



TRANSIT ORIENTED DEVELOPMENT OPPORTUNITY IN THE TECHNOPARC

MARIE-CURIE AVENUE AND ALFRED-NOBEL BOULEVARD
SAINT-LAURENT



FOR SALE
VACANT LOT OF ± 182,000 SQ. FT.

BROCCOLINI

THE OFFERING

On behalf of Broccolini (the “Vendor”), JLL Québec Capital Markets Team is pleased to offer for sale a freehold interest in a vacant lot of ± 182,000 sq.ft. ideally located at the junctions of Marie-Curie Avenue and Alfred-Nobel boulevard, in the Technoparc of Saint-Laurent, Montreal.

This offering represents an opportunity to acquire a strategically located site in Ville Saint-Laurent, directly across the future Marie-Curie REM station and in proximity of the Eco-Reeves Campus.

Site studies and renderings are available in the dataroom.



Transit-oriented development (TOD) opportunity for a new large scale project



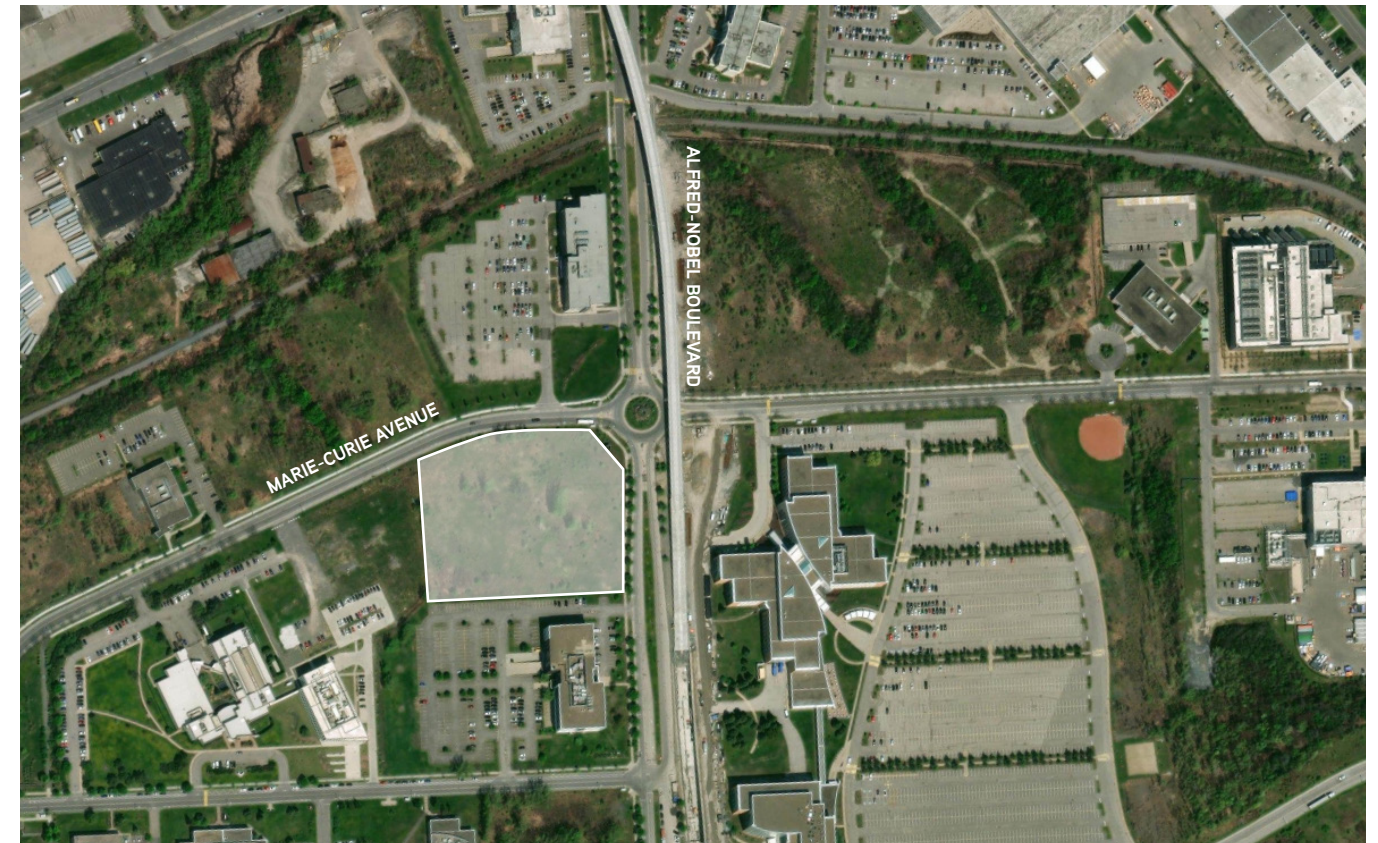
Located ± 600 meters from the future Marie-Curie REM station



