



FORGESTONE
CAPITAL

40
NEXUS
13

STABILIZED OFFICE WITH VALUE-ADD UPSIDE

8455 Transcanada, Saint-Laurent

FOR SALE

INVESTMENT HIGHLIGHTS



STABILIZED INCOME WITH LONG-TERM VISIBILITY

- 79% occupied by two quality tenants
- 10-year anchor lease through 2036
- 8.34-year weighted average lease term (WALT) *

* calculated as of October 1, 2026



CONTRACTED INCOME GROWTH TRAJECTORY

- Income growth supported by contractual lease structures
- Enhanced cash flow visibility and predictability



QUANTIFIABLE VALUE-ADD OPPORTUNITY

- 21% vacancy (11,207 SF) across 2 flexible suites
- Ideal for office, flex or life science users



PREMIER HIGHWAY 40/13 LOCATION

- Exceptional visibility at Quebec's busiest highway intersection
- Minutes from YUL Airport
- Established international business hub with a strong corporate presence



WITHIN MONTREAL'S PREMIER LIFE SCIENCES CORRIDOR

- Located in a Life Sciences Hub
- Proximity to leading pharmaceutical and biotech companies
- Access to specialized talent pool and research institutions

PROPERTY OVERVIEW

8455 TRANSCANADA HIGHWAY (8455TC)



8455 TRANSCANADA HIGHWAY (8455TC)

LAND AREA (SF)	119,270
GLA (SF)	53,779
FLOORS	3
YEAR BUILT	1993
REALTY TAXES (2026)	\$158,753
CURRENT VACANCY	21%
CURRENT TENANTS	Festo, Recochem
WALT*	8.34 years

* calculated as of October 1, 2026



53,779 SF
GLA



119,270 SF
SITE AREA



2
ELEVATORS



79%
OCCUPIED



1
DOCK DOOR



16 stalls
INDOOR PARKING



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



LOCATION OVERVIEW

Saint-Laurent ranks as Greater Montreal's second-largest employment hub, commanding over 50% of West Island office and industrial inventory. The Highway 40/13 corridor hosts international headquarters including Bombardier Aerospace, CAE, Siemens, ABB, and Ericsson.

The Nexus neighborhood has emerged in recent years as one of Montreal's premier life sciences hubs, attracting leading international pharmaceutical and biotech companies. This growing ecosystem—anchored by GSK, Pfizer, and other global leaders—has created sustained demand for specialized commercial and industrial space, positioning the corridor as a critical node in Canada's life sciences sector.



- 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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