

LAB SPACES FOR LEASE | MONTRÉAL, QUEBEC.

HARVEYCORP + CBRE

HARVEYCORP

ARMAND-FRAPPIER & CARRIE DERICK

1555 CARRIE DERICK ST

420 ARMAND-FRAPPIER BLVD.

440 ARMAND-FRAPPIER BLVD.

400 ARMAND-FRAPPIER BLVD.



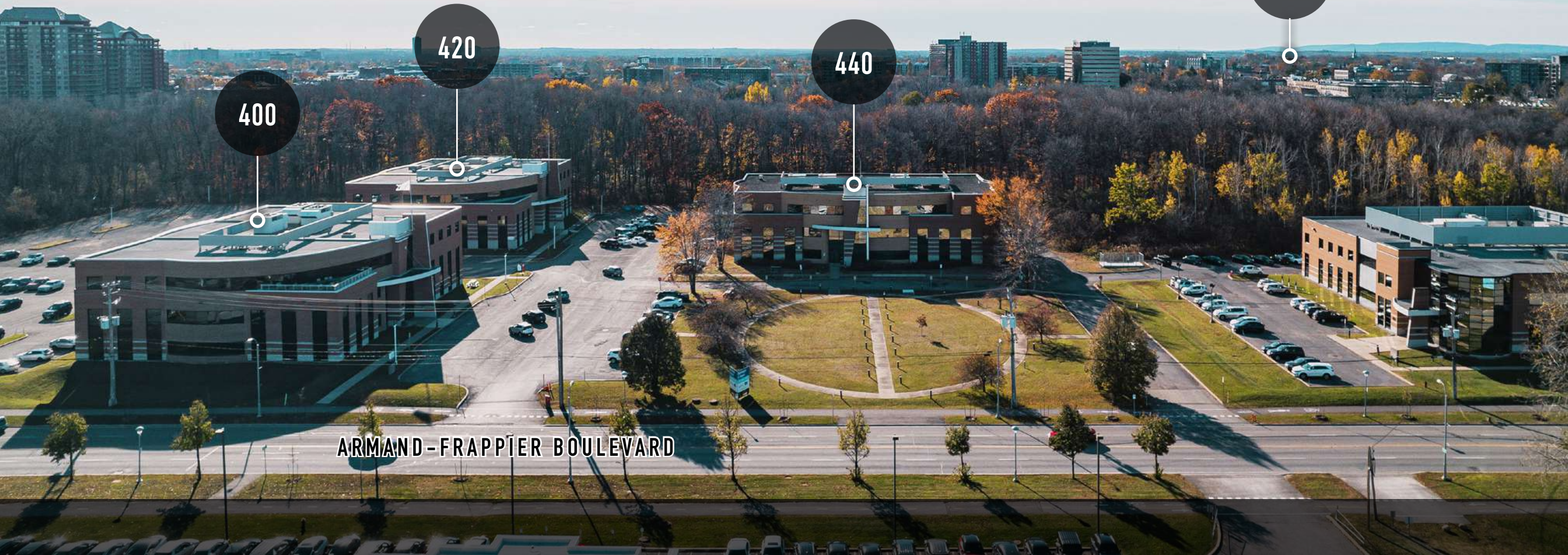
INNOVATION IS IN OUR DNA

Introducing HarveyCorp's new purpose-built lab spaces optimally located in the heart of the Biotech City of Laval and near downtown Montréal. HarveyCorp's portfolio is an ecosystem of buildings that include more than 300,000 square feet of R&D laboratories and office spaces in a campus-style environment designed according to the specific needs of each user. Located at 400, 420, and 440 Armand-Frappier Boulevard, and 1555 Carrie Derick Street, this portfolio is a reflection of HarveyCorp's expertise and ongoing success in transforming existing spaces into state-of-the-art laboratories. HarveyCorp brings to the market a life-sciences ecosystem where innovation is at its core.



