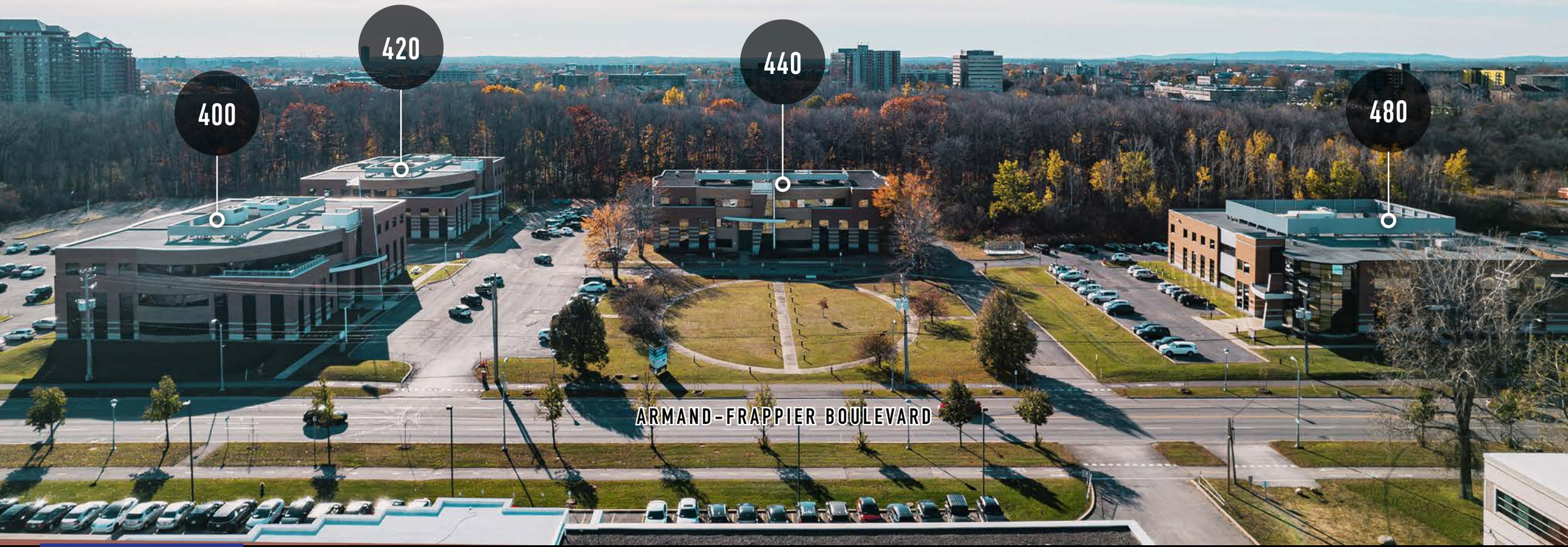
LAVAL, QUEBEC

NEW TURNKEY LAB SPACE FOR LEASE

HARVEYCORP + CBRE

INNOVATION IS IN OUR DNA

Introducing HarveyCorp's new purpose-built lab spaces optimally located in the heart of the Biotech City of Laval. HarveyCorp's portfolio is an ecosystem of buildings that include more than 200,000 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, 440, and 480 Armand-Frappier Boulevard, 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.



