



Under Redevelopment

90

BEAUBIEN WEST

For Lease

Trendy Loft-Style
Offices in the Mile-Ex,
Montreal's Tech Hub

From ±13,000 SF
up to ±73,000 SF
contiguous available



aedn

As is Style and Practicality

At the heart of Montreal's AI sector — the Mile-Ex area, 90 Beaubien W. is strategically positioned next to one of the city's busiest bike paths and newly developed parks.

Within a 15-minute walk of 3 metro stations: De Castelnau, Beaubien and Rosemont, the Mile-Ex area has many of the most successful cutting-edge companies in the city such as Behaviour, Microsoft and Service Now.

With features tailored to meet any business demands, 90 Beaubien W. will exceed expectations at a fraction of the cost.

Neighbourhood	Mile-Ex
Number of Floors	6
Ceiling Height	12'
Included Amenities	HVAC System
Parking	68 Parking Spaces
Exterior Loading Docks	2





Property Highlights



Panoramic views of the city and plenty of sunlight



2 freight elevators



2 Truck Level Doors



Secure interior & exterior parking available



Proximity to public transport services



Divisible floor plans



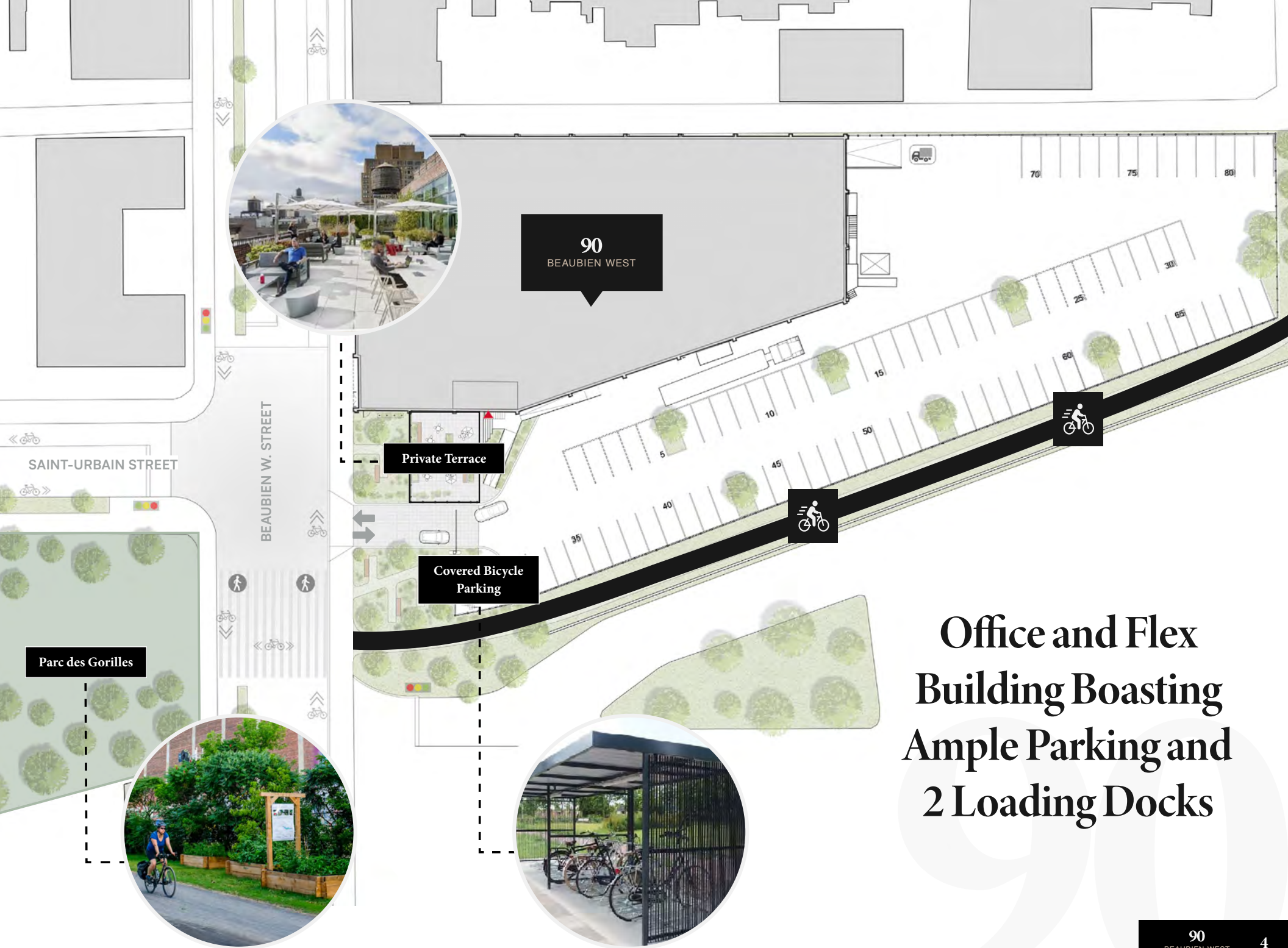
Turnkey solutions including Tenant Improvement Allowance



