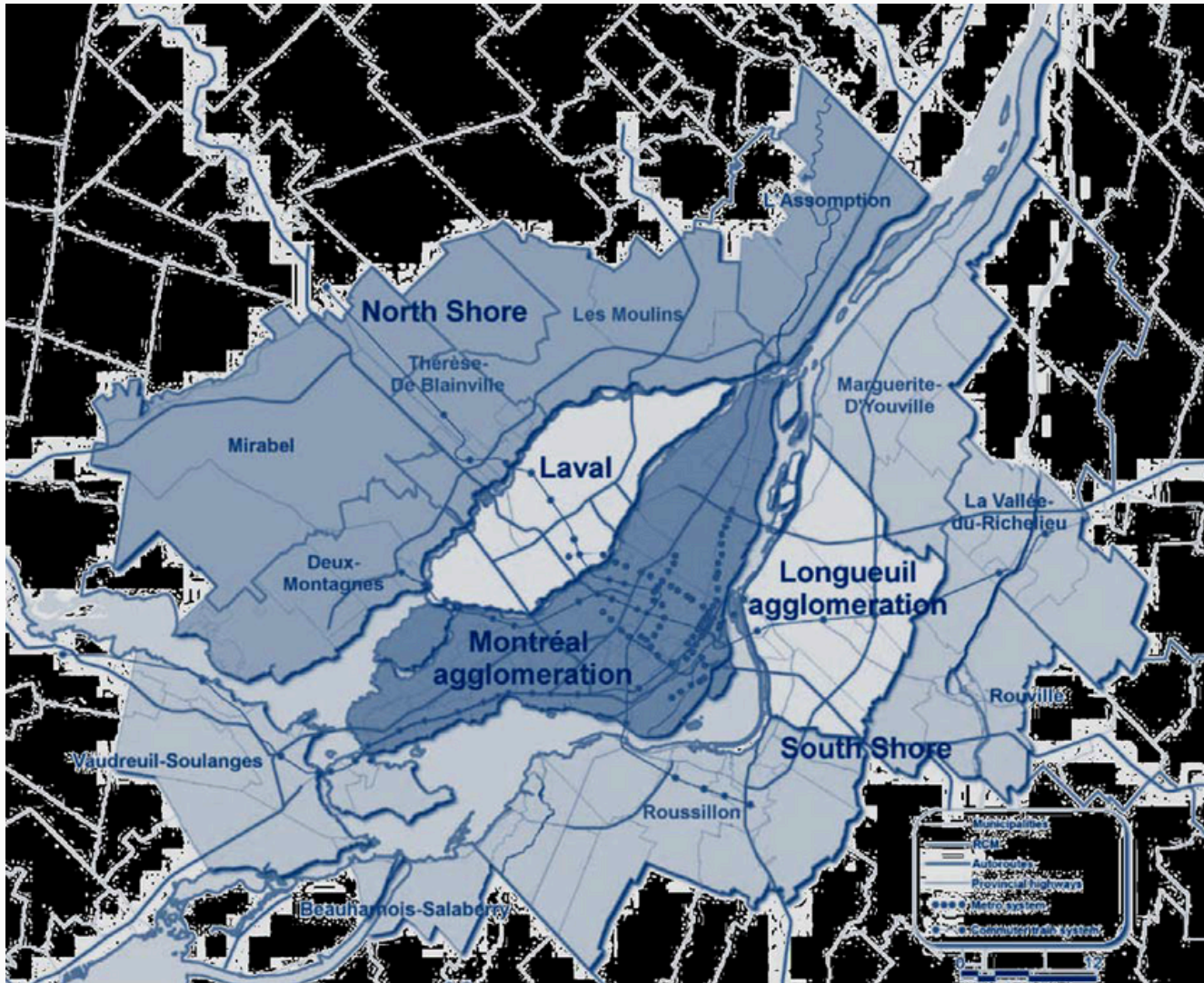
Ahuntsic-Cartierville is served by three Metro stations on the north-eastern part of the Montreal Metro's Orange Line which runs underneath Berri Street. They are the Henri-Bourassa station located on Henri Bourassa Boulevard, Sauvé station located on Sauvé Street, and Crémazie station located on Crémazie Boulevard. The borough is also served by five commuter rail stations of the Agence métropolitaine de transport; Sauvé, Chabanel, Ahuntsic, Bois-de-Boulogne, and Du Ruisseau.