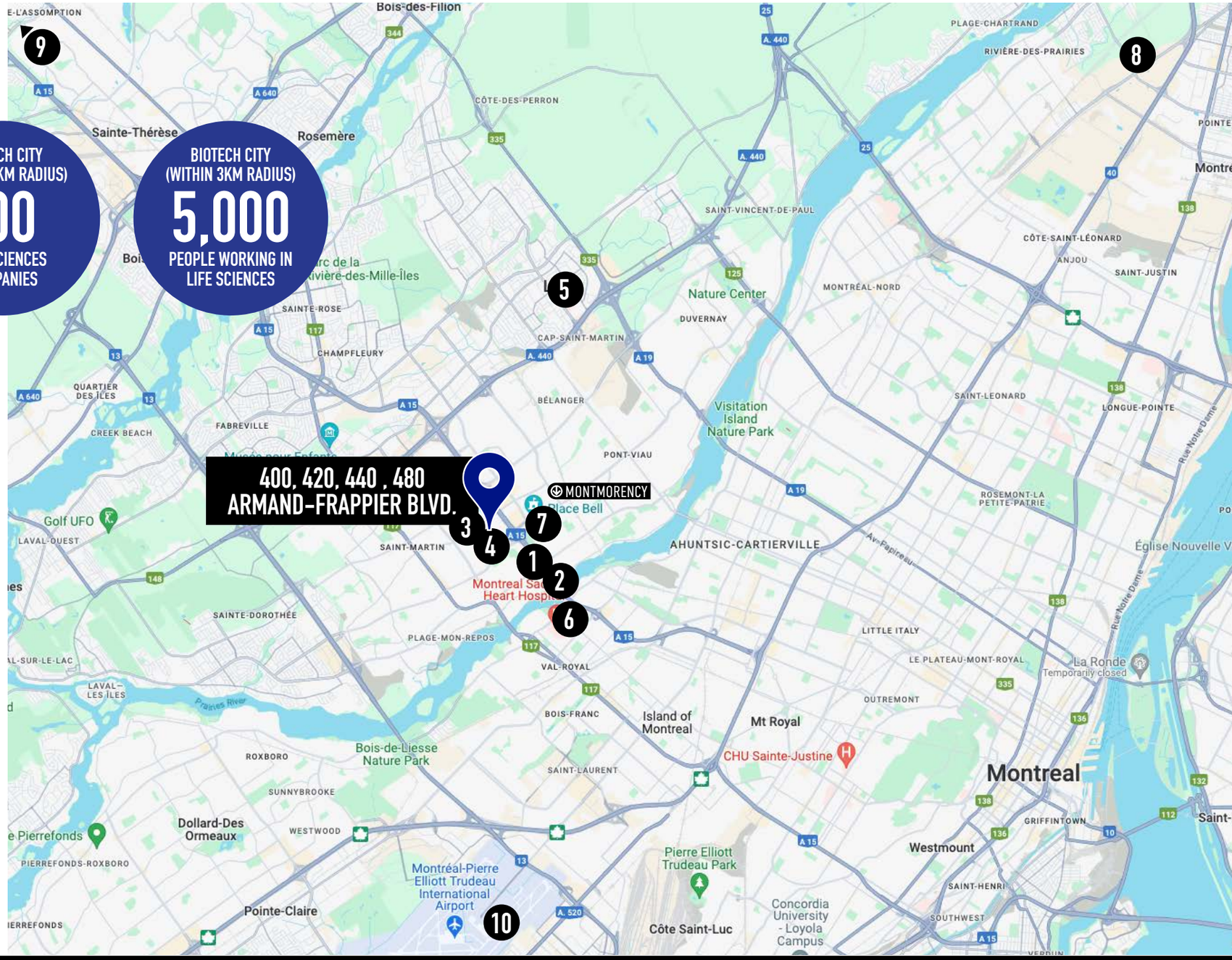
IN THE CORE BIOTECH NETWORK

BIOTECH CITY (WITHIN 3KM RADIUS)
100
LIFE SCIENCES COMPANIES

BIOTECH CITY (WITHIN 3KM RADIUS)
5,000
PEOPLE WORKING IN LIFE SCIENCES

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 that is conducive to success.

DRIVE TIME		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	Cité-De-La-Santé Hospital	14
6	The Sacred Heart Hospital	19
7	Espace Montmorency	5
8	Philippe Pinel Institute	30
9	Montréal-Mirabel International Airport	35
10	Montréal-Pierre Elliott Trudeau International Airport	40



400 ARMAND-FRAPPIER BLVD., LAVAL, QUEBEC

OFFICE AND LAB SPACE AVAILABLE:

