



**Manulife**  
Investment Management

# For lease

Built-out Office and lab/workshop space  
**up to 36,400 SF**

2310 Alfred Nobel Boulevard  
Saint-Laurent, Québec



ACROSS THE STREET FROM  
FUTURE REM STATION





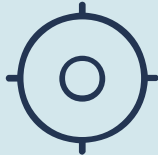
# 2310 Alfred Nobel

Office and built-out Lab space conveniently located near the Montreal - Pierre-Elliott- Trudeau International Airport in Montreal’s prestigious Technoparc and in the heart of one of the main life science hubs. Across from future REM station and steps from the bus stop. Easy access from Highway 40 and 13.




# Highlights





**Location**  
Located in the heart of one of the main life science hubs in the GMA




**Lab/workshop**  
Built-out good condition lab/workshop space



**Connection**  
Electric charging stations



**Parking**  
Free exterior parking



**Public Transit**  
Across from future REM Stations and steps from bus stop



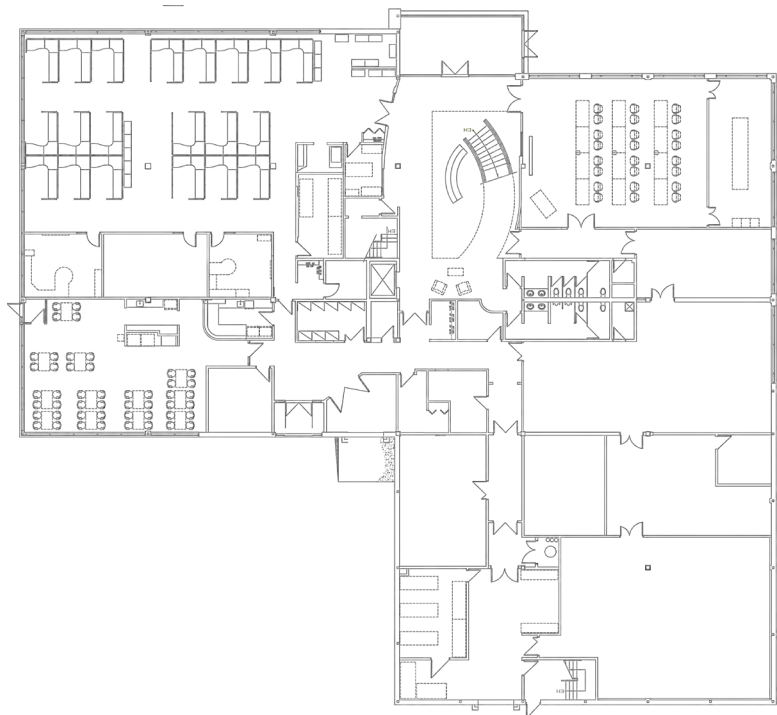
**Occupancy**  
Single-tenant



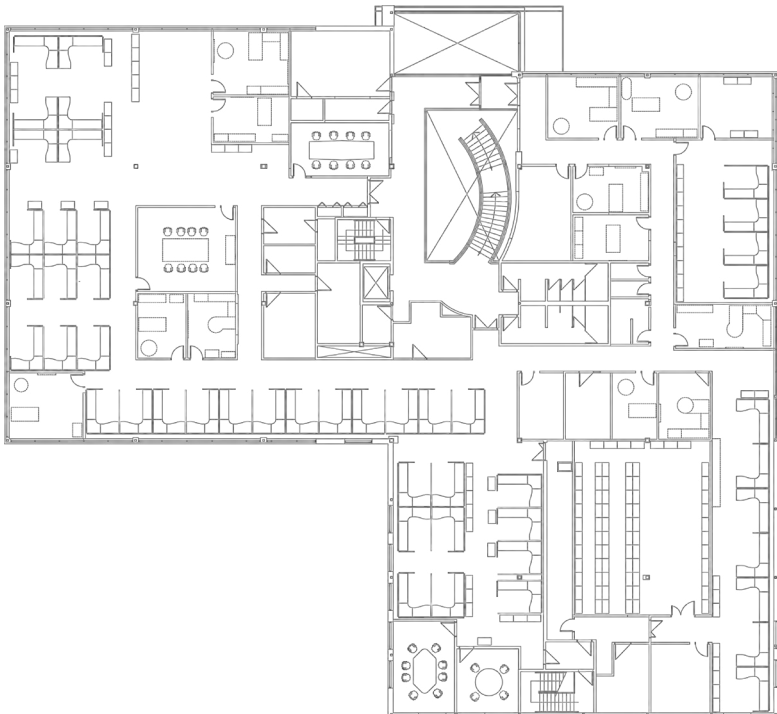




Floor plans

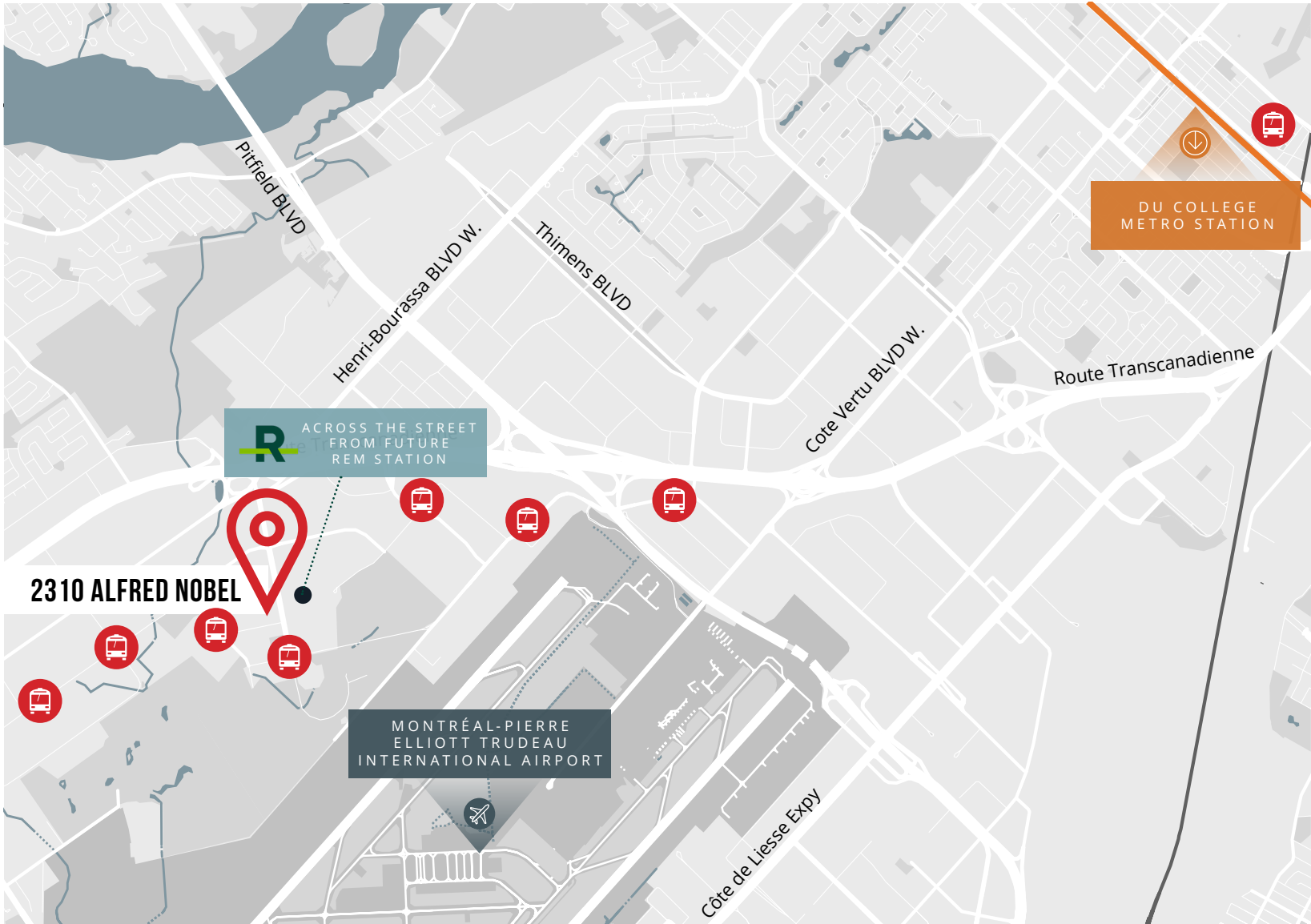


Ground Floor



Second Floor

Location and accessibility



Metro

1 minute walk to the bus:  
Du college metro station

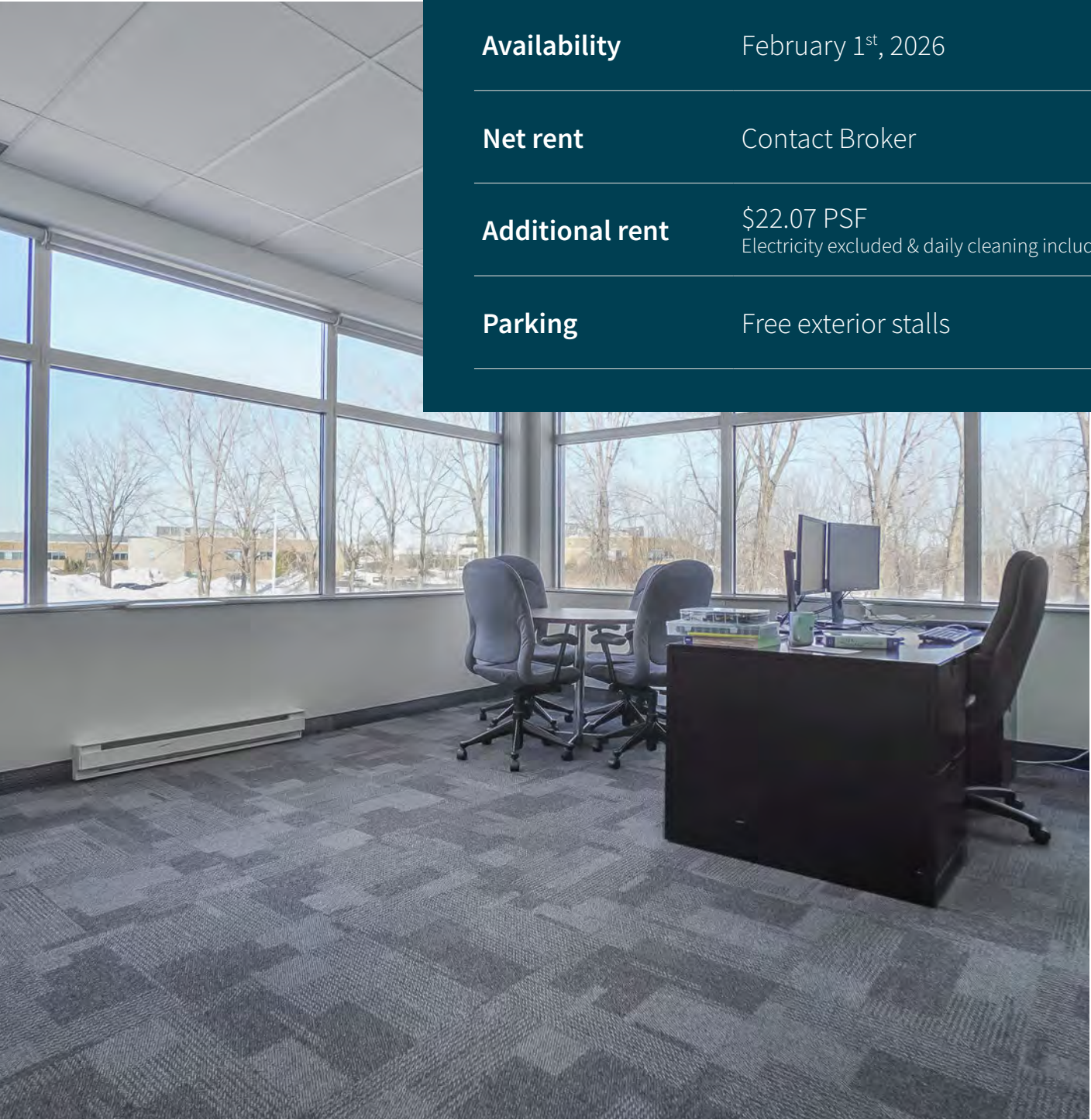


Bus

15, 35, 61, 107, 125, 168,  
358, 420, 747



Space overview



Suite	Suite 100 - 18,200 SF Suite 200 - 18,200 SF
Availability	February 1 <sup>st</sup> , 2026
Net rent	Contact Broker
Additional rent	\$22.07 PSF Electricity excluded & daily cleaning included
Parking	Free exterior stalls







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for more information, please contact:

**Michel (Michael) Belina\***

Executive Vice President | Real Estate Broker  
Jones Lang LaSalle Real Estate Services, Inc.  
Real Estate Agency  
+1 514 886 3010  
michael.belina@jll.com

**Marie Laurence**

Vice President | Commercial Real Estate Broker  
Jones Lang LaSalle Real Estate Services, Inc.  
Real Estate Agency  
+1 514 927 7657  
marie.laurence@jll.com

\*Real Estate Broker acting with the business corporation Services Immobiliers Michel Belina Inc.

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