On-site café/restaurant coming soon



On-site business center & makerspace coming soon



Office and Flex Building Boasting Ample Parking and 2 Loading Docks



Opportunities to break out
or come together

and to connect with
like-minded individuals



© Paralem architecture

Leasing Current Building

Availabilities

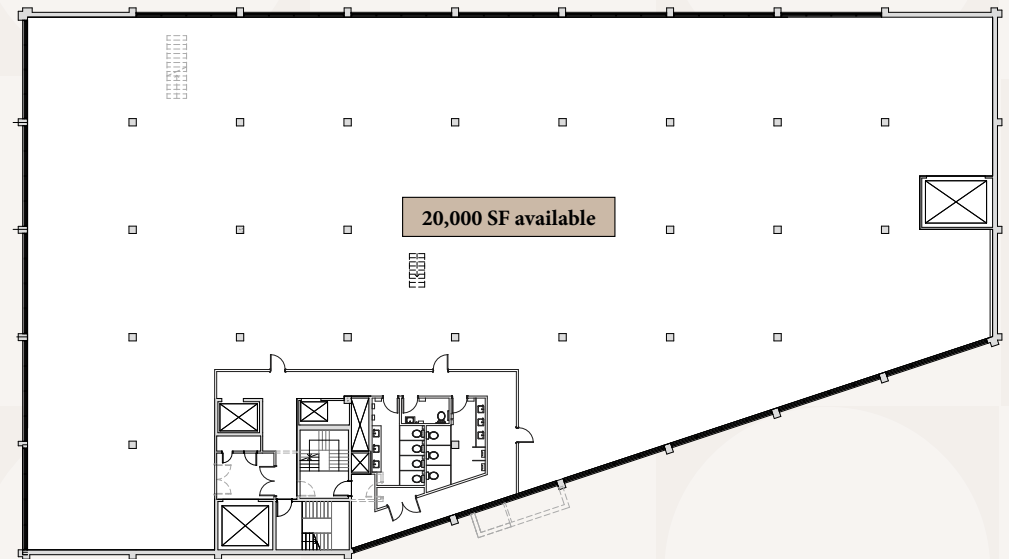
Ground Floor	18,000 SF	73,000 SF contiguous
2nd Floor	20,000 SF	
3rd Floor	20,000 SF	
4th Floor	13,000 SF 6,136 SF (March 15, 2027)	