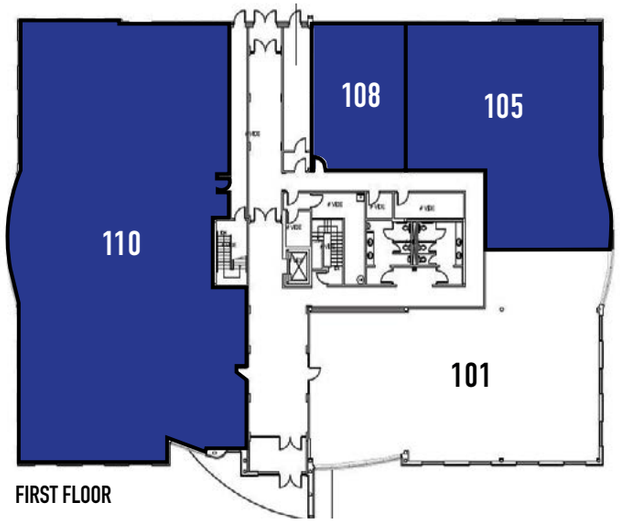
46,082 SF

BUILDING FEATURES

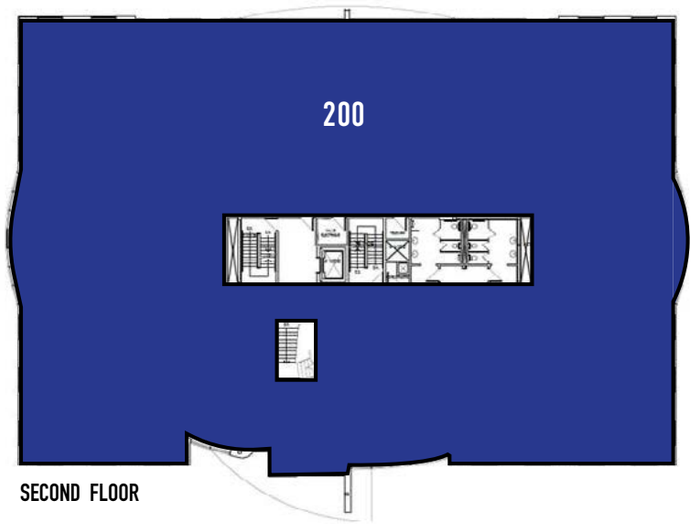
Class	A
Zoning	ZH-3072
Number of Floors	3
Approx. Rentable Area Per Floor	17,247 SF
Current Rentable Area of Building	50,224 SF
Growth Potential	Up to approximately 36,000 SF over 3 floors
Elevator	1
Generator	100 KW
Security	Access Card
Parking	Currently 700 spaces between all of the buildings

400 ARMAND-FRAPPIER BLVD., LAVAL, QUEBEC

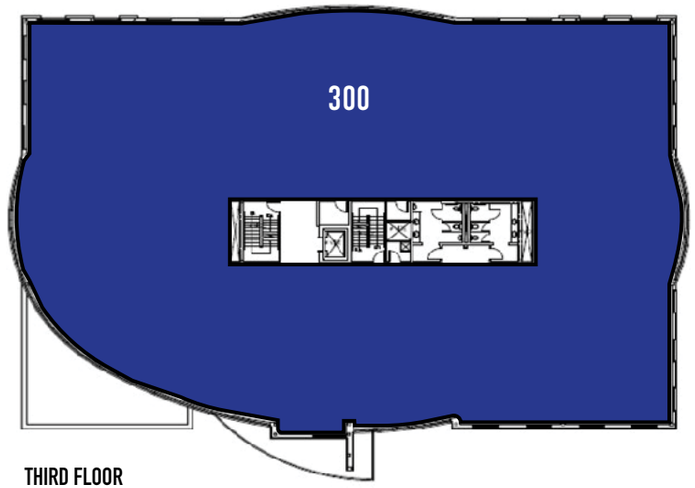
ELECTRICAL ROOM, SPRINKLERS AND WATER INLET



FIRST FLOOR



SECOND FLOOR

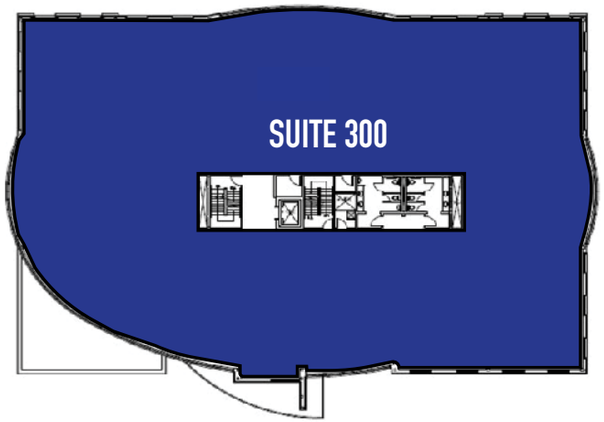


THIRD FLOOR

VACANCY	SUITE	SIZE (SF)	AVAILABILITY
Leased	101	3,808	
Vacant	105	3,120	Immediately
Vacant	108, Base building	1,169	Immediately
Vacant	110	7,003	Immediately
Vacant	200	17,679 Divisible to 5,000 - 10,000 SF	Immediately
Vacant	300	17,111	Immediately
		Total availability: 46,082	

