





LANDMARKSUBURBAN OFFICE PORTFOLIO

8455 | 8555 | 8585

Transcanada Highway Saint-Laurent



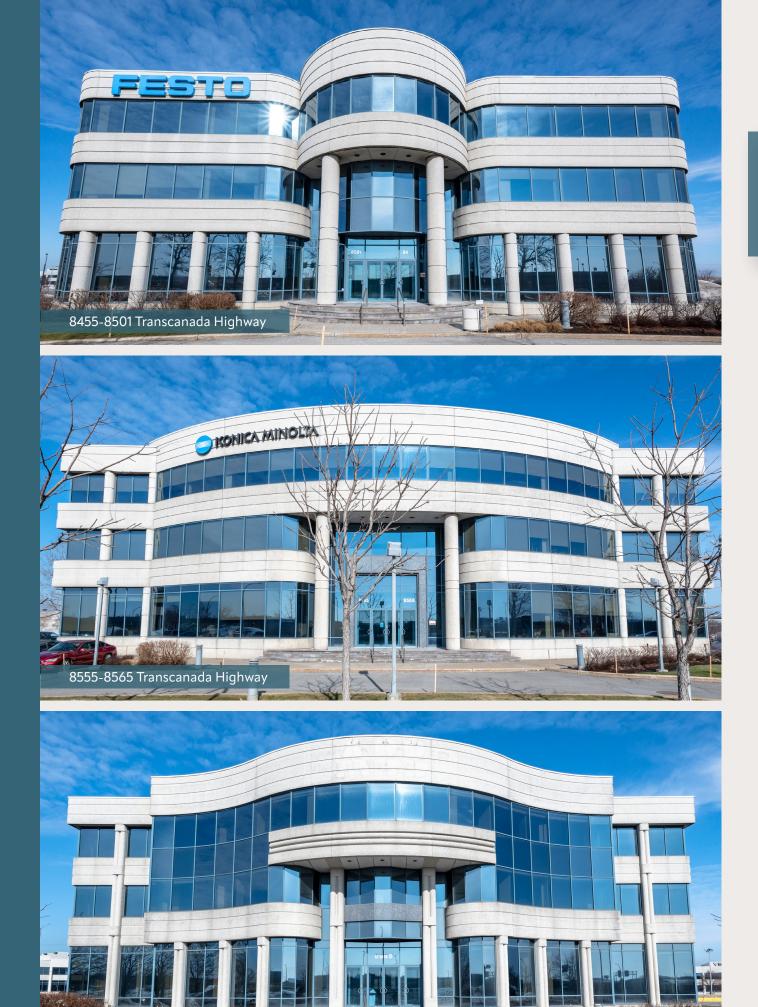
8585

THE OFFERING

On behalf of Forgestone Capital and its institutional partners (collectively the "Owners"), JLL's Québec Capital Markets team (the "Advisor") is pleased to present the opportunity to acquire a 100% freehold interest in a landmark suburban office portfolio located in the heart of the Saint-Laurent Borough in Montréal, Québec, a sought-after suburban node just 15km northwest of downtown Montréal. Municipally known as 8455, 8555, 8585 Transcanada Highway (collectively the "NEXUS 40-13 Suburban Office Portfolio", the "Portfolio", or the "Properties" and individually the "Property" and "8455TC", "8555TC", "8585TC" respectively), the NEXUS 40-13 Suburban Office Portfolio is an institutionally owned and managed class 'A' portfolio totalling 149,790 square feet of best-in-class office space.

Currently 17% leased, prospective investors will find a compelling investment proposition in this Portfolio, with the potential to attract a diverse tenant mix, capitalize on highway visibility, on-site parking facilities, a variety of amenities, and access to a skilled workforce. Situated within the renowned NEXUS 40-13 International Business Centre in Québec, these Properties enjoy a strategic location at the intersection of Highways 40 and 13, providing exceptional visibility and accessibility in an area transitioning into a thriving life science hub.

The offering presents a unique opportunity to acquire a high-caliber suburban office portfolio, strategically located with transit connections, below replacement cost, in a well-established office market.



8585 Transcanada Highway

WELL-ESTABLISHED SUBURBAN OFFICE PORTFOLIO FRONTING ONE OF MONTRÉAL'S **BUSIEST HIGHWAY INTERCHANGE**

3	Quality Office Buildings
149,790	Total GLA (sq. ft.)
299,413	Site Area (sq. ft.)
00,000	Daily Traffic Count

4

INVESTMENT HIGHLIGHTS



OPPORTUNITY TO CREATE VALUE IN A SUBURBAN OFFICE MARKET

• 17% leased • Ideal floorplates of 15K sq. ft.







