

FOR LEASE

# 7171 Frederick-Banting Street

Saint-Laurent, Québec



Flexible Office & Lab space  
up to 29,593 SF





# 7171 Frederick-Banting

**7171 Frederick-Banting** provides different spaces tailored for life sciences and health technology firms. The facility boasts professional teams with extensive experience and offers turnkey labs to fulfill diverse client needs. Designed to enable tenants to focus on their research and development, avoid large capital investments and lengthy construction timelines. The space offers a range of private offices to support the Lab Units, as well as various shared Meeting Rooms, Lab Service Spaces, Large Community Kitchen and Lounge.



## Highlights



**LOCATION**  
Located in the heart of Montreal's prestigious Technoparc



**FENESTRATION**  
Abundant daylight



**CONNECTION**  
Electric charging stations



**PARKING**  
Free exterior parking



**ACCESSIBILITY**  
Easy access from highway 40 west, exit 60



**CERTIFICATION**  
LEED Certified (Building 2)



# Flexible labs to support the next generation of Life Sciences companies

Each room is fitted with benches, lab sinks and select rooms include fumehoods. Core services are available, including emergency power, glasswashing, autoclaving, purified water, compressed air & nitrogen, and management of chemical waste.

Flexibility is key. Some areas can be used as office space or adapted for classical lab purposes.

Lab suites vary from 250 to 3000 sq Ft.



Biology lab



Chemistry lab



Flexible space in lab area



Cell culture lab



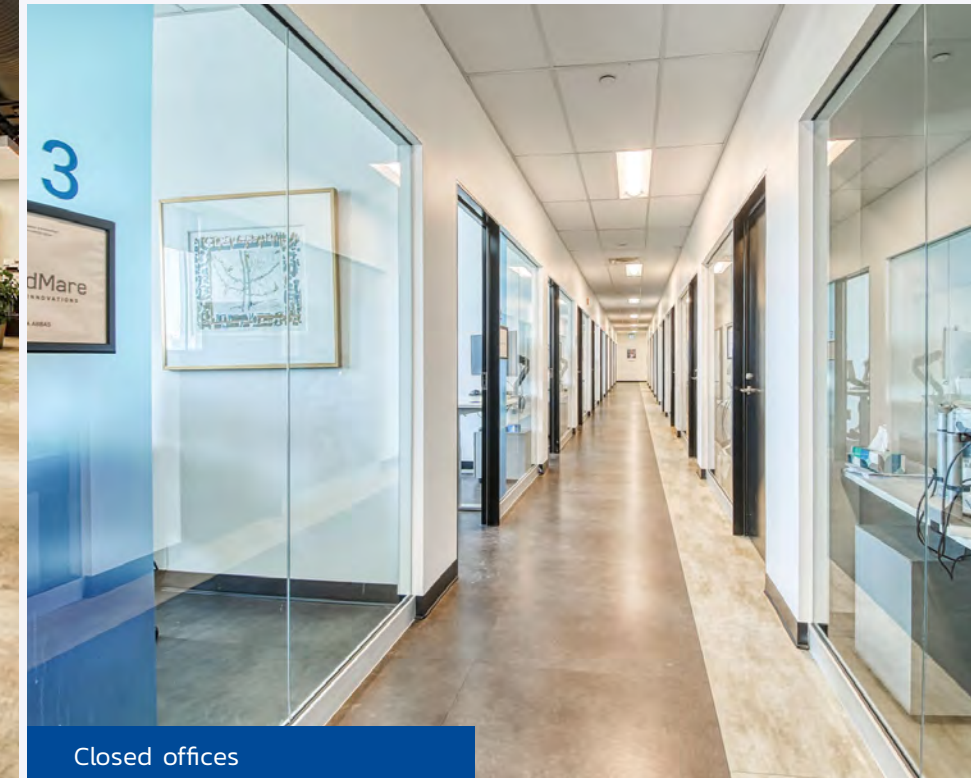
# Offices & common spaces

Tenants can select the optimal combination of offices (open space & private offices). Office areas are equipped and move-in ready with desks, chairs, and high-speed internet.

A wide variety of large & small meeting rooms (4 to 100 people) is available at no fee. Large kitchen and lounge areas provide inviting collaboration centers to connect and exchange ideas.