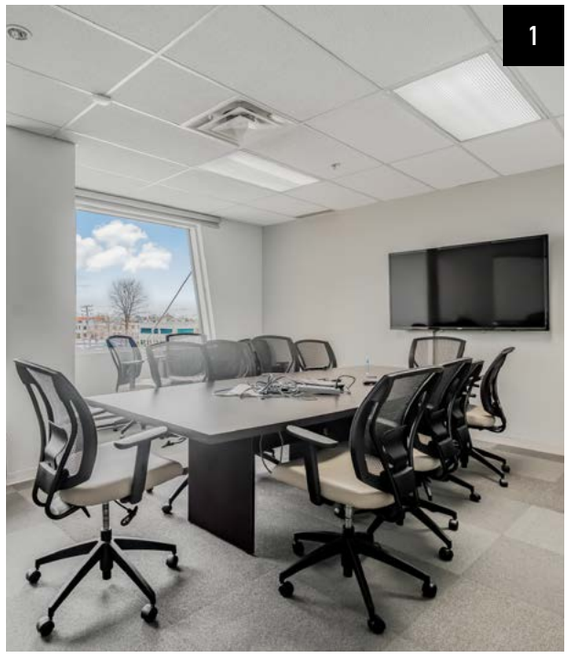
400 ARMAND-FRAPPIER BLVD., LAVAL, QUEBEC

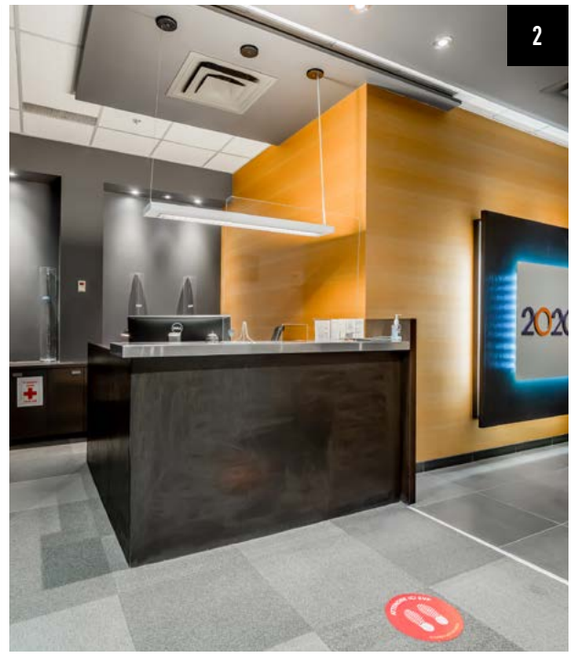
THIRD FLOOR SNAPSHOTS



AMENITIES

1	Conference Room
2	Reception
3	In-Suite Shower
4	Dining Area
5	Open Office Space
→	Roof-top terrace access for 3rd floor tenants





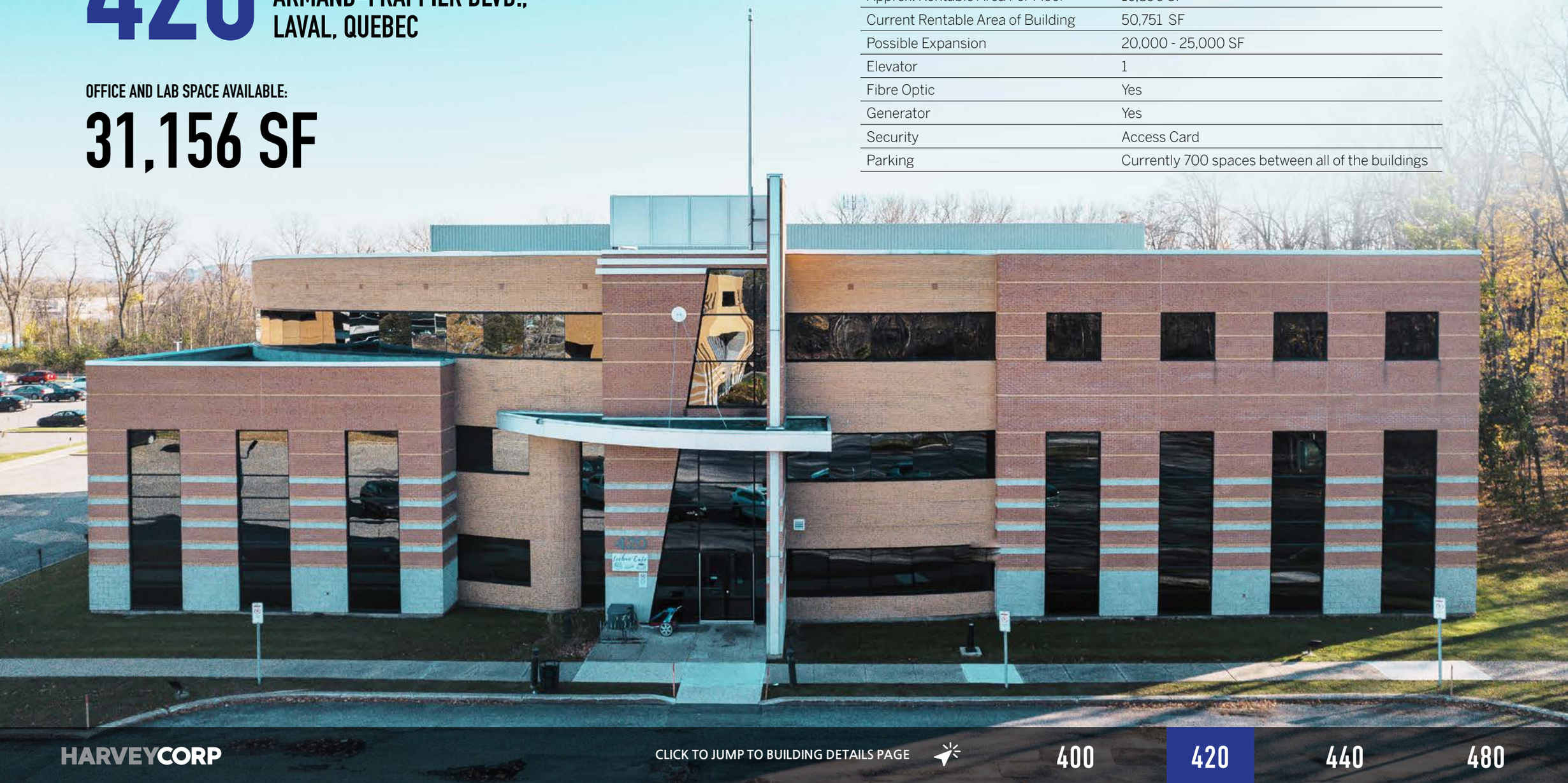
420 ARMAND-FRAPPIER BLVD., LAVAL, QUEBEC

