



New office space for rent in Mile-Ex District AI HUB

- **Strategic Location:** Brand new building offers high-quality office spaces designed and built according to the new construction standards with a concern for ecology, renewable energy.
- **Bright and Spacious Design:** The tall, exposed ceilings and the large windows providing abundant contribute to the wellness of the building's tenants.
- **Characteristics of the spaces:** Delivered with a kitchenette, a conference room, white-painted walls and Green initiatives including energy-efficient heating and cooling system with multi-zone heat pumps and free mid-season air condition via the central system.
- **Common Areas:** Rooftop terrace with green space and cozy lounge overlooking Mount Royal, fully-equipped training room with showers on each floor, and underground parking with spaces for up to 90 bicycles.



Six-floor building of luxurious office spaces with Silver-Leed certification



Excellent fenestration and abundant light



2 available spaces of 1,100 sq. ft. and 1,800 sq. ft.



Common areas: gym, lounge, rooftop terrace



BUILDING INFORMATION

Building area	±102,256 sq. ft.
Number of floors	6 floors
Type of building	Corporate building
Year of construction	2021

AVAILABLE SPACES INFORMATION

Unit 502	1,100 / sq. ft.
Unit 604	1,800 / sq. ft.
Base rent	\$25 / sq. ft. per year
Additionnal rent	\$16.56 / sq. ft. per year
Electricity & maintenance	Included (<i>during business hours</i>)
Term	5 years
Availability	Immediate

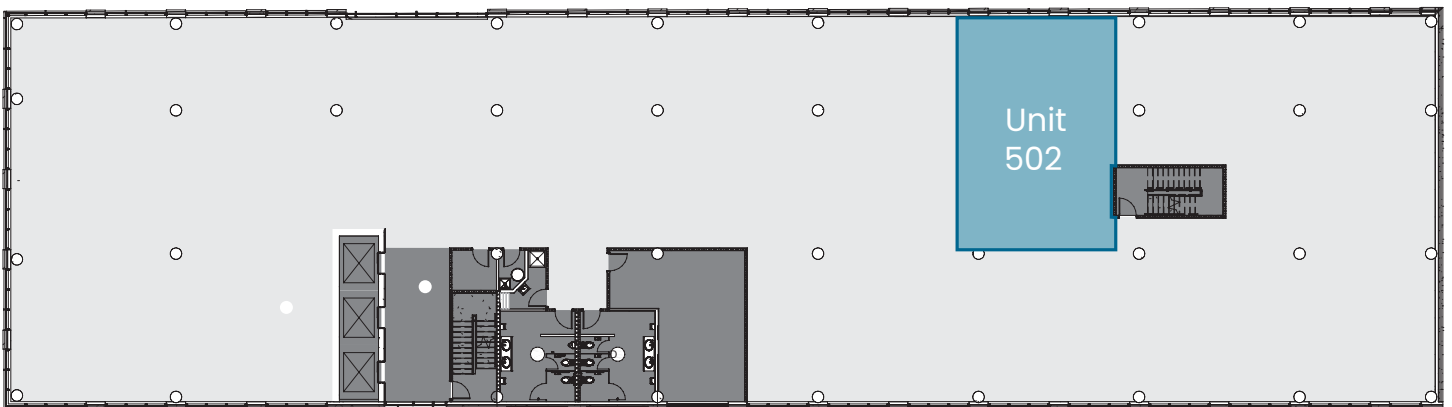
Prices are subject to change without notice.

*If eligible for the PRAM tax program, the additional rent is \$8.68/sq.ft. per annum





Available space
of **1,100 sq. ft.**



OPTION

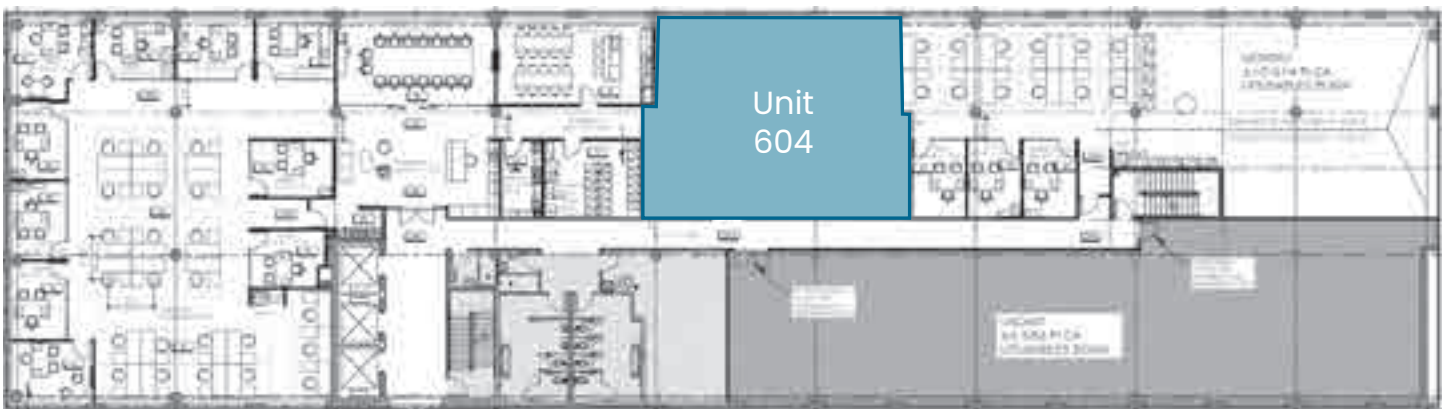
*Office furniture available
for purchase!*