Technoparc is one of the premier nodes in the life-science and technology industries, offering an opportunity to capitalize on the thriving demand in Montreal



Flexible zoning for a R&D technology company’s head office or manufacturing facility



PROPERTY OVERVIEW

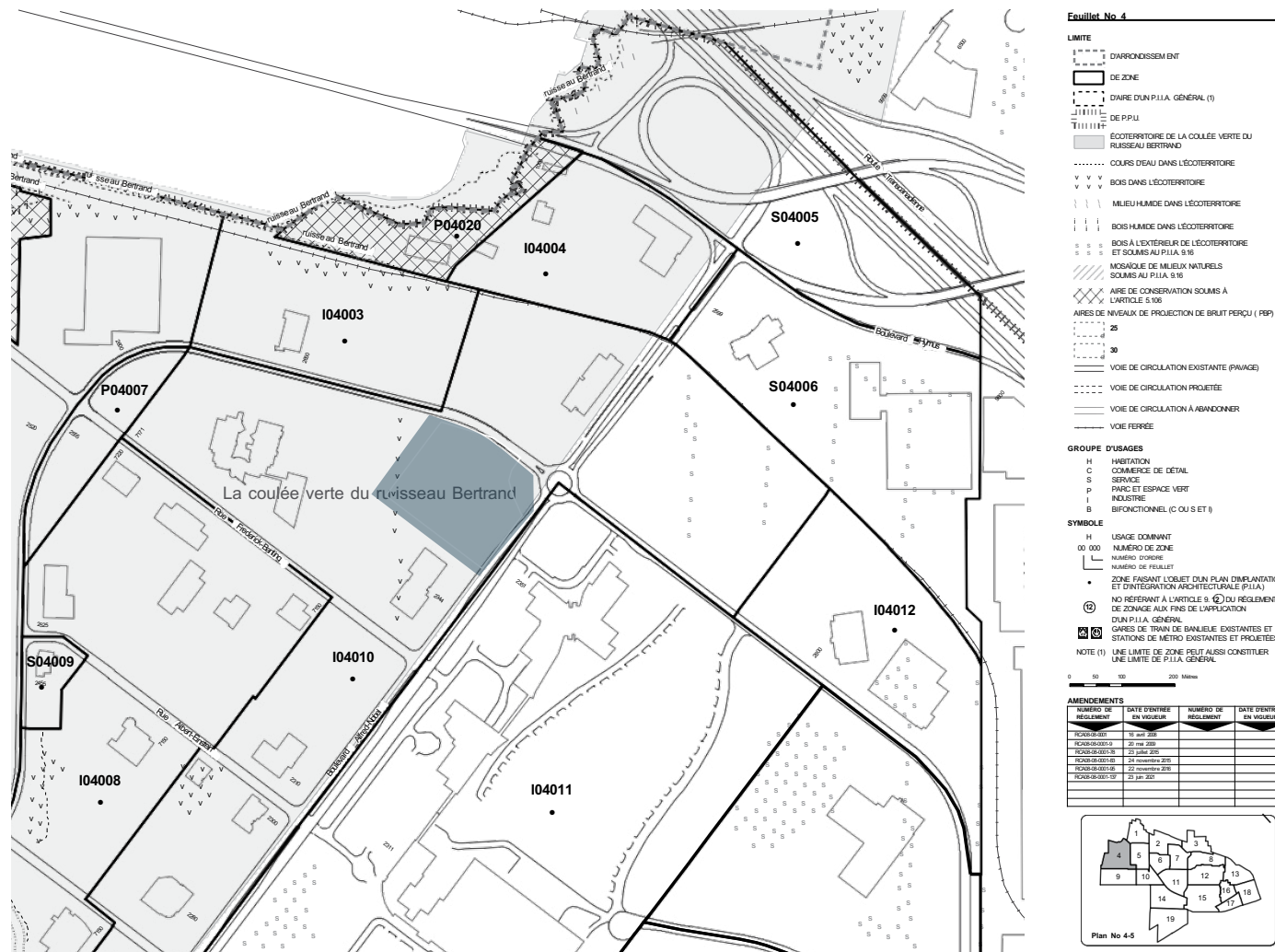
ADDRESS	Marie-Curie Avenue and Alfred-Nobel Boulevard
CITY	Montreal, Saint-Laurent
LOT NUMBER	1 163 827
LAND AREA	± 182,000 sq. ft.
BUILDABLE AREA (MAX)	± 103,365 sq. ft.
ZONING	Industrial or Commercial
FRONT SETBACK (MIN)	6 meters
SIDE SETBACKS (MIN)	6 meters
REAR SETBACK (MIN)	10 meters
HEIGHT	2 to 6 floors
PARKING	1 Space/ 538 sq. ft. of total building surface