OFFICE AND LAB SPACE AVAILABLE:

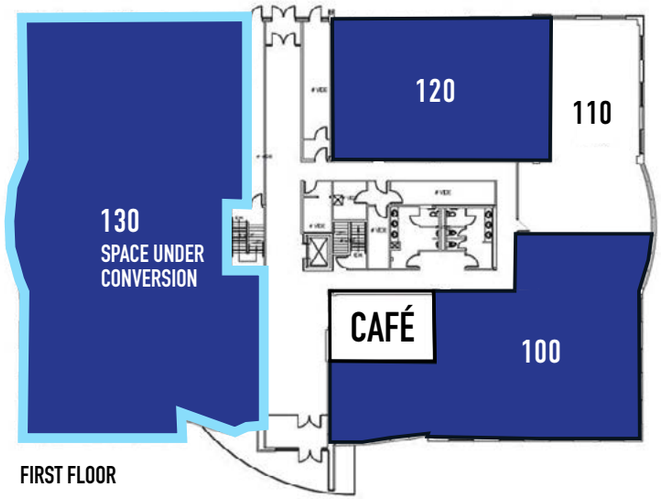
31,156 SF

BUILDING FEATURES

Class	A
Zoning	ZH-3072
Number of Floors	3
Approx. Rentable Area Per Floor	16,896 SF
Current Rentable Area of Building	50,751 SF
Possible Expansion	20,000 - 25,000 SF
Elevator	1
Fibre Optic	Yes
Generator	Yes
Security	Access Card
Parking	Currently 700 spaces between all of the buildings