1555 CARRIE DERICK ST

1555



400

420

440

ARMAND-FRAPPIER BOULEVARD

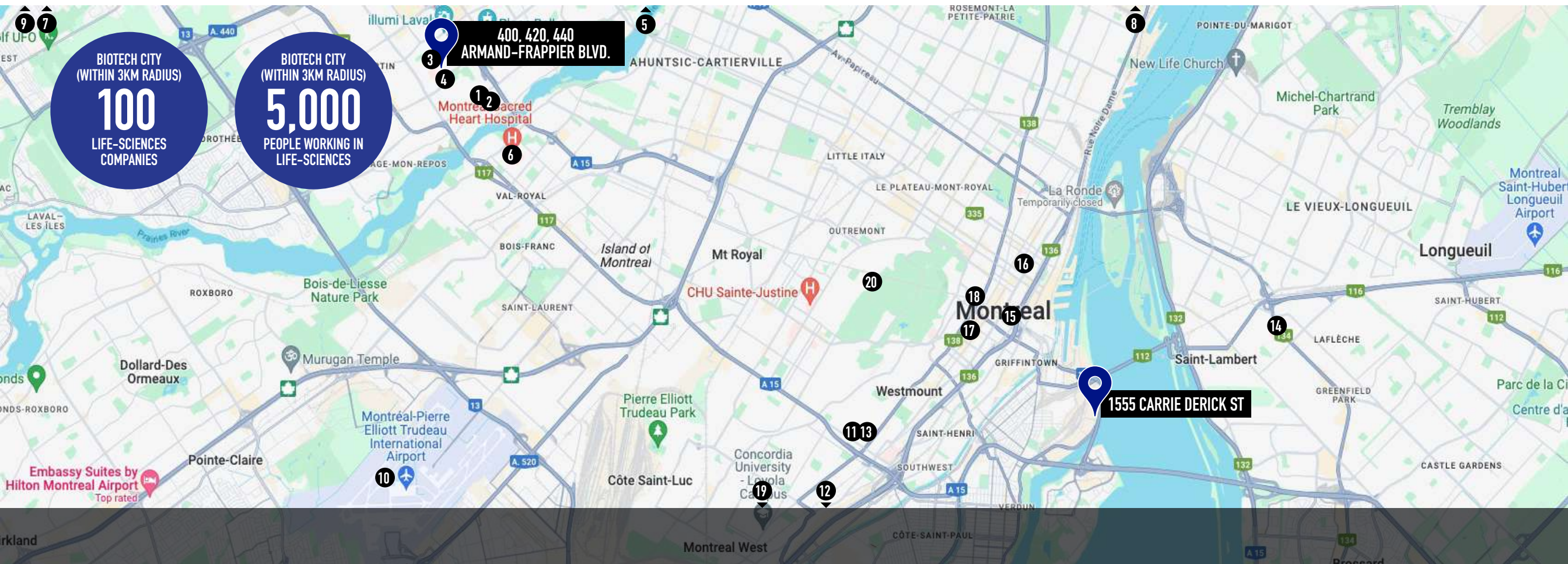
IN THE CORE BIOTECH NETWORK

HarveyCorp's Armand-Frappier site is located within the Biotech City. The biotech city of Laval is Montréal's biotechnology and life sciences hub that's home to world renowned biopharmaceutical firms and research institutes. The Biotech City's mission is to ensure the attraction, development and growth of corporations born out of health science research and to provide them an environment conducive to success.

The Carrie Derick site is just outside of downtown Montréal and in close proximity to various universities and hospitals, including the Jewish Rehabilitation Hospital of Montréal. Both sites are also located right along the A-15 Highway, providing access directly through the city, and onto the island.

DRIVE TIMES FROM ARMAND-FRAPPIER SITE	MIN.	
1	Quebec Biotechnology Innovation Centre (CQIB)	3
2	Armand-Frappier Santé Biotechnologie Research Centre	4
3	Dentaire Kaprelian Centre	4
4	Jewish Rehabilitation Hospital	5
5	Cite-De-La-Sante Hospital	14
6	The Sacred Heart Hospital	19
7	St. Eustache Hospital	23
8	Philippe Pinel Institute	30
9	Montréal-Mirabel International Airport	35
10	Montréal-Pierre Elliott Trudeau International Airport	40

DRIVE TIMES FROM CARRIE DERICK SITE	MIN.	
11	Shriners Hospitals For Child	17
12	Lasalle Hospital Center	19
13	Montréal Children's Hospital	20
14	Charles Lemoyne Hospital	22
15	National Research Institute scientist (INRS)	14
16	University of Quebec in Montréal	19
17	Concordia University	21
18	McGill University	22
19	Concordia University - Loyola Campus	25
20	University of Montréal	32