ZONING

Specifically Allowed Use

Research and development: usages whose main activity is research or scientific, experimental or technological development, training or education or the administration (head office or regional) of technological companies, particularly in the following fields of activity: aerospace, telecommunications, biotechnology, pharmacology, computing, electronics, microelectronics and optoelectronics, robotics, optics and lasers.

1. administrative center (such as head office or regional office)
2. training center
3. research center
4. educational institution
5. research laboratory
6. technology product verification and integration center



OFFICE RENDERING



INDUSTRIAL RENDERING



*renderings were provided by the client and are not definitive nor have they been approved by the city

LOCATION OVERVIEW

About Technoparc

Founded in 1987, the Technoparc was initially called the Centre Initiative Technologique de Montréal (CITec), and its mission was to attract companies operating in technology sectors, such as life sciences, information technologies, and aerospace. The park covers close to 20 million sq. ft. of land, and is considered a world-class center in technological and scientific research. There are currently over 7,350 people working in 100+ corporations within the Technoparc. The campus-like setting of the park provides occupiers with an environment that is ideal for collaboration and the exchanging of ideas. Major occupiers of the park include Bombardier, GE, HP, 3M, Thales, ABB, and Vantage Data Centers. Since 2015, over \$400 million have been invested in the Technoparc. This investment includes three large-scale projects from global leading tech firms: ABB, Green Cross BT, and Vantage Data Centers. A significant portion of this investment was reserved for the creation of the Hubert Reeves Eco-Campus, a distinct site located on the southern tip of the Technoparc.