6th
floor

**TURN KEY
SPACE!**

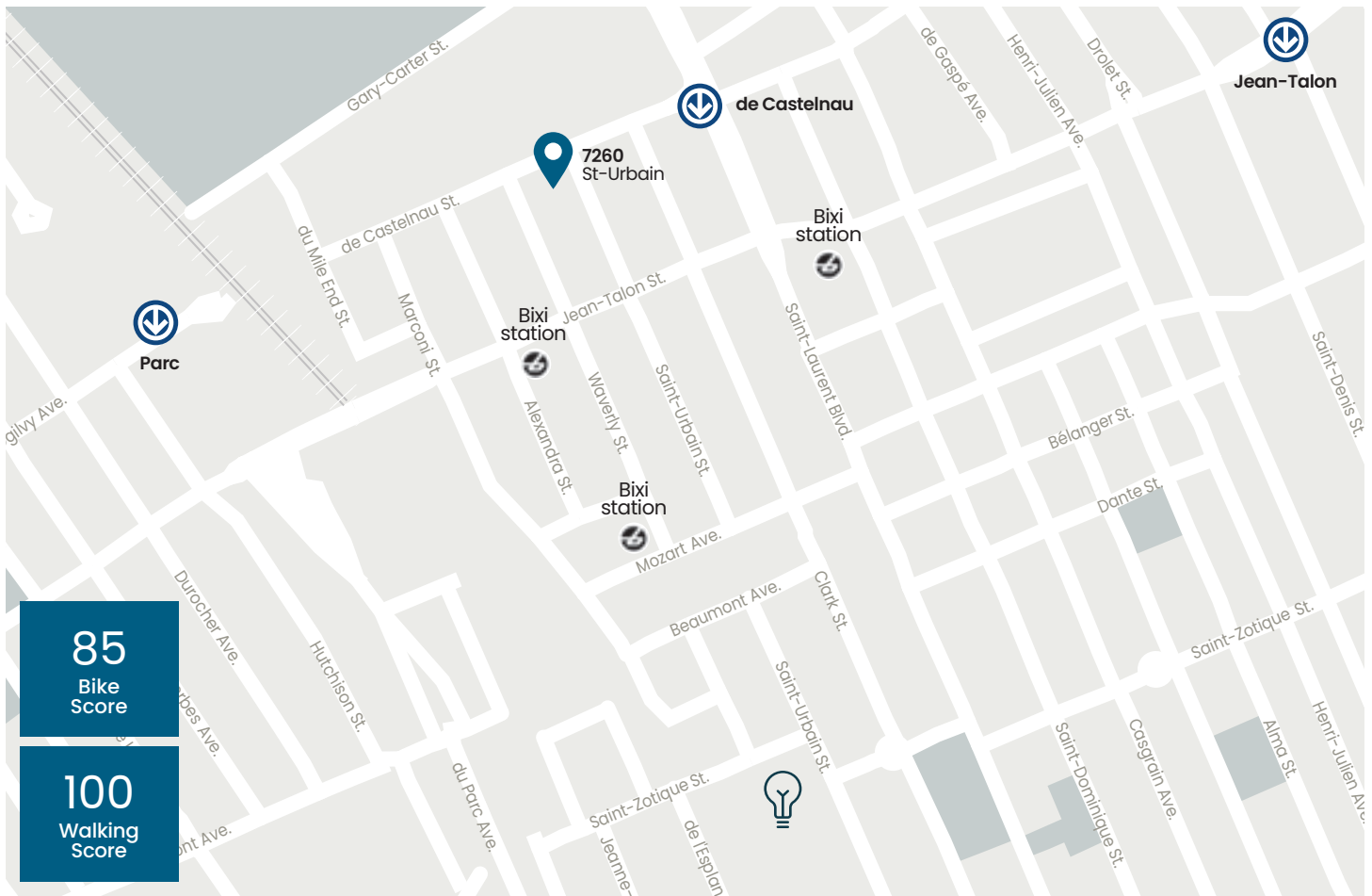


Available space
of **1,800 sq. ft.**



OPTION

*Office furniture available
for purchase!*



Location

- Home to a plethora of TAMI companies the preferred location for both AI startups and AI departments of well-established companies. Only 10 minutes away from the downtown core, it is accessible by all means of transportation whether on foot, by bike, by car or by metro.
- Only 6 km away from Decarie expressway with also quick access to major highways 40 and 15 at 3 km distance.
- The building is a 2-minute walk from the metro station de Castelnau and 6-minute walk from Park and Jean-Talon metro, on the blue and orange line. Several bus lines are accessible from this location such as 50, 129, 361, 363.
- Enjoy a strategic location with in dynamic environnement, surrounded by trendy restaurants, cafés and various services.



Numerous shops and prolific businesses in the area



Access to highways 40, 15 & Decarie expressway



Metro stations: de Castelnau, Parc & Jean-Talon
Bus: 55, 80, 92, 93, 179
Express: 365, 372, 435, 480



Wide variety of services
trendy cafés & restaurants