ALEXANDRIA®

Building the Future of Life-Changing Innovation®

PURPOSE-BUILT LIFE SCIENCE SPACES

AVAILABLE FOR LEASE IN THE GREATER MONTREAL AREA

CBRE

A LEADER IN COLLABORATIVE LIFE SCIENCE CAMPUSES

Over the last 28 years, Alexandria has established itself as the leading owner, operator, and developer of collaborative campuses for life science, agtech, and technology companies in North America's top innovation clusters.

Alexandria's cluster model unites cutting-edge science and technology with leading scientific and managerial talent and strategic investment capital in best-in-class locations immediately adjacent to top academic institutions.

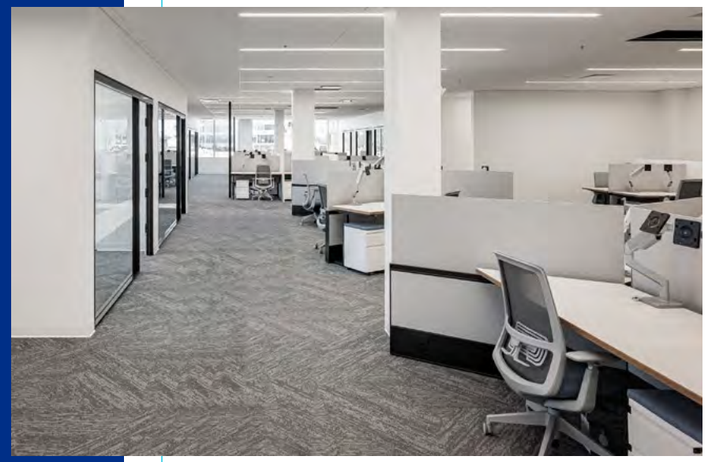
Their mission is to create and grow life science ecosystems and clusters that ignite and accelerate the world's leading innovators in their noble pursuit to advance human health.

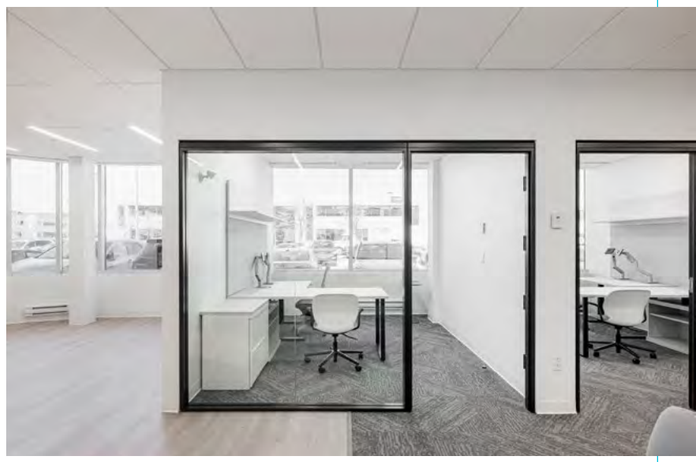
Strategically located between the Nexus 40-13 Park in Saint-Laurent and Cite de la Biotech in Laval, Alexandria is offering six prestigious assets that provide 153,000 square feet of turnkey, purpose-built life science space for lease. These assets are readied to the specific requirements and high standards of modern life science users, so that tenants can begin creating their best work and continue to be pioneers in their respective fields.

NEXUS 40-13 PARK

Located in Saint-Laurent, Nexus 40-13 is a premier business park which offers a spacious campus setting within 25 minutes of downtown Montreal and is adjacent to the Montréal-Pierre-Elliott-Trudeau International Airport. The campus extends along the intersection of highways 40 and 13 and is surrounded by a deep talent pool from of the West Island and Laval.

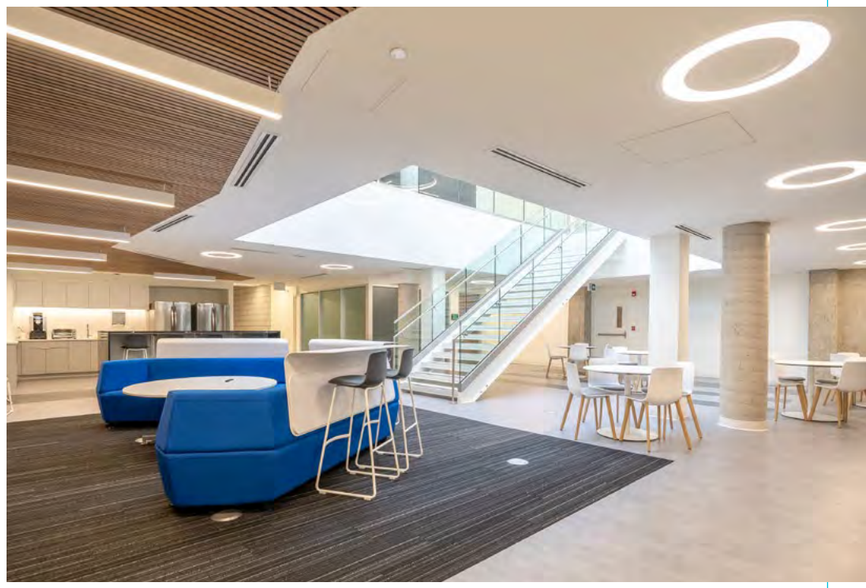
AT THE INTERSECTION OF **HIGHWAYS 40 & 13.**
25 MINS FROM DOWNTOWN MONTREAL.

