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BEAUBIEN O

aedn

Available Square footage up to 70,000sq. ft.
Available Summer 2023

RENTABLE SQUARE FOOTAGE

Ground Floor: 18, 000sq. ft.

2nd floor: 20, 000sq. ft.

3rd floor: 20, 000sq. ft.

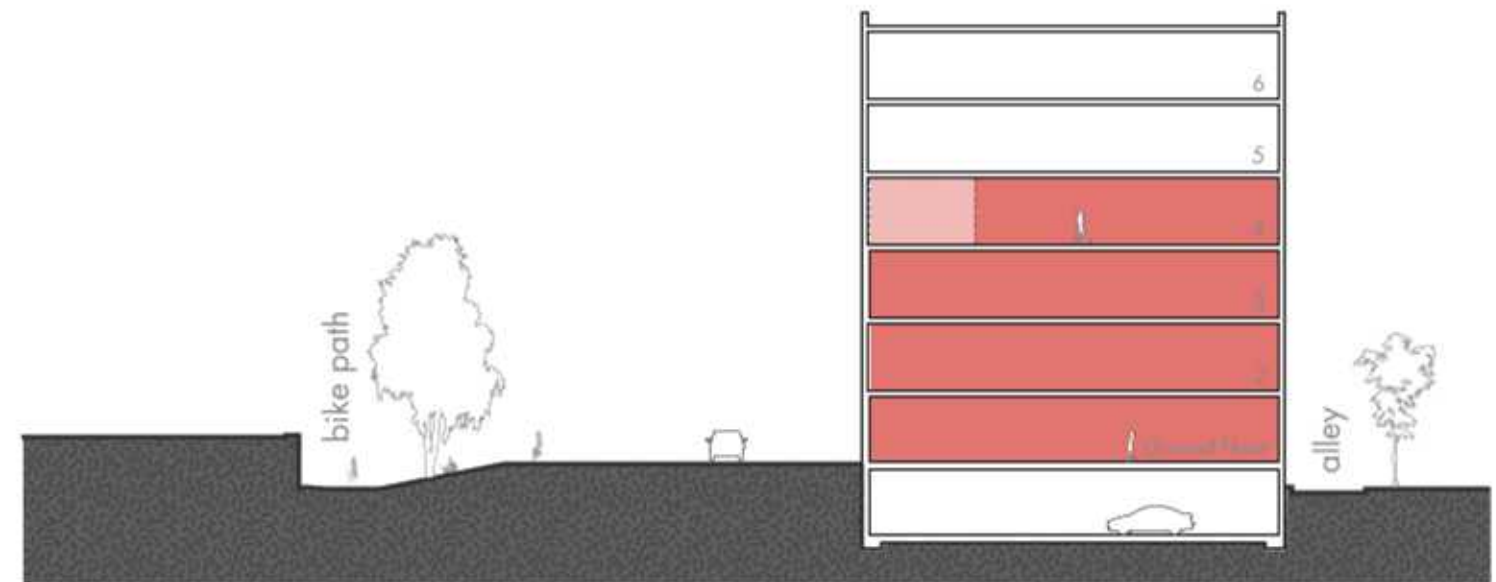
4th floor: 13, 000sq. ft.

20 000 to 70 000sq. ft. available

RENTAL RATES

Gross rental rate: 10 years

- Years 1-5: 31,00\$/sq. ft.
- Years 6-10: 33,00\$/sq. ft.
- Tenant improvement allowance: 30\$/sq. ft.
- Metered electricity



Availability per level



IN THE NEIGHBOURHOOD

Heart of the Montreal AI hub - the Mile-EX, strategically positioned next to one of the busiest bike paths in the city and newly developed parks. Neighbourhood full of amenities and proximity to Little Italy and all the Mile-Ex has to offer in services.

Situated on the new linear park (coulée verte)

POTENTIAL REVAMPING OF THE STREETS OF THE AREA OF MARCONI-ALEXANDRA¹ PHASE 1

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BEAUBIEN O STREET: POTENTIAL PLANNING²

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¹Projet MIL Montréal (2021, juin 29), Réaménagement des rues du secteur Marconi-Alexandra, [15], https://portail-m4s.s3.montreal.ca/pdf/rpp_presentation_reamenagement_des_rues_du_secteur_marconi-alexandra_web.pdf

²Projet MIL Montréal (2021, juin 29), Réaménagement des rues du secteur Marconi-Alexandra, [37], https://portail-m4s.s3.montreal.ca/pdf/rpp_presentation_reamenagement_des_rues_du_secteur_marconi-alexandra_web.pdf

HIGHLIGHTS

- Floor plate aligns to maximise views and sun (natural light exposure)
- Proximity to public transport
- Turn-Key Solutions
- Excellent parking ratio
- Excellent expansion potential



- A MICROSOFT
- B BEHAVIOUR INTERACTIVE
- C MILA
- D IVADO
- E THALES
- F FACEBOOK
- G ELEMENT AI
- H ALTITUDE
- I ROVIO

BASE BUILDING

- New fenestration
- Polished concrete flooring
- Common areas will be 100% renovated
- New high quality central HVAC
- New interior and exterior parking
- Showers and bike parking