The property is in the Cité de la Mode's (fashion district) Zone 5 sector. It is located on the east side of Meilleur between Port Royal and Sauvé within a short walking distance to the Chabanel train station and Marché Central. The Cité de la Mode industrial loft market is a secondary micro-market to Montreal's main industrial zone. The cluster, Cité de la Mode/Marché Central, that was formerly referred to as the Chabanel needle trade district, is bounded by Autoroute 15 to the west, St. Laurent Boulevard to the east, Autoroute 40 to the south and Sauvé Street to the north.

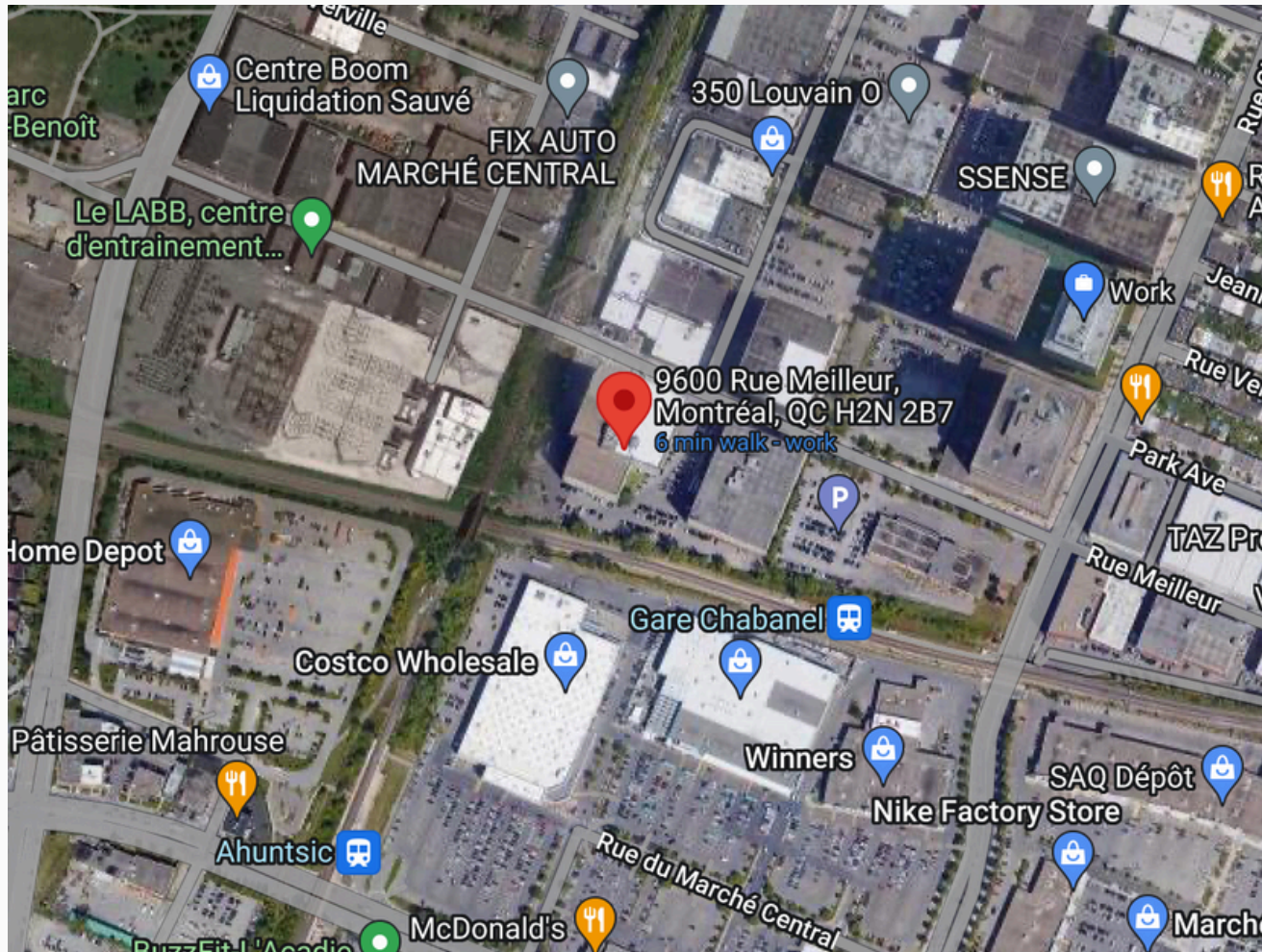
This area remains the third largest employment center in the greater Montreal area, after the downtown area and the industrial area of St . Laurent. As the garment industry eroded, other industries such as banking, new start-ups, computer tech companies, electronic arts and insurance companies just to name a few, began taking up the vacated space. The Cité de la Mode offers trendy loft spaces at rental rates much cheaper than those found in the downtown core attracting companies seeking inexpensive, easily accessible space close to large labour pools.