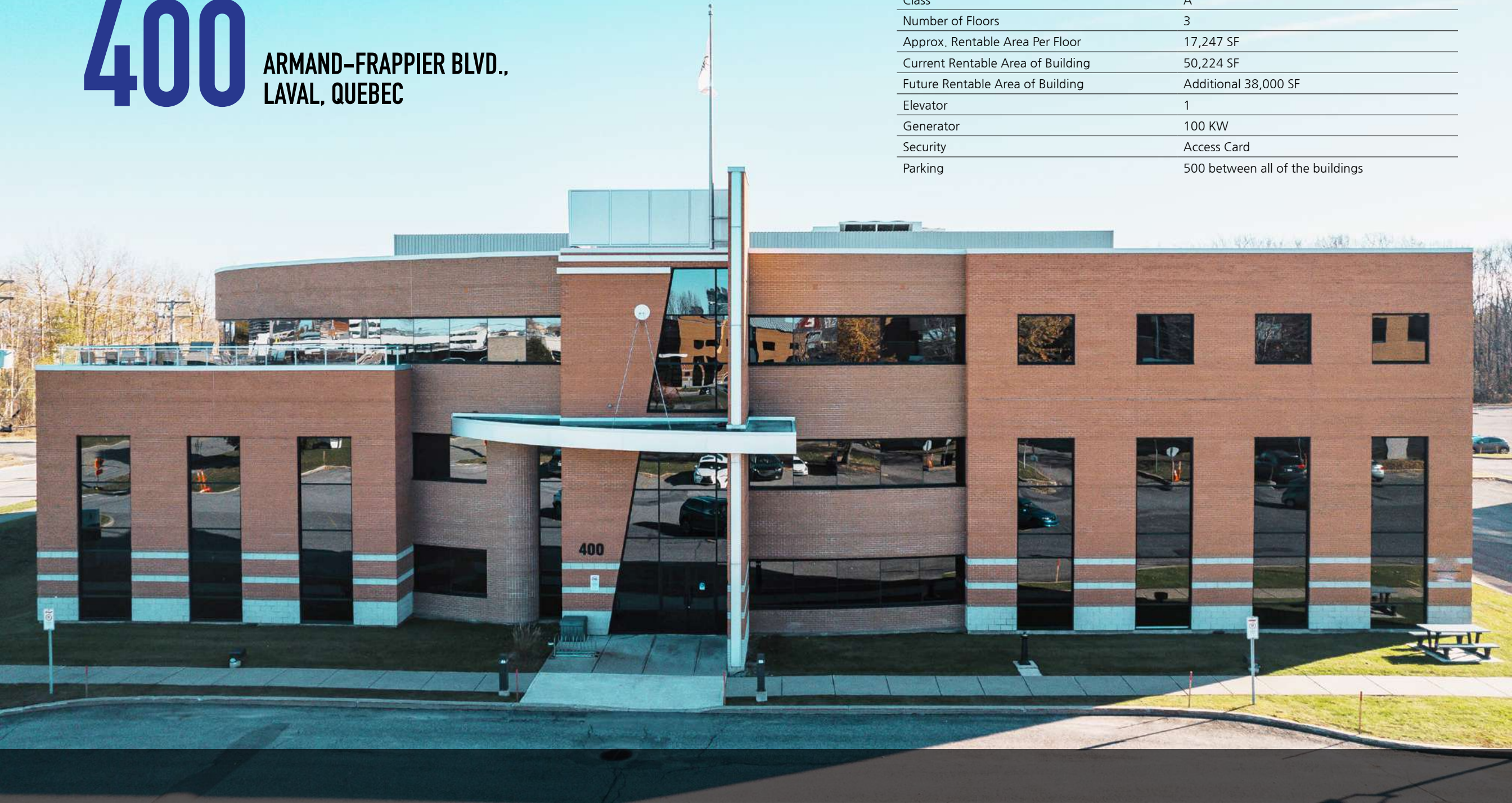


400

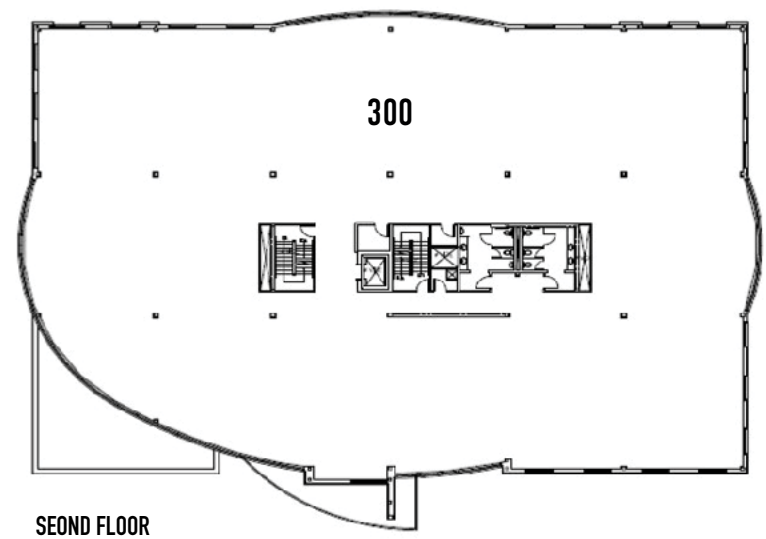
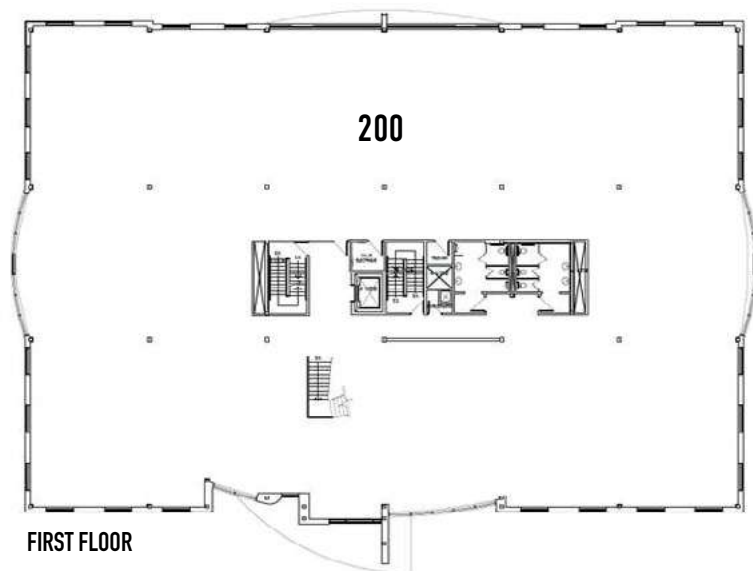
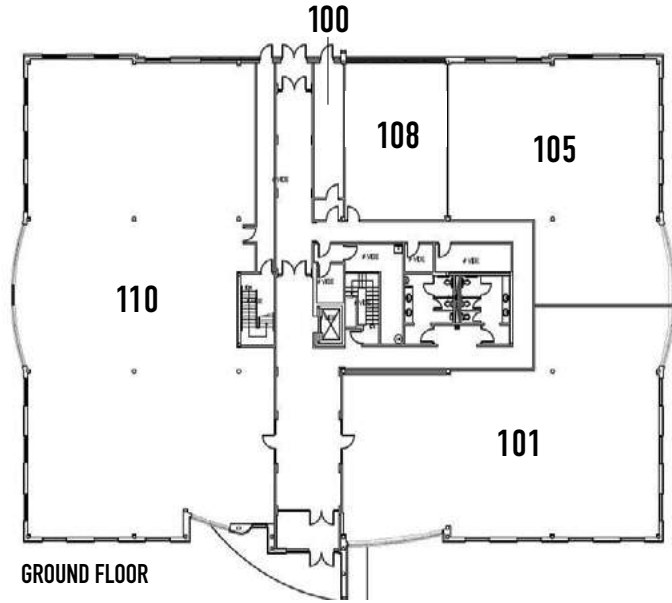
ARMAND-FRAPPIER BLVD.,
LAVAL, QUEBEC