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LANDMARK SUBURBAN OFFICE PORTFOLIO OFFERING CRITICAL MASS

- Nexus 40-13 International Business Parc
- High ceilingsAmple interior and exterior parking





- Prestigious business environment
- Located at the interchange of Highways 40 and 13
- Upcoming REM network will optimize accessibility and
- connectivity to the entire GMA





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THRIVING IN THE HEART OF AN EMERGING LIFE SCIENCE HUB

• Surge of life science tenants in the Nexus 40-13 International Business Centre











PROPERTY OVERVIEW

8455 TRANSCANADA HIGHWAY (8455TC)



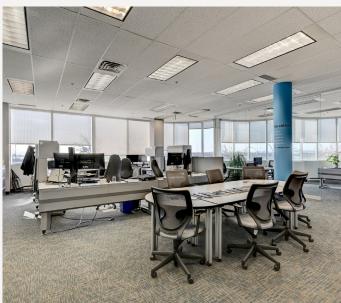
8455 TRANSCANADA HIGHWAY (8455TC)

LAND AREA (SF)	119,270
BUILDING SIZE (SF)	57,161
FLOORS	3
YEAR BUILT	1993
REALTY TAXES (2023–2024)	\$183,828
PARKING CONSIDERATIONS	Abvie Lease; ARE Servitude
CURRENT VACANCY	89%
CURRENT TENANTS	Festo



LANDMARK SUBURBAN OFFICE PORTFOLIO







PROPERTY OVERVIEW

8555 TRANSCANADA HIGHWAY (8555TC)



8555 TRANSCANADA HIGHWAY (8555TC)

LAND AREA (SF)	76,433
BUILDING SIZE (SF)	48,510
FLOORS	3
YEAR BUILT	1995
REALTY TAXES (2023–2024)	\$242,828
PARKING CONSIDERATIONS	N/A
CURRENT VACANCY	61%
CURRENT TENANTS	Konica, Hikvision



LANDMARK SUBURBAN OFFICE PORTFOLIO







PROPERTY OVERVIEW

– 8585 TRANSCANADA HIGHWAY (8585TC)



8585 TRANSCANADA HIGHWAY (8585TC)

LAND AREA (SF)	103,710
BUILDING SIZE (SF)	44,119
FLOORS	3
YEAR BUILT	1995
REALTY TAXES (2023–2024)	\$160,463
PARKING CONSIDERATIONS	Excess parking of approx. 36 stalls
CURRENT VACANCY	100%
CURRENT TENANTS	N/A



LANDMARK SUBURBAN OFFICE PORTFOLIO

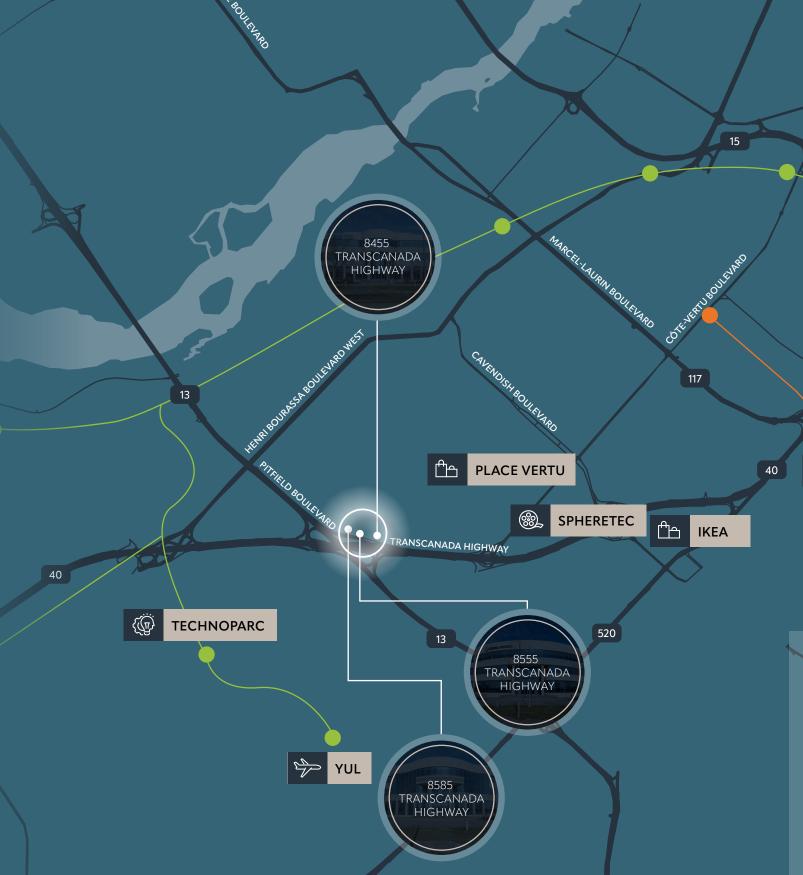






LOCATION OVERVIEW

Saint-Laurent is the most active borough in the West Island, in both the office and industrial markets. Ranked as the second largest employment hub in the GMA, the Saint-Laurent office market and industrial market account for approximately 51.7% and 49.2% of West Island real estate inventory respectively. The majority of the inventory is concentrated in the Technoparc Montréal, Nexus 40-13 and along Highway 13 and Highway 40. Multiple international companies have headquarters in Saint-Laurent, including Bombardier Aerospace, CAE, Siemens, ABB, and Ericsson.



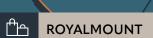
Interchange of HWY 40-13



Abundant amenities and restaurants within a 5 minute drive

Access to extensive labour pool

LANDMARK SUBURBAN OFFICE PORTFOLIO



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Place Vertu – 5 min Spheretec – 5 min IKEA – 5 min Technoparc – 10 min

YUL – 15 min Royalmount – 15 min Laval – 25 min Downtown MTL - 25 min

DECARIE BOULEVARI



We can support you with expert advice that reflects your business needs and priorities

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