Financial Parameters

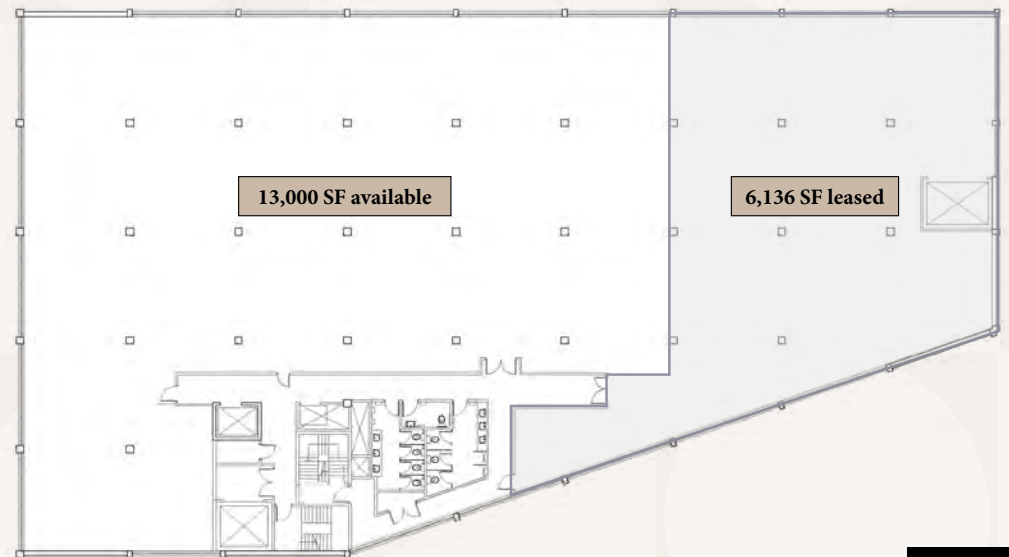
90 Beaubien offers one of the most advantageous rent per square footage in Greater Montreal.

Asking Rent	Negotiable
Taxes	\$3.99 PSF
OPEX	\$1.97 PSF
Electricity	Excluded
In-Suite Cleaning	Excluded
Additional Rent	\$5.97 PSF (est. 2024)
Parking	Available for an additional monthly fee

GF - 2nd Floor - 3rd Floor
Typical Floor plan



4th Floor



Potential Expansion to Current Building



90 Beaubien W. presents the opportunity to significantly expand the available office space through the addition of a new 6-storey building. Each floor of this proposed structure would offer 15,000 SF. The new building would be connected to the existing one, ensuring easy accessibility and integration.