BUILDING FEATURES

Class	A
Number of Floors	3
Approx. Rentable Area Per Floor	17,247 SF
Current Rentable Area of Building	50,224 SF
Future Rentable Area of Building	Additional 38,000 SF
Elevator	1
Generator	100 KW
Security	Access Card
Parking	500 between all of the buildings



400 ARMAND-FRAPPIER BLVD., LAVAL, QUEBEC



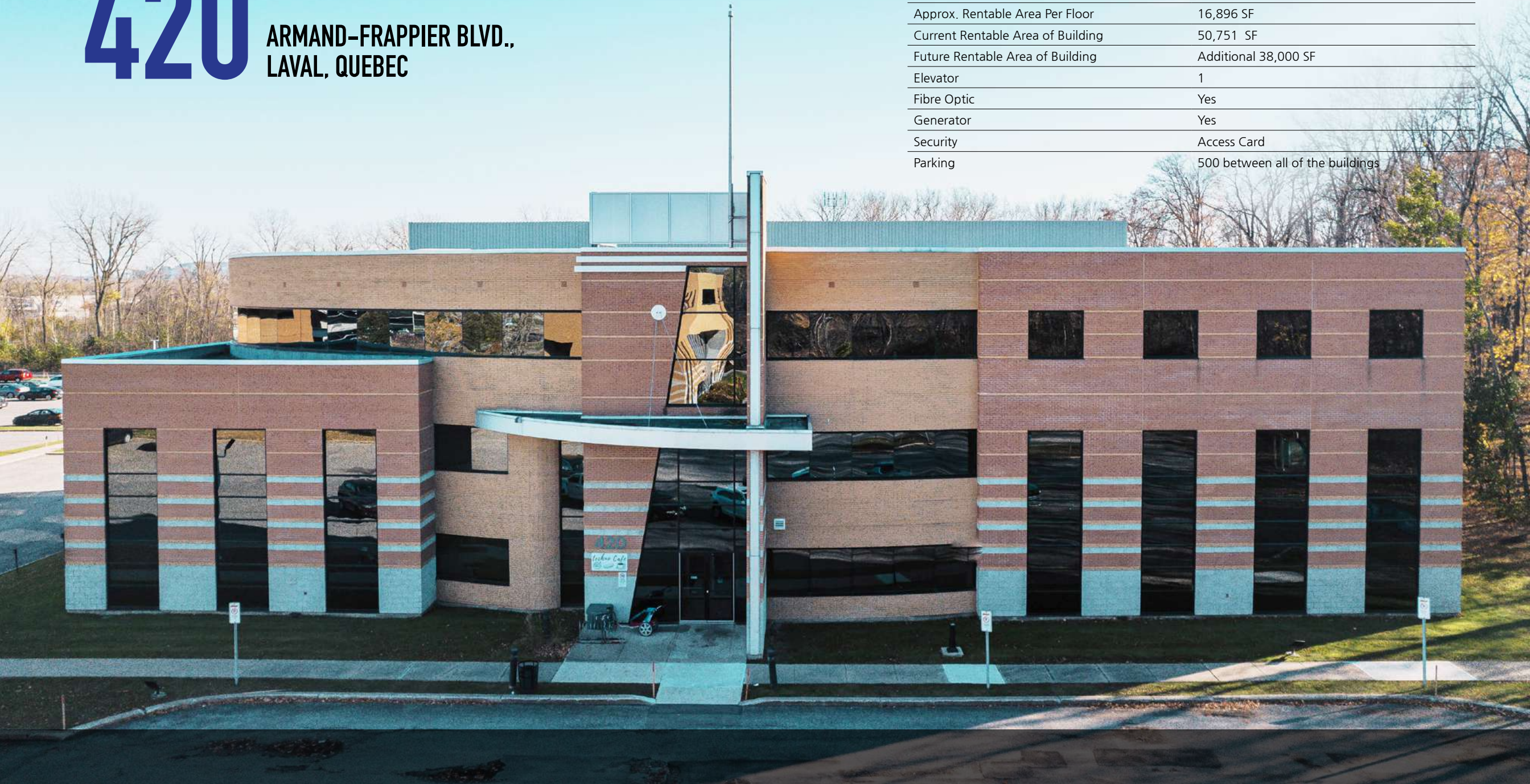
VACANCY	SUITE	SIZE (SF)	AVAILABILITY	NOTES
Leased	100	334	July 2024	
Leased	101	3,808		
Leased	105	3,120		
Leased	110	7,003		
Leased	200	17,679	July 2024	Divisible to 5,000 - 10,000 SF
Leased	300	17,111	July 2024	
Leased	108 Warehouse	1,169	July 2024	
		50,224 Total		