World Renowned Companies



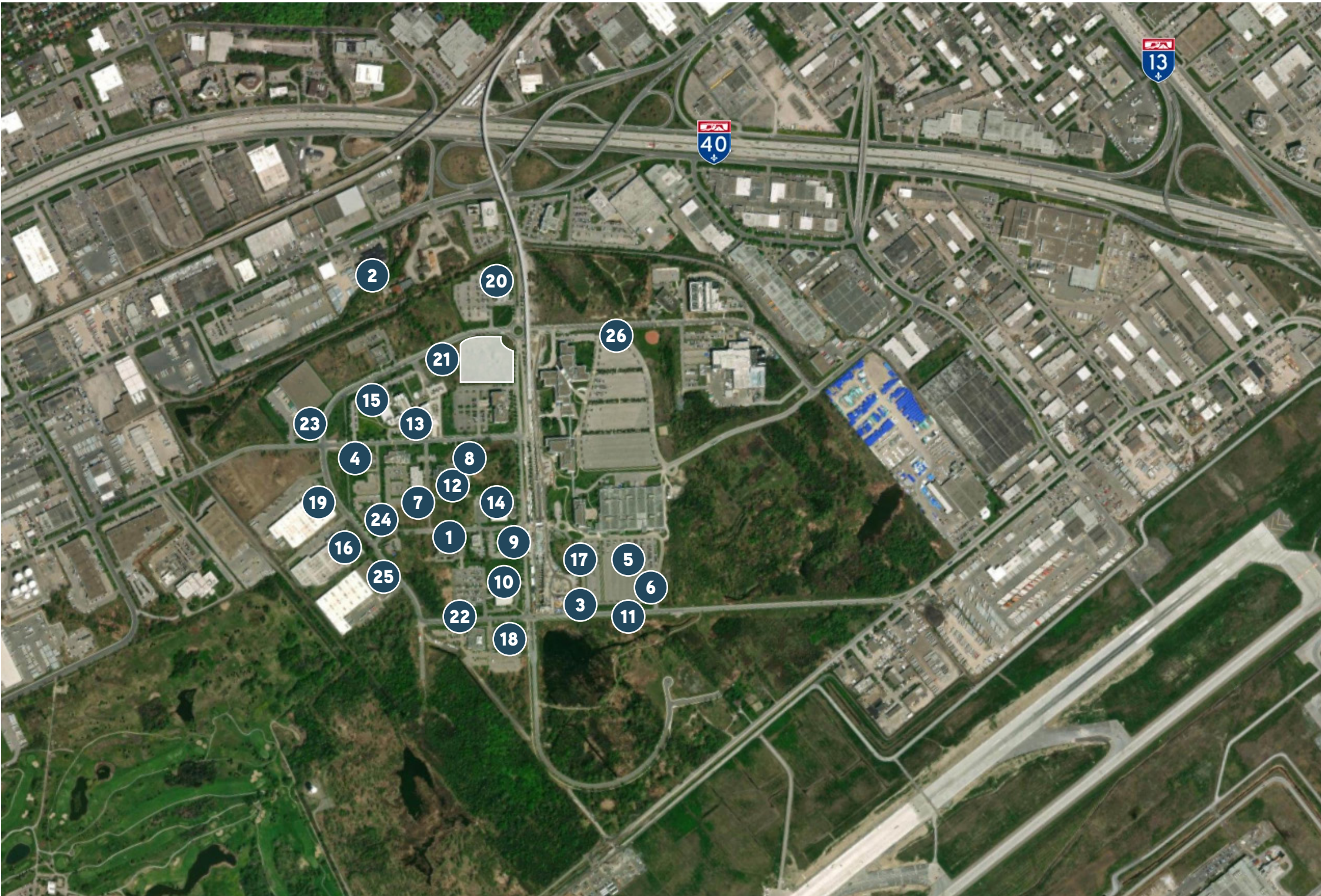
± 7,350 Highly Skilled Employees



Thriving Life Science & Tech Hub



TECHNOPARC OVERVIEW



THRIVING LIFE-SCIENCE AND TECH NODE

- 1** 3M
- 2** ABB CANADA
- 3** ACCEDIAN
- 4** ADMARE
- 5** AGILENT TECHNOLOGIES
- 6** APTLOGIX
- 7** APTOCHEM
- 8** BEIERSDORF
- 9** BELDEN
- 10** BIOS
- 11** BOMBARDIER
- 12** BRISTOL-MYERS SQUIBB
- 13** BUREAU VERITAS LABORATORIES
- 14** COLOGIX
- 15** DOMAIN THERAPEUTICS
- 16** ENGENE
- 17** GE AVATION CANADA
- 18** GENETEC INC
- 19** GRIFOLS
- 20** HOTEL NOVOTEL
- 21** INNOMAR STRATEGIES
- 22** NATIONAL RESEARCH COUNCIL CANADA
- 23** NUCHEM THERAPEUTICS
- 24** PARAZA PHARMA
- 25** REPAIRE THERAPEUTICS
- 26** VANTAGE DATA CENTERS



100+ COMPANIES FOCUSED ON INNOVATION



PREMIER BUSINESS PARK IN THE GMA

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