

FOR SUBLEASE

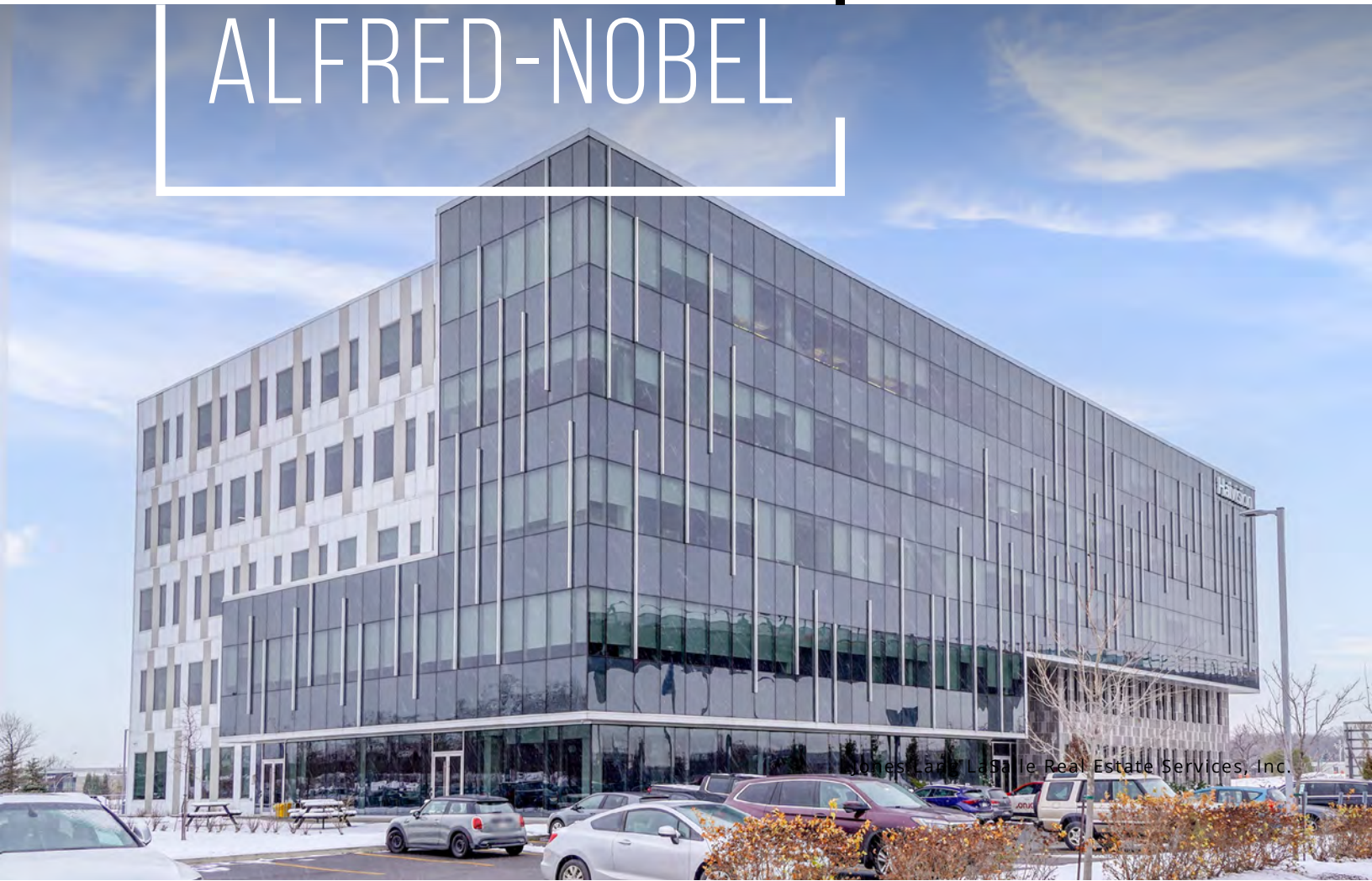


6,667 SF

**UNIQUE LOCATION AT THE ENTRANCE OF
THE MONTREAL TECHNOPARC**

2600

ALFRED-NOBEL



2600, ALFRED-NOBEL BOULEVARD

Built in 2015 with a LEED Gold certification, this building is located in Montreal's Technoparc within walking distance of the future REM station. Occupant services include a gym and an outdoor terrace. Its location offers easy access to public transportation and proximity to Montreal-Trudeau International Airport.