420

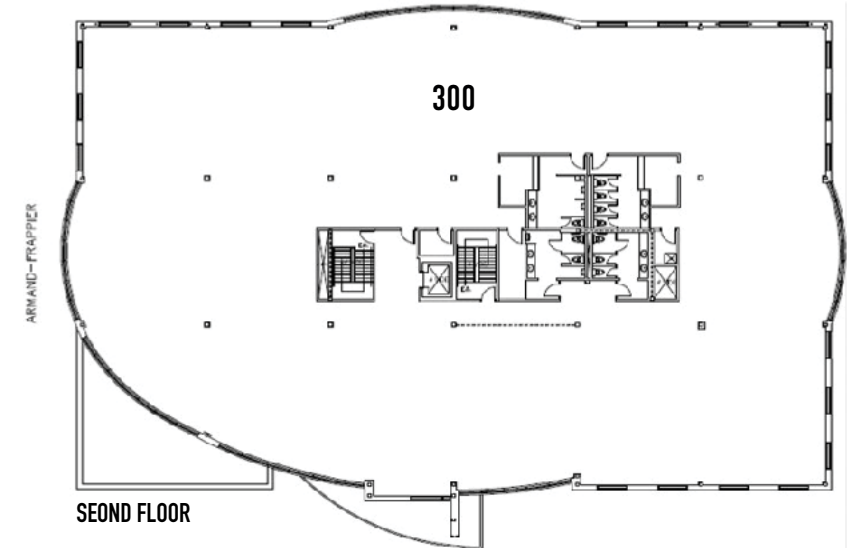
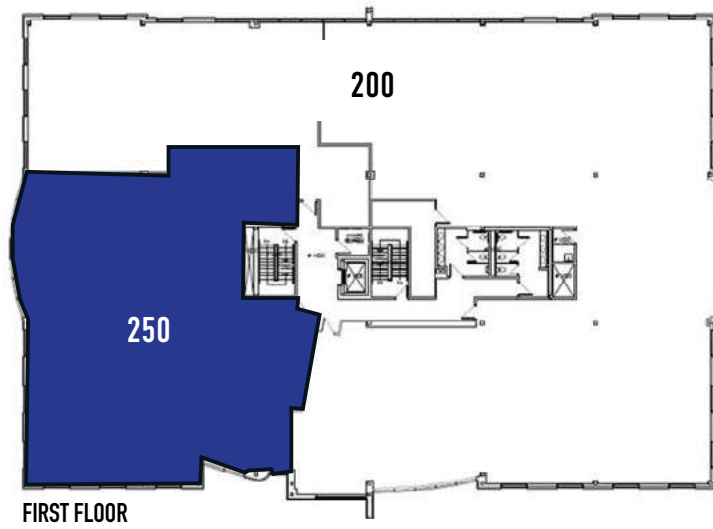
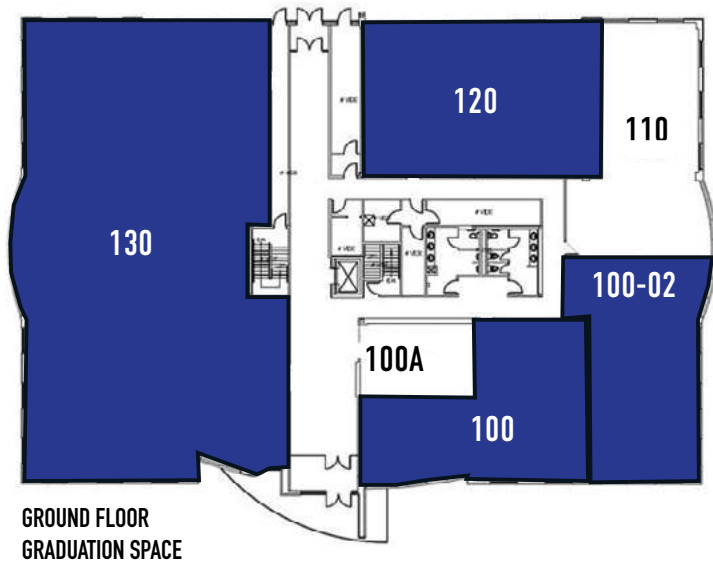
ARMAND-FRAPPIER BLVD.,
LAVAL, QUEBEC