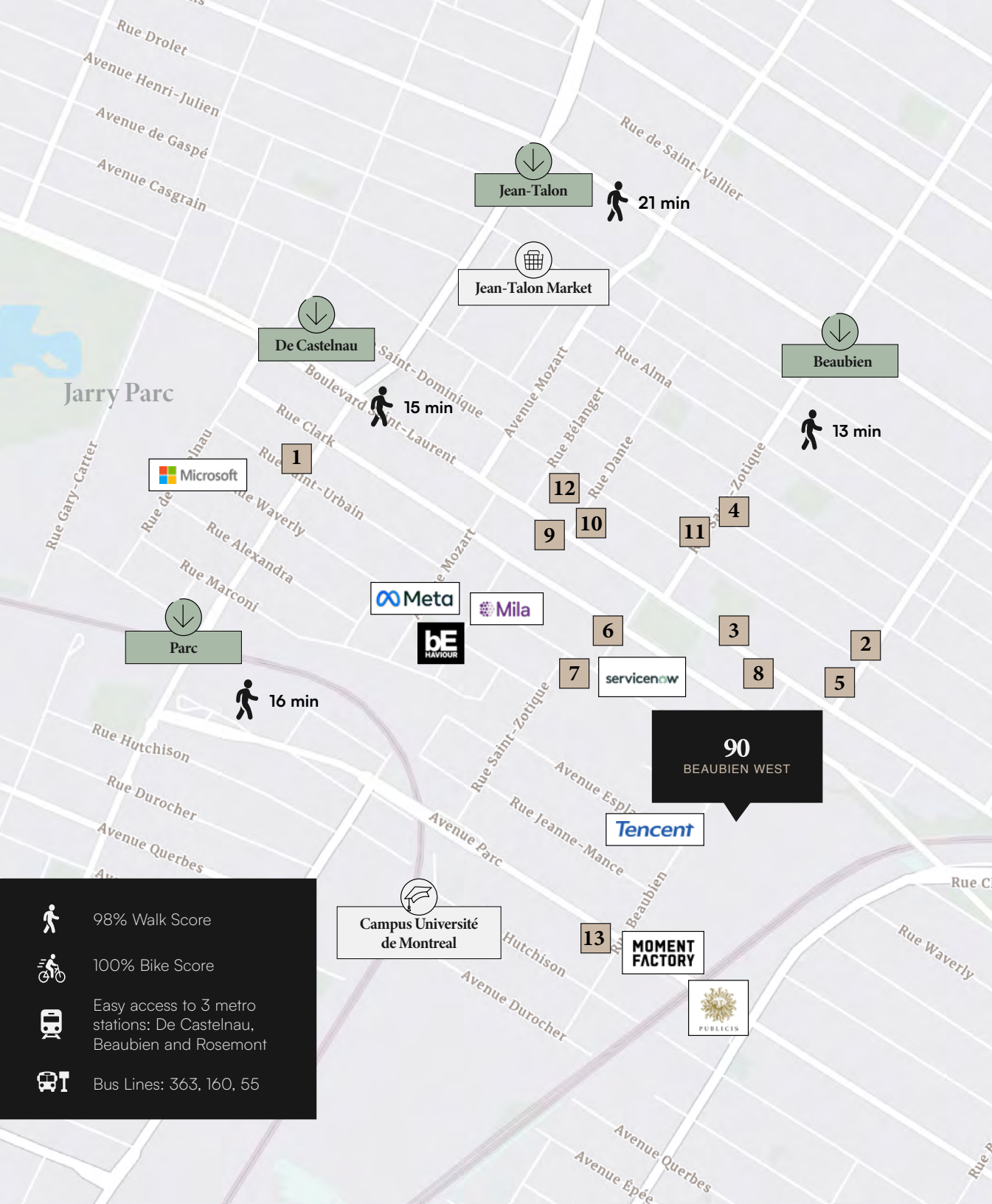
Mile-Ex is the Place to Be

90 Beaubien is nestled in the heart of Mile-Ex, a neighborhood that is an eclectic blend of residential, art galleries, manufacturing, offices and restaurants meeting between the hip Mile-End district and Parc-Ex. Many of Montreal's most successful businesses and fashion houses have made Mile-Ex their home.

Between Little Italy and Jean Talon Market to the east and Avenue du Parc to the west, Mile-Ex is home to Montreal's edgiest arts and music scenes, without forgetting that it has become an AI epicenter. This thriving neighborhood offers much potential and meets the growing demands of businesses who seek convenience and practicality.

 Bars, Coffee Shops and Restaurants

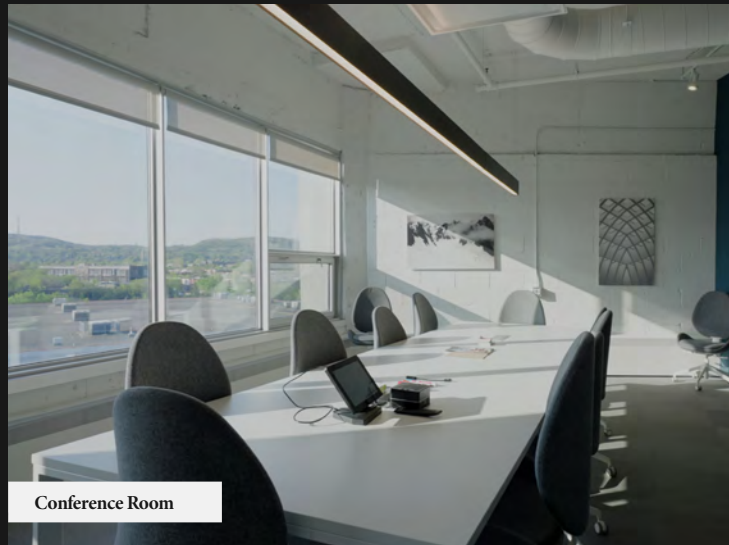
- | | |
|----|-----------------------------|
| 1 | Brasserie Harricana |
| 2 | Le Vieux-Vélo |
| 3 | Vices & Versa |
| 4 | Trou de Beigne |
| 5 | Moustache Café |
| 6 | Dinette Triple Crown |
| 7 | Restaurant Tricot Principal |
| 8 | La Cornettaria |
| 9 | Caffè Italia |
| 10 | Lucca Restaurant |
| 11 | Bottega |
| 12 | Impasto |
| 13 | Taverne Atlantic |



Mile-Ex Lifestyle



Your Future Office Space



Conference Room



4th Floor

90

BEAUBIEN WEST

Contact Us For More Information

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