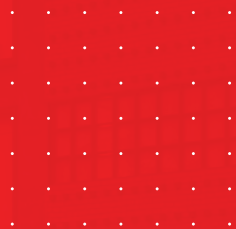




7070

SAINT-URBAIN STREET

Montréal, Québec



MONTONI
sidlee architecture



PREMIUM MILE-EX
OFFICE FOR LEASE



DETAILS

LEASABLE AREAS

(Demising options available)

LOBBY + RETAIL

Ground Floor/Mezzanine: 2,810 SF

3,275 SF

OFFICE SPACE

2nd Floor: 11,515 SF

3rd Floor: 11,345 SF

4th Floor: 11,460 SF

5th Floor: 12,040 SF

6th Floor: 12,040 SF

7th Floor: 12,040 SF

8th Floor: 11,240 SF

TOTAL OFFICE AREA

81,680 SF

LEASE RATE

Net rent: Negotiable

Additional rent: \$12.75* PSF (Est. for 2021)

*PR@M. Excluding hydro & daily cleaning

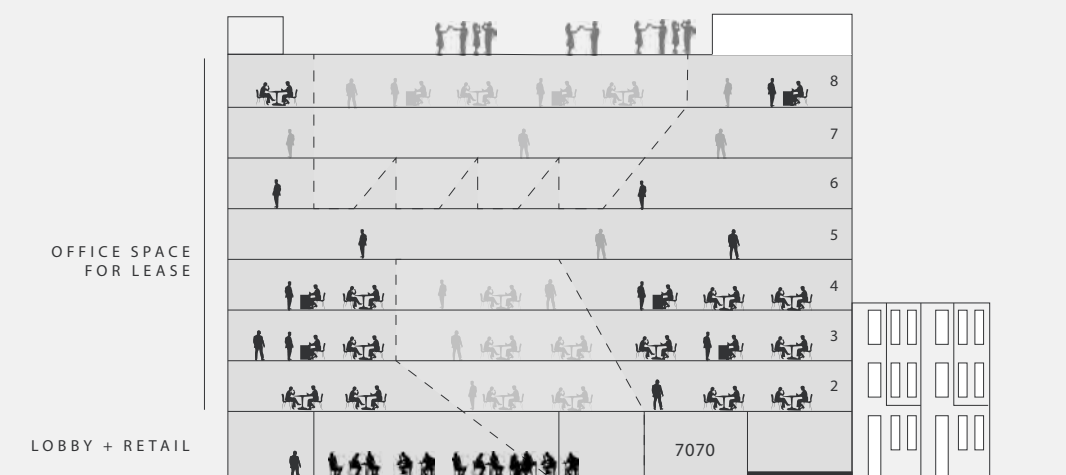
Tenant allowance: \$25.00 PSF



HIGHLIGHTS

- Brand new signature office redevelopment
- Located in the heart of Montreal's Mile-Ex neighbourhood
- Roof Top Terrace & Garden
- Indoor Parking available
- In proximity to Jarry park, Jean Talon Market, restaurants, banks, pharmacies, daycares and more

STACKING PLAN



ABOUT THE AREA — MILE-EX

The Mile-Ex stands out for its industrial character. Some buildings and spaces that once housed textile and manufacturing workshops have gradually been liberated as a result of globalization to make way for the technology industry.



ICONIC FOOD SCENE

New bars and restaurants are establishing themselves in the vacant industrial architecture and quickly carving out their place among the area's most iconic spots.



7070 SAINT-URBAIN STREET

A CULTURE OF INNOVATION

The influx of new companies and artists in the 1990s created a wave of cultural innovation.

TECH-CENTRIC MILE-EX

Mile-Ex, more vibrant and attractive than ever, is attracting high-tech and artificial intelligence companies to establish themselves there.