BUILDING FEATURES

Class	A
Number of Floors	3
Approx. Rentable Area Per Floor	16,896 SF
Current Rentable Area of Building	50,751 SF
Future Rentable Area of Building	Additional 38,000 SF
Elevator	1
Fibre Optic	Yes
Generator	Yes
Security	Access Card
Parking	500 between all of the buildings



420 ARMAND-FRAPPIER BLVD., LAVAL, QUEBEC



VACANCY	SUITE	SIZE (SF)	AVAILABILITY	NOTES
Vacant	100	1,775	Immediately	
Leased	100 - A	546		
Vacant	100 - 02	1,859	Immediately	
Leased	110	1,549		
Vacant	120	2,313	Immediately	
Vacant	130	7,468	Immediately	
Leased	200	12,452		
Vacant	250	5,289	Immediately	
Leased	300	17,500		
		50,751 Total		

440

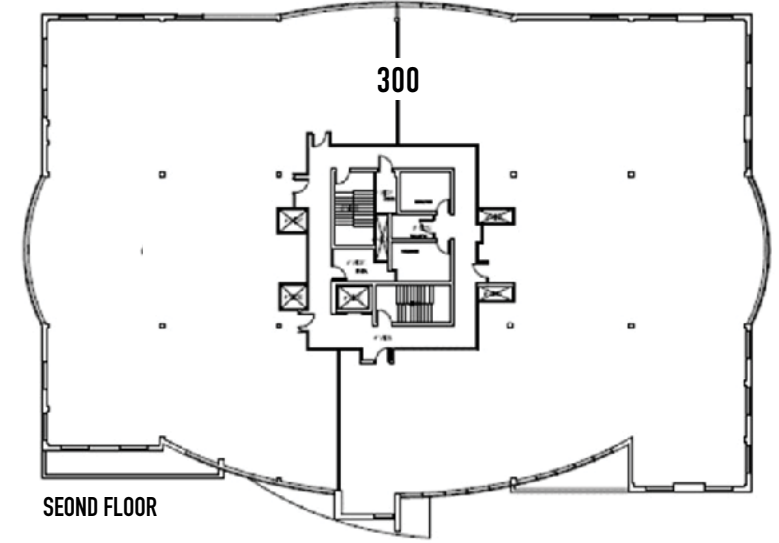
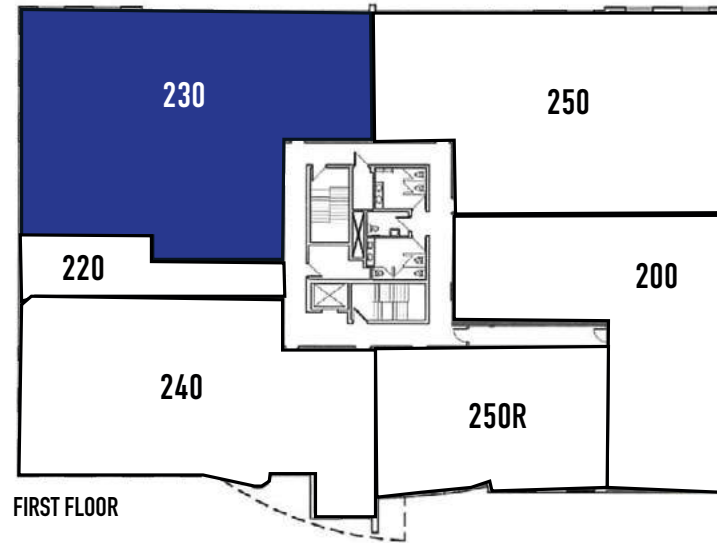
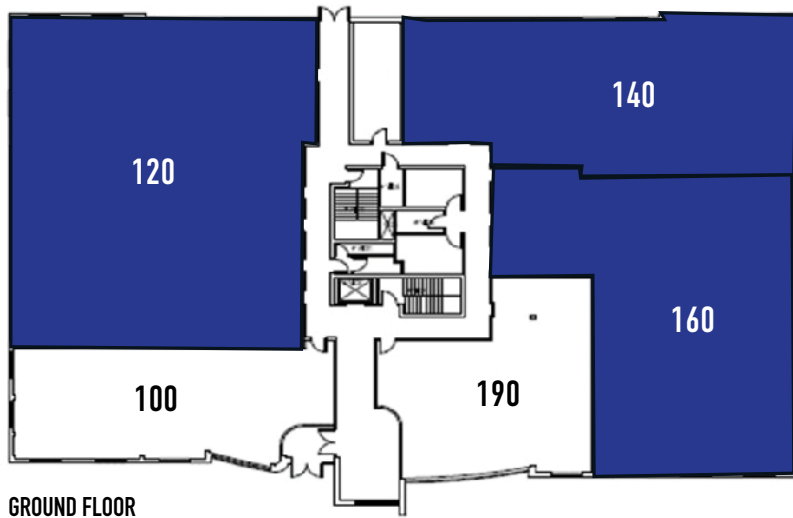
ARMAND-FRAPPIER BLVD.,
LAVAL, QUEBEC

BUILDING FEATURES

Class	A
Number of Floors	3
Approx. Rentable Area Per Floor	16,100 SF
Current Rentable Area of Building	49,551 SF
Future Rentable Area of Building	Additional 38,000 SF
Elevator	1
Fibre Optic	Yes
Generator	Yes
Security	Access Card
Parking	500 between all of the buildings



