



FORGESTONE
CAPITAL

40
NEXUS
13

LANDMARK SUBURBAN OFFICE PORTFOLIO

8455 | 8555 | 8585
Transcanada Highway
Saint-Laurent

FOR SALE

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.



8455-8501 Transcanada Highway



8555-8565 Transcanada Highway



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.)

+100,000 Daily Traffic Count

INVESTMENT HIGHLIGHTS



OPPORTUNITY TO CREATE VALUE IN A SUBURBAN OFFICE MARKET

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



LANDMARK SUBURBAN OFFICE PORTFOLIO OFFERING CRITICAL MASS

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





EXCELLENT FIRST-CLASS OFFICE LOCATION

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



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



57,161 SF
GLA



119,270 SF
SITE AREA



1993
YEAR BUILT



11%
OCCUPIED



1
DOCK DOOR



16 stalls
INDOOR PARKING



215 stalls
OUTDOOR PARKING*
*some parking may be unavailable due to existing agreements or servitudes



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



48,510 SF
GLA



76,433 SF
SITE AREA



1995
YEAR BUILT



39%
OCCUPIED



28 stalls
INDOOR PARKING



100 stalls
OUTDOOR PARKING*
*some parking may be unavailable due to existing agreements or servitudes



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



44,119 SF
GLA



103,710 SF
SITE AREA



1995
YEAR BUILT



0%
OCCUPIED



26 stalls
INDOOR PARKING



175 stalls
OUTDOOR PARKING

*some parking may be unavailable due to existing agreements or servitudes



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



DRIVE TIMES

Place Vertu – 5 min	YUL – 15 min
Spheretec – 5 min	Royalmount – 15 min
IKEA – 5 min	Laval – 25 min
Technoparc – 10 min	Downtown MTL – 25 min





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

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