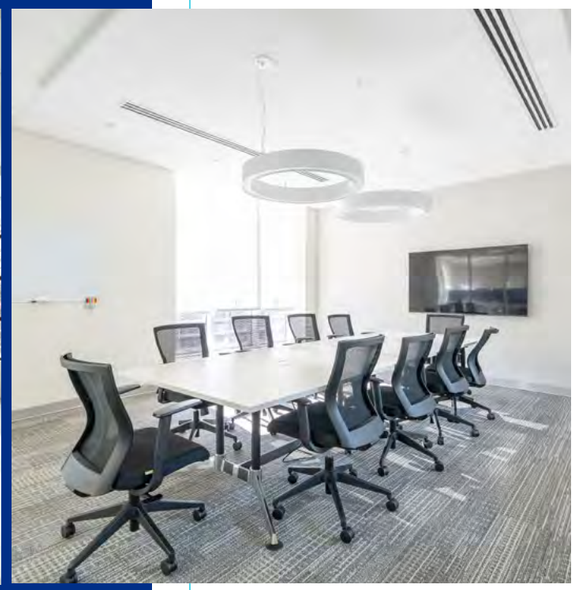


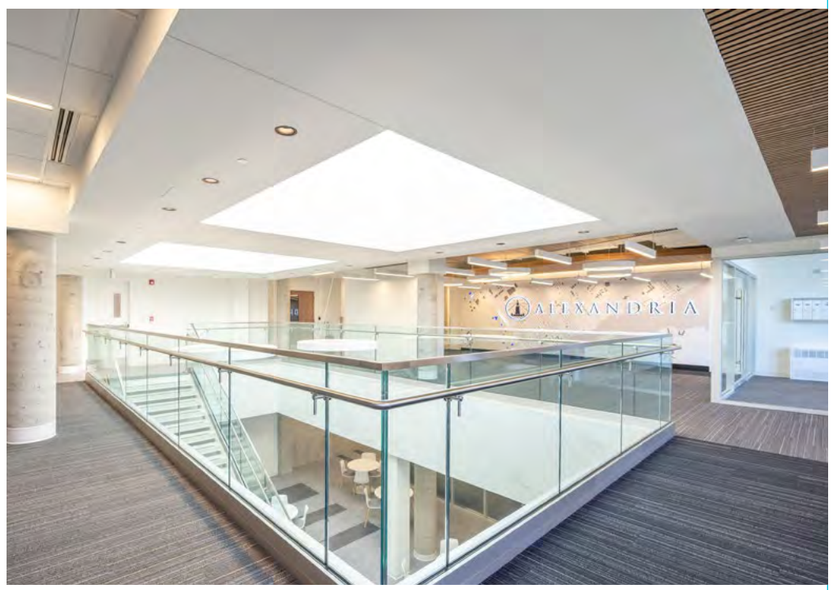


CITÉ DE LA BIOTECH

Located in Laval, Cite de la Biotech is the biotechnology and life sciences hub of greater Montreal. The Biotech city is home to world renowned pharmaceutical firms and research institutes (INRS) which employ more than 5,000 individuals in the fields of bio-pharmaceutical, medical device, CRO, and IT. The Biotech City is home to the INRS research institutes, the CQIB incubator and Alexandria currently owns and manages six individual assets that provides turnkey, purpose-built life science space for rent, and land for development. Located between Highway 15 and Road 117, in close proximity to the metro Montmorency and the bike path.







MEET THE BUILDINGS

Market leading assets, purpose-built for life sciences

201 Armand-Frappier

Offering	40,679 sq. ft. over 3 floors
Availability	Q2 2024

FOR MORE INFORMATION

235 Armand-Frappier

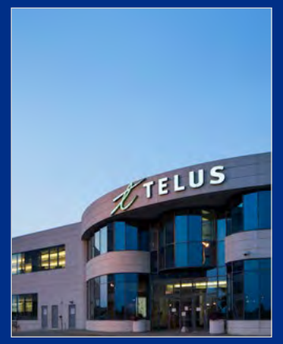
Offering	3,174 - 25,974 sq. ft. over two floors
Availability	Q3 2024

FOR MORE INFORMATION

275 Armand-Frappier

Offering	- 13,664 sq. ft. of shared space - 48,471 sq. ft.
Availability	Q4 2024 Q1 2025

FOR MORE INFORMATION



8851 Transcanadienne

Offering	53,000 sq. ft. over two floors
Availability	Signature + 12 months

FOR MORE INFORMATION

4777 Levy

Offering	2,957 - 28,426 sq. ft. over two floors
Availability	Q3 2024

FOR MORE INFORMATION

4800 Levy

Offering	5,522 sq. ft. first floor
Availability	Q2 2024

FOR MORE INFORMATION

4868 Levy

Offering	5,099 - 30,806 sq. ft. over two floors
Availability	Q2 2024

FOR MORE INFORMATION

THE HIGHEST STANDARDS IN LIFE SCIENCES SPACE

Purpose-built by Alexandria, the life-science spaces at Nexus 40-13 Park and Cite de la Biotech campuses are designed specifically for life science tenants. Their expertly designed lab spaces feature product-specific requirements including redundant emergency power systems, higher floor-to-floor heights, higher floor load capacity, sufficient vibration capacity, superior HVAC systems and planned vertical MEP expansion.

7300, rue Transcanada

1

2

3

4

5

NEXUS 40-13 PARK
SAINT-LAURENT

465,700 SQ. FT.

1

2

3

4

5

6

CITÉ DE LA BIOTECH
LAVAL

488,400 SQ. FT.

How can we help?

Contact our team to learn more about your future life science space

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