Open space workstations



Closed offices



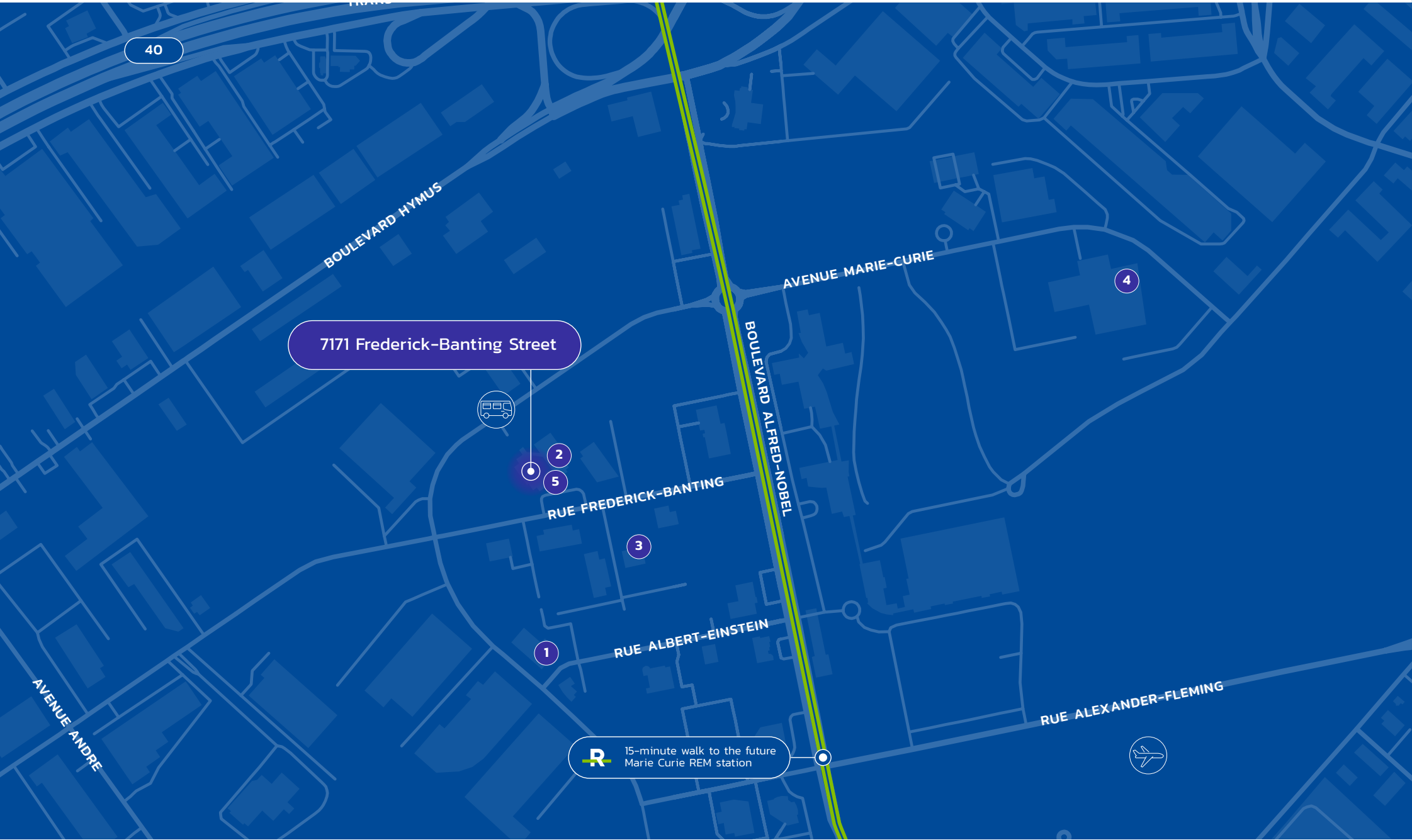
Conference rooms



Lounge work areas



# Location and accessibility



## LIFE SCIENCE COMPANIES IN THE AREA

1. Paraza Pharma

2. Spirochem

3. Charles Rivers Labs
4. Grifols Canada Therapeutics

5. Cyclenium Pharma Inc



15 minutes to Montréal-Pierre Elliott Trudeau International Airport



Located in the heart of Technopark Montréal



5 minutes to Highway 40



# Space overview

**SUITES**  
Office space: up to 12,181 SF  
Biology labs: up to 7,841 SF  
Chemistry labs: up to 3,403 SF  
Equipment labs: up to 2,852 SF

**TERM**  
Flexible & short  
term possible

**NET RENT**  
Contact Broker

**ADDITIONAL RENT (2025 EST.)**  
Office space: \$23.04-\$29.98 PSF  
Biology labs: \$35.64-\$51.97 PSF  
Chemistry labs: \$25.00-\$63.46 PSF  
Equipment labs: \$51.97 PSF

**PARKING**  
Free exterior stalls





# About



With a strong track record of globally-competitive scientific discovery, Canadian life sciences are primed to lead the world. To make this a reality, adMare BioInnovations uses its scientific and commercial expertise, specialized R&D infrastructure, and seed capital to build strong life sciences companies, develop robust ecosystems, and foster industryready talent. It re-invests its returns into the Canadian industry to ensure its long-term sustainability.

adMare has helped build 38 companies, of which 27 are still active. These companies have attracted \$2.5 billion of risk capital, have a combined value of \$5.8 billion, and have created around 1,000 jobs in Canada. Our dynamic Montreal and Vancouver Innovation Centres have been home to 50 life science companies to date, with the 29 current resident companies employing over 400 life sciences professionals. The adMare Academy has trained more than 900 alumni — 87% of whom are employed in the life sciences industry. For more information, please visit [www.admarebio.com](http://www.admarebio.com).

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COMPANIES THEY'VE HELPED BUILD

\$2.5B

OF REAL RISK CAPITAL RAISED BY COMPANIES

\$5.8B

COMBINED VALUE OF COMPANIES

~1000

JOBS CREATED IN CANADA

400+

LIFE SCIENCE PROFESSIONALS EMPLOYED





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