420 ARMAND-FRAPPIER BLVD., LAVAL, QUEBEC



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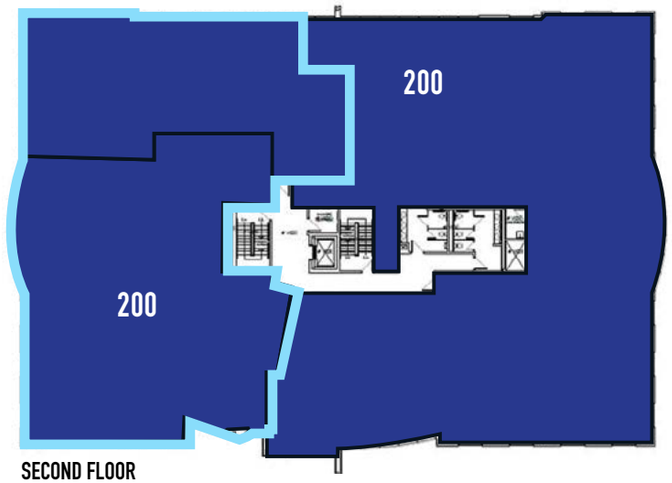
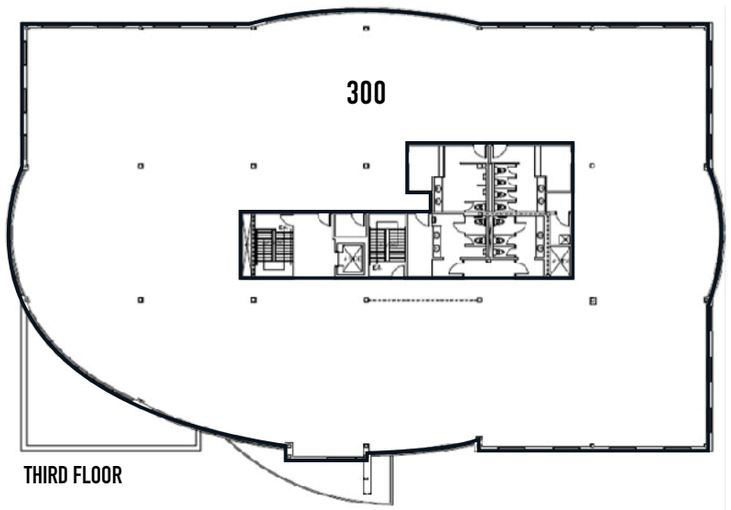


SECOND FLOOR



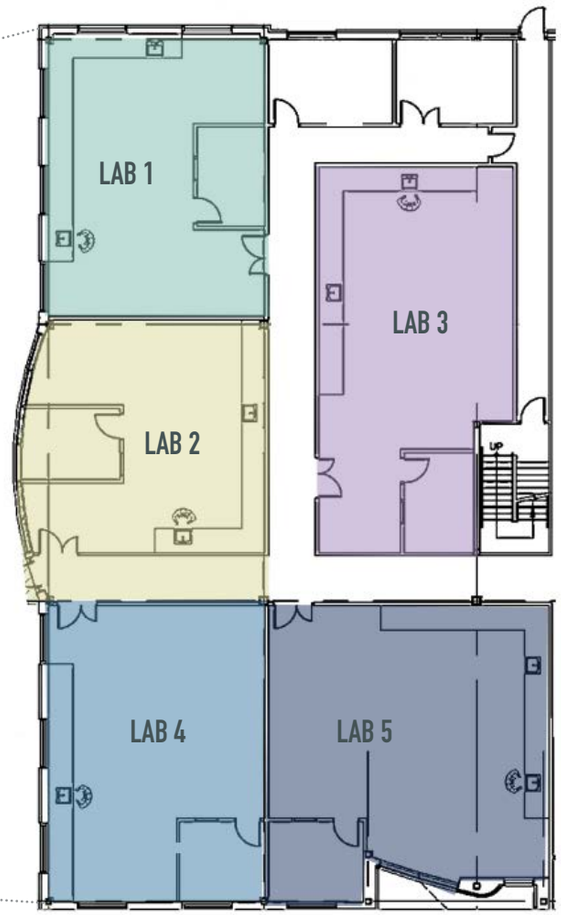
THIRD FLOOR

VACANCY	SUITE	SIZE (SF)	AVAILABILITY
Vacant	100	3,634	Immediately
Leased	100 - A, Café	546	
Leased	110	1,549	June 2025
Vacant	120	2,313	Immediately
Vacant	130	1,000 to 1,400	Under conversion into graduation space, see page 9
Vacant	200	350 to 450	Under conversion into graduation space, see page 9
Vacant	250	8,856	Immediately
Leased	300	17,500	
		Total availability: 31,156	

New turnkey lab spaces and small lab graduation spaces (delivery Q3 2026) are currently pre-leased at the Armand-Frappier Campus in Laval's Biotech City. HarveyCorp partners with life sciences companies to provide functional and cost-effective real estate solutions that facilitate growth and innovation.

HarveyCorp meets the need for small, generic lab spaces between 1,000 and 1,400 sq. ft. These graduation spaces are ideal for post-incubation companies looking to expand their operations in a inspiring environment.