Island of Montreal & Suburbs



Aerial View



Highlights

Stories: 10 floors

Floor size: 65,000 sq. ft.

The building size is 669.553 sq. ft.

On-site daycare

Restaurant

Car charging stations

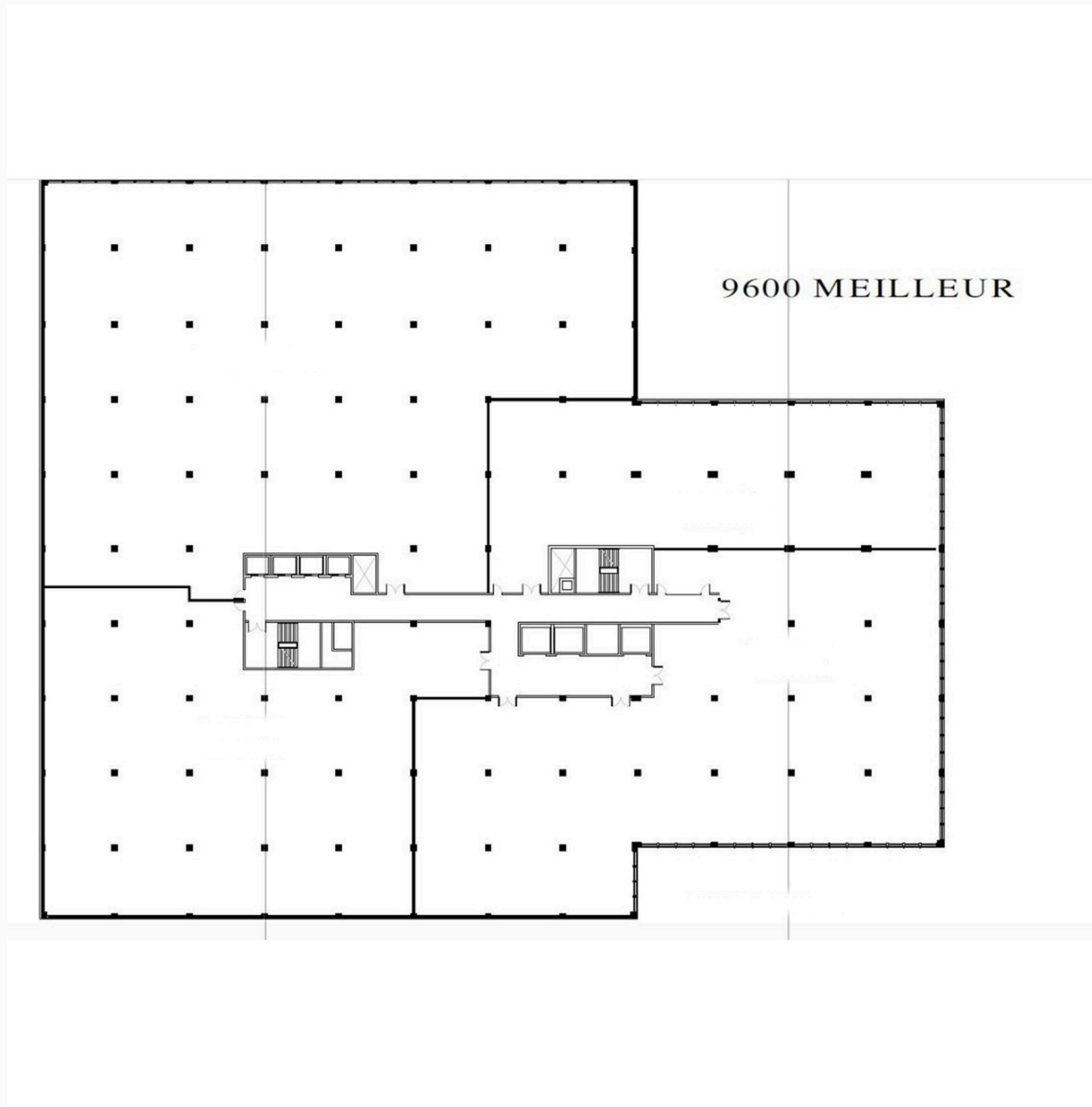
Live-in Concierge and 24/7 security

Internet

Extensive indoor and outdoor parking



Typical floor Plan



Thank you for your interest!



433 Chabanel O, Suite 300
Montreal, QC H2N 2J4



(514) 383-3636



leasing@hsprop.com



www.hsprop.com