HIGHLIGHTS



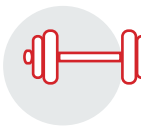
**PLUG & PLAY
OFFICE SPACE**



**STEPS FROM FUTURE
REM STATION**



**OUTDOOR
TERRACE**



**FULLY EQUIPPED
FITNESS CENTER**



**GOLD LEED
CERTIFICATION**





SPACE OVERVIEW

Suite:	302 - 6,667 SF
Term:	Novembre 30, 2026
Availability:	Immediate
Net Rent:	Contact Broker
Additional Rent:	\$14.82 PSF - Electricity included Daily cleaning excluded
Parking:	Interior & exterior available





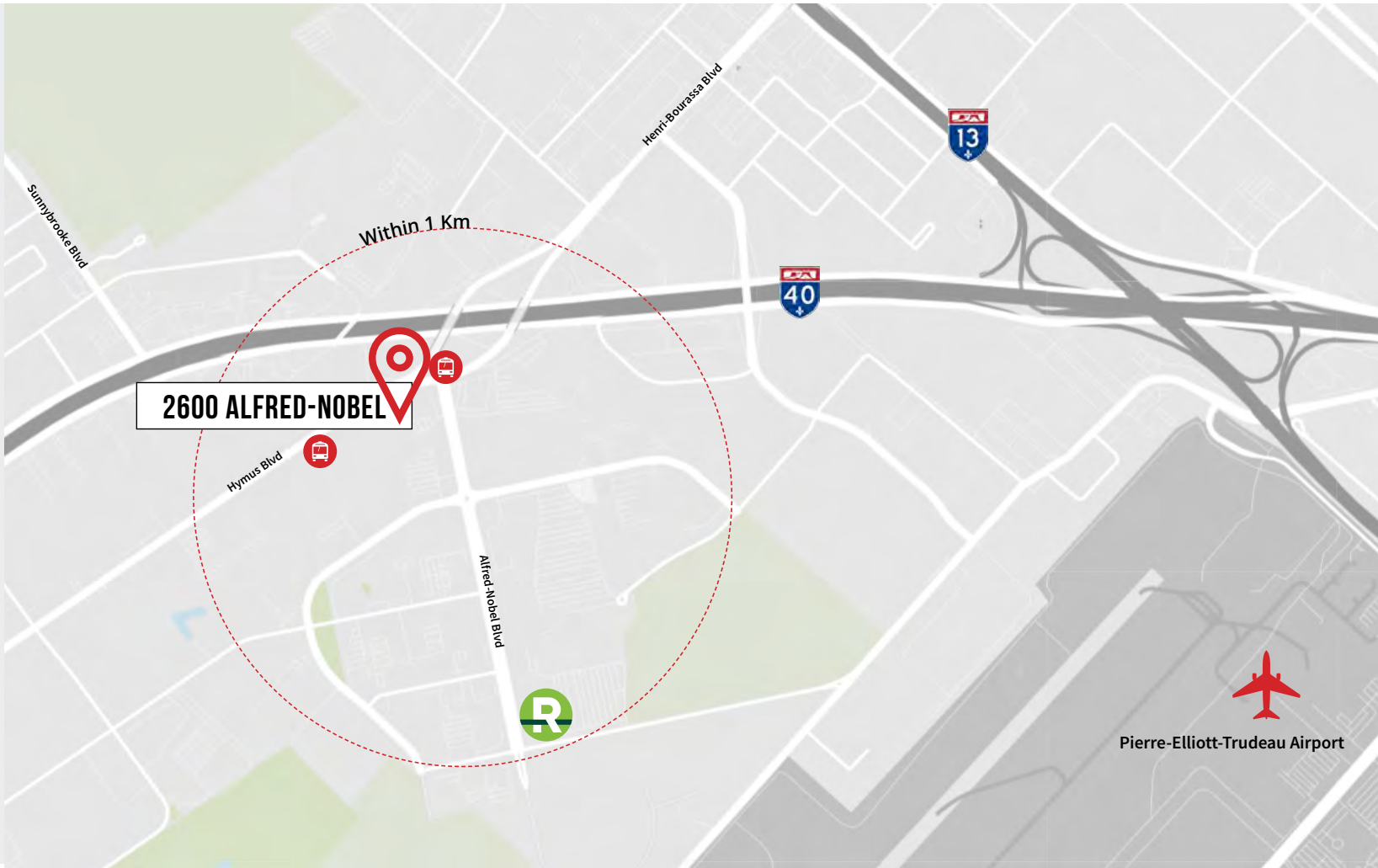
FLOOR PLANS



SUITE 302

56 Workstations
5 Closed offices
1 Meeting room 10-person

AREA ACCESSIBILITY



- Côte-Vertu Metro Station - Bus 72 or 225
- Fairview Terminus - Bus 72 or 225
- 10 minutes of the International Pierre-Elliott-Trudeau Airport
- 20 minutes from Downtown
- Proximity to future REM station
- Taxibus Service

FOR MORE INFORMATION, PLEASE CONTACT:

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