440 ARMAND-FRAPPIER BLVD., LAVAL, QUEBEC



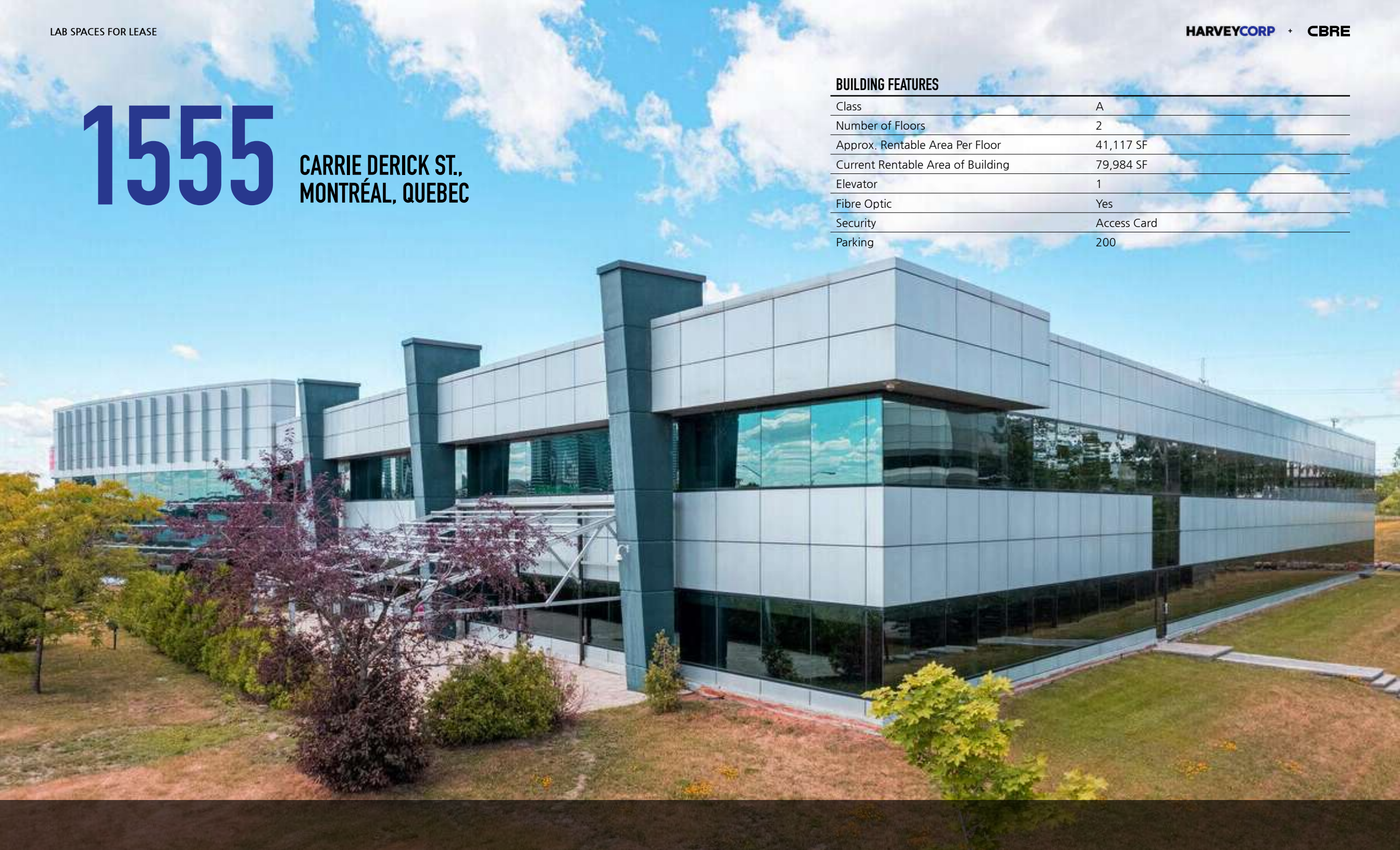
VACANCY	SUITE	SIZE (SF)	AVAILABILITY	NOTES
Leased	100	1,848	January 2024	
Vacant	120	5,164	Immediately	
Vacant	160	3,752	Immediately	
Vacant	140	2,993	Immediately	
Leased	190	1,797		
Leased	200	2,814		
Leased	220	797		
Vacant	230	4,192	Immediately	
Leased	240	3,479		
Leased	250	3,799		
Leased	250R	2,171		
Leased	300	16,745		
		49,551		