420 ARMAND-FRAPPIER BLVD., LAVAL, QUEBEC



GROUND FLOOR **GRADUATION SPACES**

2ND FLOOR **OFFICE SPACES**

440 ARMAND-FRAPPIER BLVD., LAVAL, QUEBEC

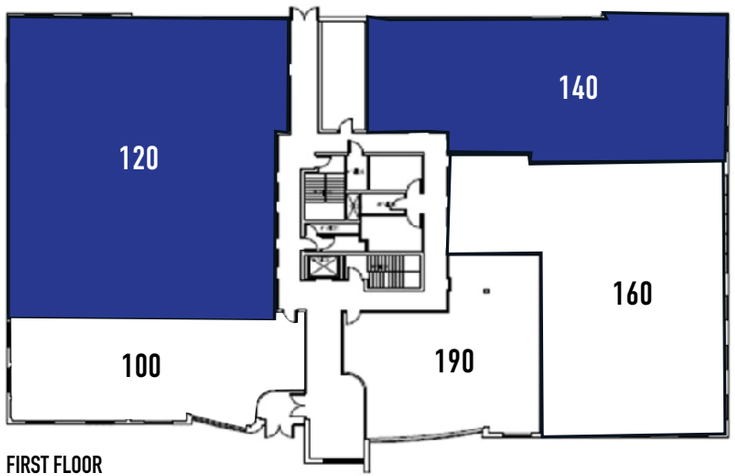
OFFICE AND LAB SPACE AVAILABLE:

27-28 000 SF

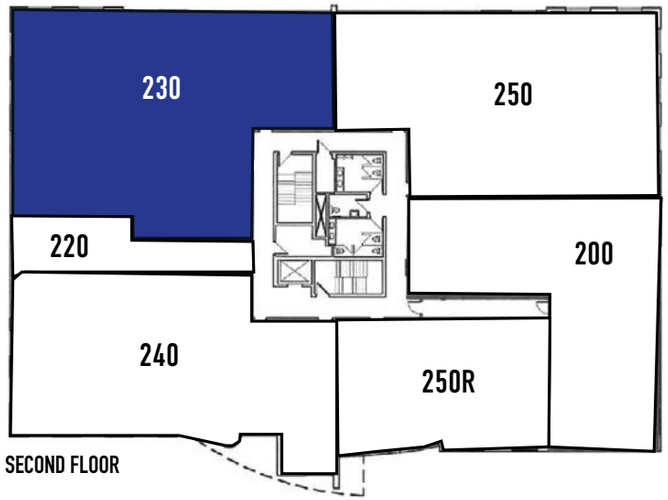
BUILDING FEATURES

Class	A
Zoning	ZH-3072
Number of Floors	3
Approx. Rentable Area Per Floor	14,197 SF
Current Rentable Area of Building	49,551 SF
Possible Expansion	N/A
Elevator	1
Fibre Optic	Yes
Generator	Yes
Security	Access Card
Parking	Currently 700 spaces between all of the buildings

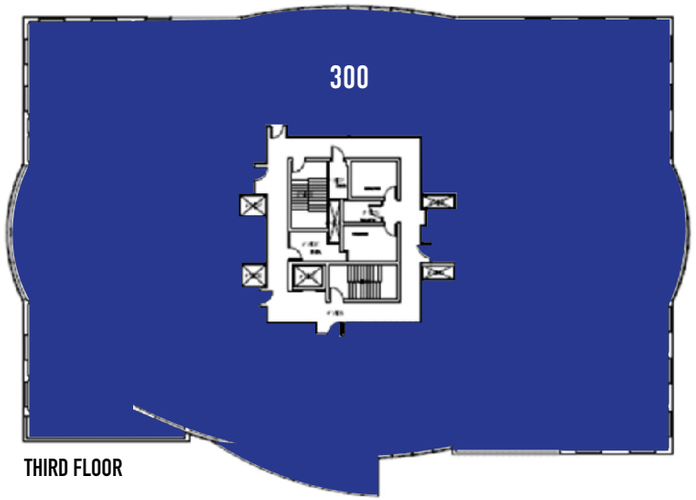
440 ARMAND-FRAPPIER BLVD., LAVAL, QUEBEC



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

VACANCY	SUITE	SIZE (SF)	AVAILABILITY
Leased	100	1,848	
Vacant	**120**	**5,164**	**Immediately**
Leased	160	3,752	
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	
Vacant	**300**	**16,745**	**Immediately**
		Total availability: 29,094	