A BUILDING FOR THE TECH GENERATION

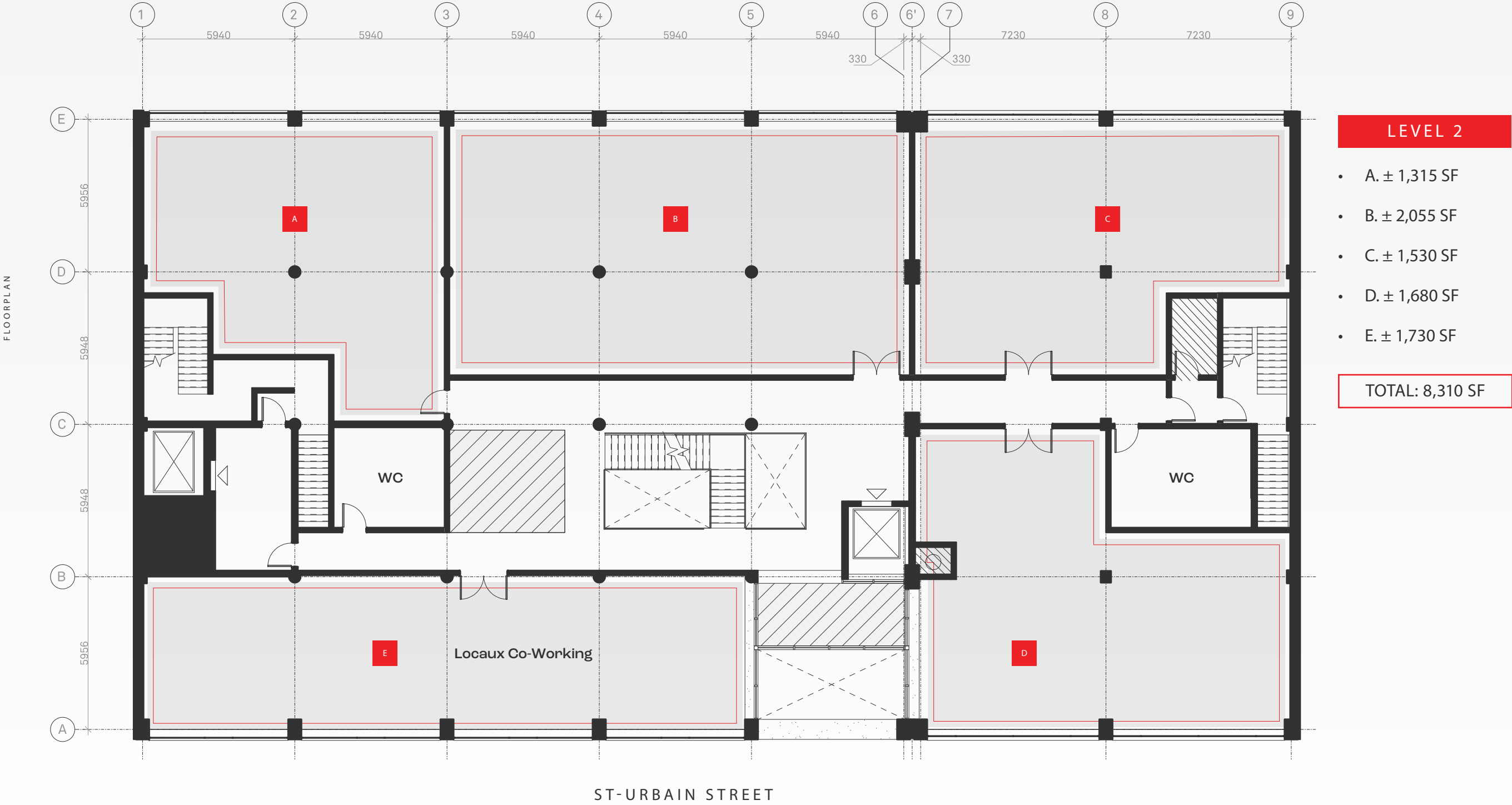
7070 Rue St-Urbain offers a unique and attractive space that meets the demands of today's employees. Re-imagining of what the office looks and feels like, and offering a truly unique experience that entices employees into the office.

INNOVATIVE DESIGN

Spaces designed under the premise that while productivity and collaboration will always be key pillars of every office space, the 21st century employee looks to the office as an opportunity to socialize and to promote both employee wellness.



TYPICAL SUBDIVIDED FLOOR PLAN



NEARBY AMENITIES



BARS & CAFÉS

- 1 Bar Harricana
- 2 Café Cicchetti
- 3 Café Dispatch
- 4 Café Guerrero

RESTAURANTS

- 5 Le Manitoba
- 6 Le Mile-Ex
- 7 Le Diplomate
- 8 Dinette Triple Crown
- 9 La Cornetteria
- 10 Tricot Principal
- 11 Lucca
- 12 Bottega
- 13 Impasto
- 14 Pastaga

NOTABLE TENANTS

- | | |
|-------------------------|---------------------|
| A Microsoft | H Facebook |
| B Ivado | I Mila |
| C Moment Factory | J Attraction Media |
| D Publicis | K SunLife Financial |
| E Behaviour Interactive | L Framestore |
| F Thales | M Ubisoft |
| G Element AI | N Landr |

METRO:
6 min: De Castelnau
9 min: Parc

TRAIN:
9 min: Parc

BUS: 55, 80, 92, 93,
363, 372, 480

7070

SAINT-URBAIN STREET

Montréal, Québec



PREMIUM MILE-EX OFFICE FOR LEASE

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