1555

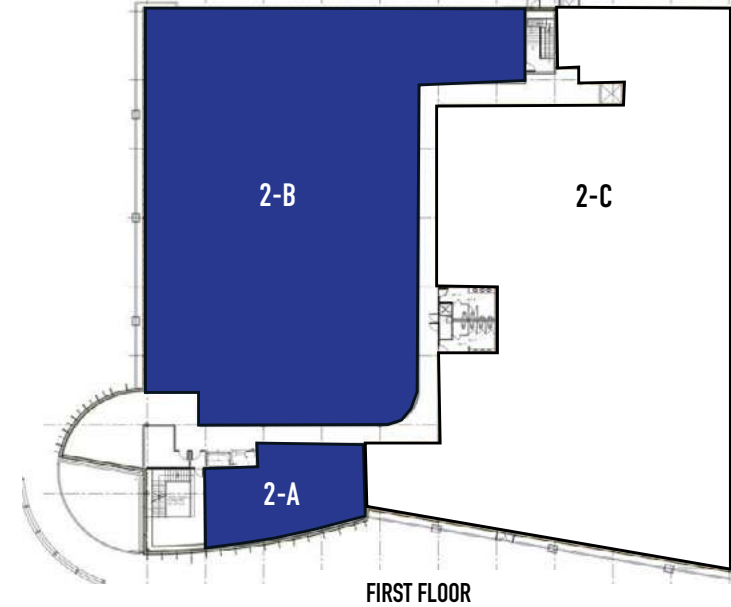
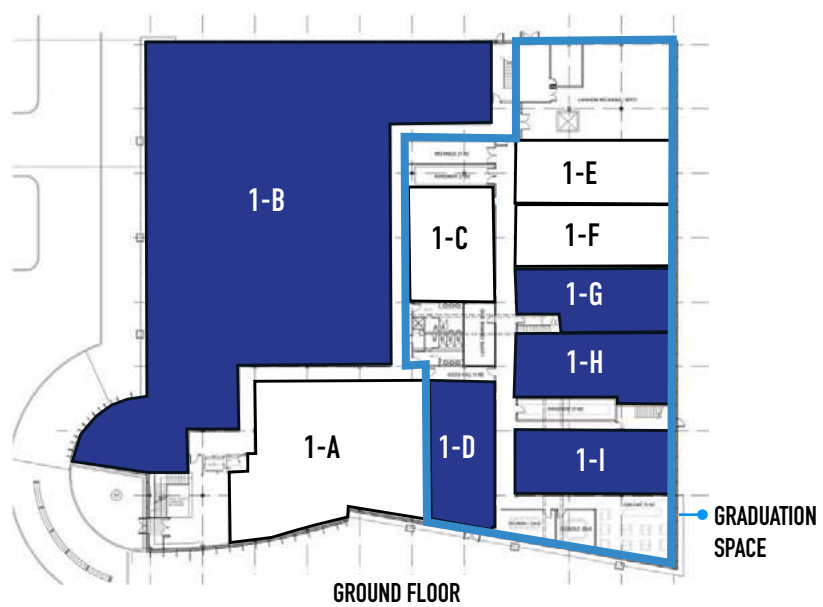
CARRIE DERICK ST.,
MONTRÉAL, QUEBEC

BUILDING FEATURES

Class	A
Number of Floors	2
Approx. Rentable Area Per Floor	41,117 SF
Current Rentable Area of Building	79,984 SF
Elevator	1
Fibre Optic	Yes
Security	Access Card
Parking	200



1555 CARRIE DERICK ST, MONTRÉAL, QUEBEC



VACANCY	SUITE	SIZE (SF)	AVAILABILITY	NOTES
Leased	1-A	4,704		
Vacant	1-B	18,348	Immediately	Divisible to 5,000 - 10,000 SF
Vacant - Graduation	1-Grad-D	2,519	Fall 2024	
Vacant - Graduation	1-Grad-I	2,519	Fall 2024	
Leased - Graduation	1-Grad-C	2,519		
Leased - Graduation	1-Grad-E	2,519		
Leased - Graduation	1-Grad-F	2,519		
Vacant	1-Grad-G	2,519	Immediately	
Vacant	1-Grad-H	2,519	Immediately	
Vacant	2-A	4,100	Immediately	
Vacant	2-B	15,199	Immediately	Divisible to 5,000 - 10,000 SF
Leased	2-C	20,000		
		79,984		

A TRUSTED LOCAL DEVELOPER

HarveyCorp is an experienced developer designing the future of Montréal's Biotech Hub. HarveyCorp specializes in transforming office and industrial assets into lab spaces and is one of the largest lab space owners in Quebec. For almost 10 years, HarveyCorp has served the life sciences industry by offering local turnkey solutions from a team of multidisciplinary experts who aim to simplify processes, reduce costs, and provide peace of mind for their tenants. The spaces that HarveyCorp creates are designed and managed by local experts with the aim of serving the local life sciences ecosystem. HarveyCorp has an impressive surface area of nearly 400,000 square feet dedicated to its activities, including its upcoming collection of life sciences buildings in the Biotech City.



HARVEYCORP

ARMAND-FRAPPIER & CARRIE DERICK

LAB SPACE FOR LEASE

400, 420, 440 ARMAND-FRAPPIER BLVD., LAVAL, QUEBEC

155 CARRIE DERICK ST., MONTRÉAL, QUEBEC

JEREMY KENEMY*

Senior Vice President

+1 514 823 3347

jeremy.kenemy@cbre.com

CBRE LIMITED, REAL ESTATE AGENCY

1250 René-Lévesque Blvd. W., Suite 2800

Montréal, QC H3B 4W8

+1 514 849 6000 | cbre.ca

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CBRE

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*Real Estate Broker