480 ARMAND-FRAPPIER BLVD., LAVAL, QUEBEC

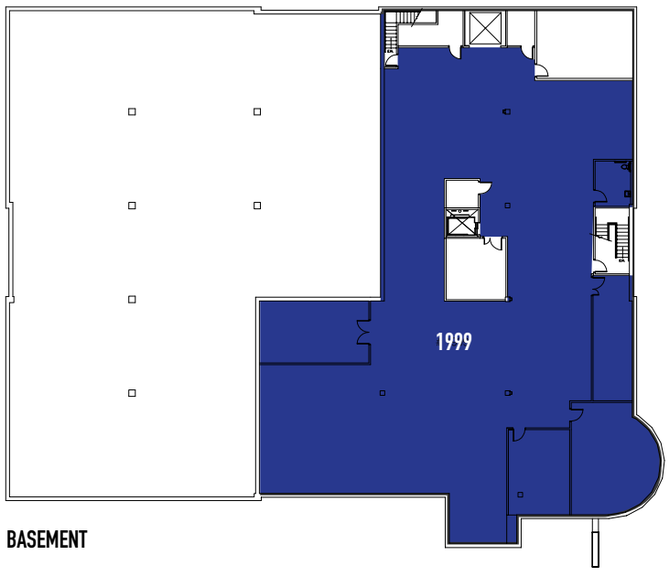
OFFICE AND LAB SPACE AVAILABLE:

+50 647 SF

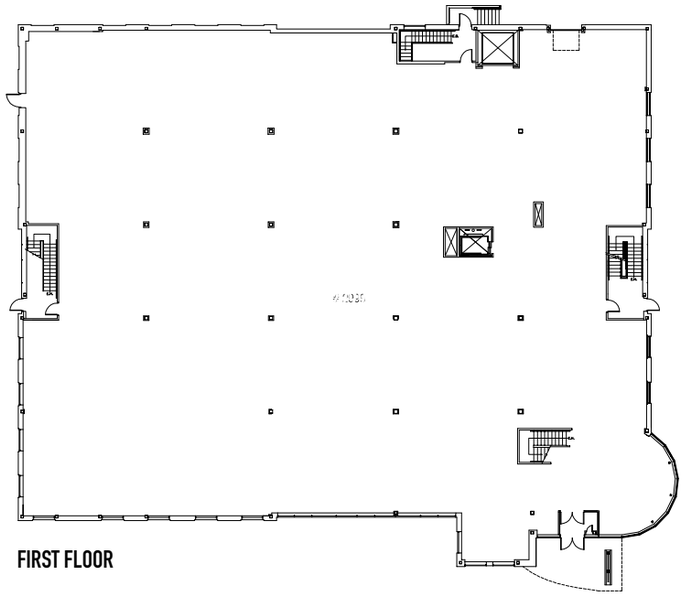
BUILDING FEATURES

Class	A
Zoning	ZH-3839
Number of Floors	2+basement
Approx. Rentable Area Per Floor	16,700 SF
Current Rentable Area of Building	50,896 SF
Possible Expansion	Up to 15,000 SF per floor
Service lift	1
Fibre Optic	TBD
Security	Access Card
Parking	Currently 700 spaces between all of the buildings

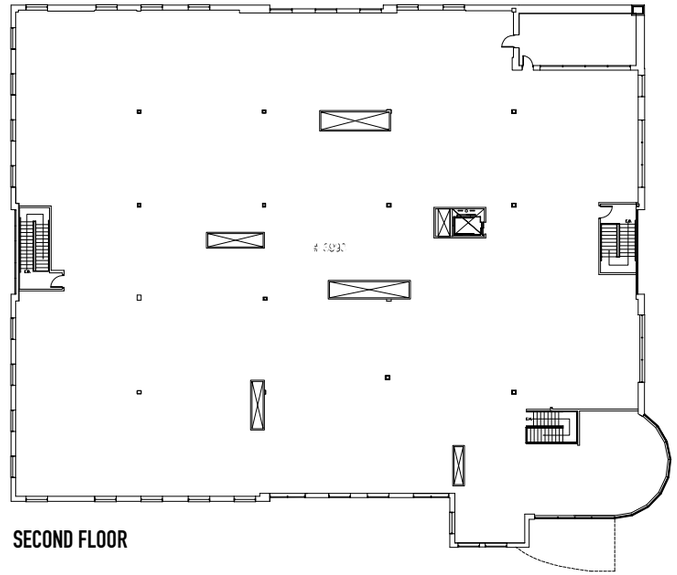
480 ARMAND-FRAPPIER BLVD., LAVAL, QUEBEC



BASEMENT



FIRST FLOOR



SECOND FLOOR

VACANCY	SUITE	SIZE (SF)	AVAILABILITY
Vacant	1999 (basement)	9,895	Immediately
Vacant	2999	20,456	Immediately
Vacant	3999	20,296	Immediately
		Total availability: 50,647	

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.

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NEW TURNKEY LAB SPACE FOR LEASE
400, 420, 440 & 480 ARMAND-FRAPPIER BLVD., LAVAL, QUEBEC

HARVEYCORP CBRE

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*Real Estate Broker