Type plan: planning potential



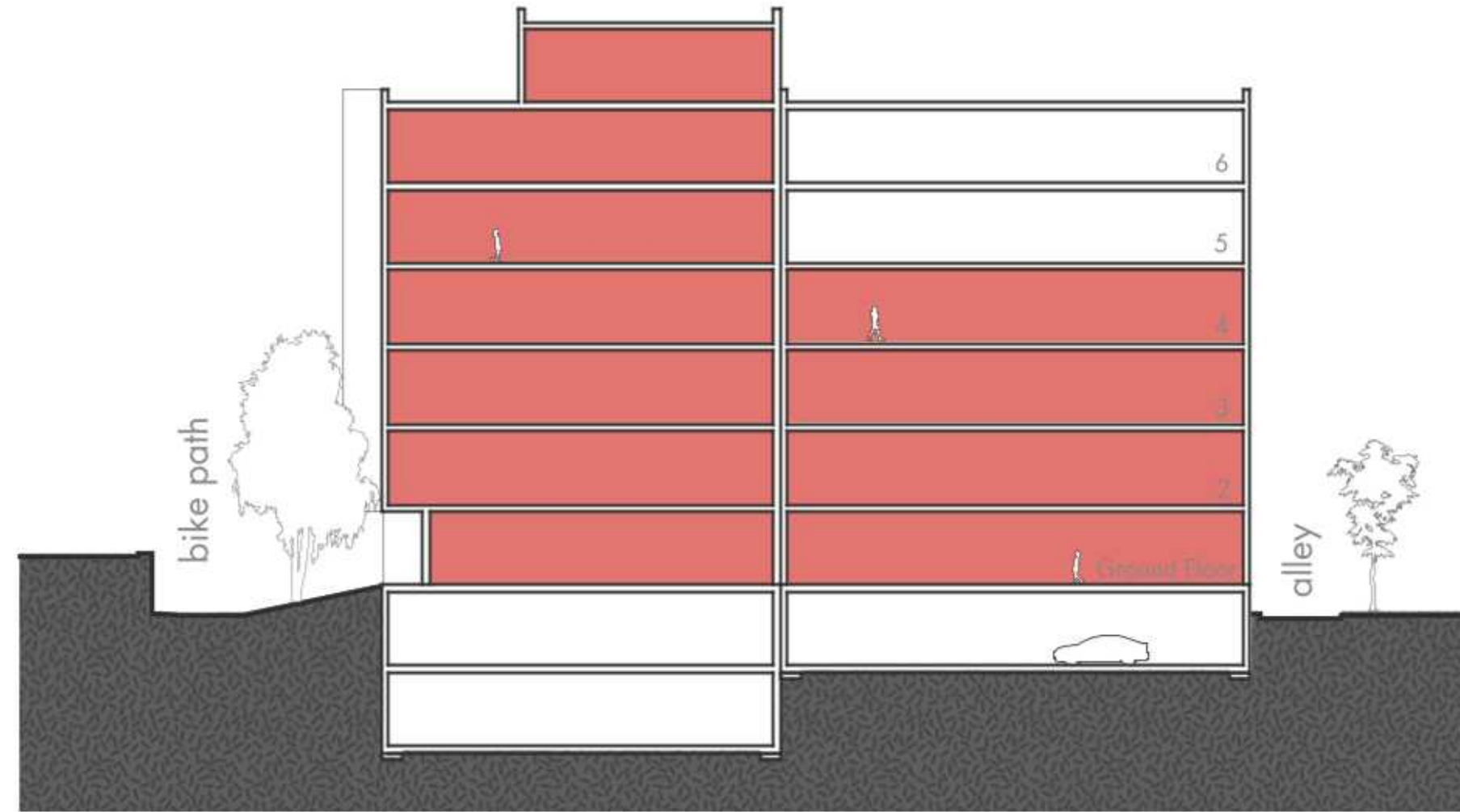
Site plan

AREAS EXTENSION

- LL2: 16 953sq. ft.
- LL1: 16 953sq. ft.
- Ground floor: 15 631sq. ft.

- 2nd floor: 15 631sq. ft.
- 3rd floor: 15 631sq. ft.
- 4th floor: 15 631sq. ft.
- 5th floor: 15 631sq. ft.
- 6th floor: 15 631sq. ft.
- Mezzanine: 15 631sq. ft.

Expansion of 127 692sq. ft



Availability per level

RENTABLE AREA

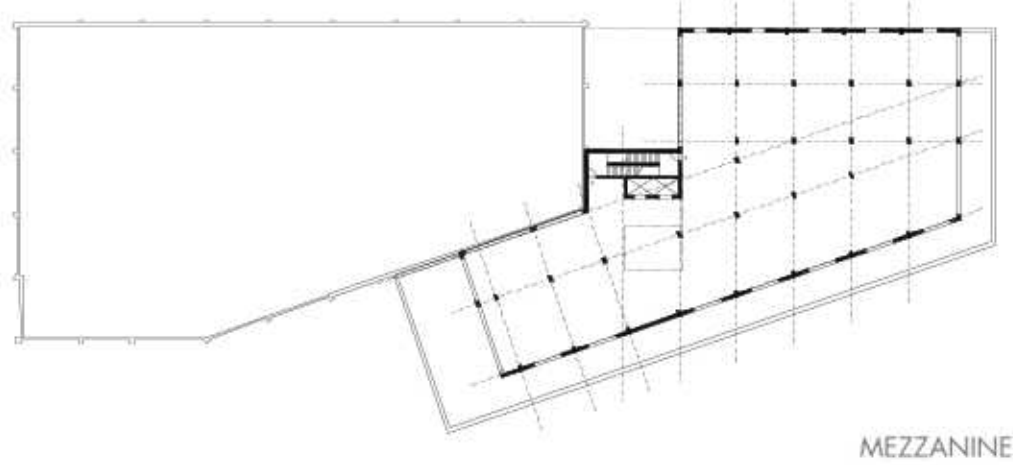
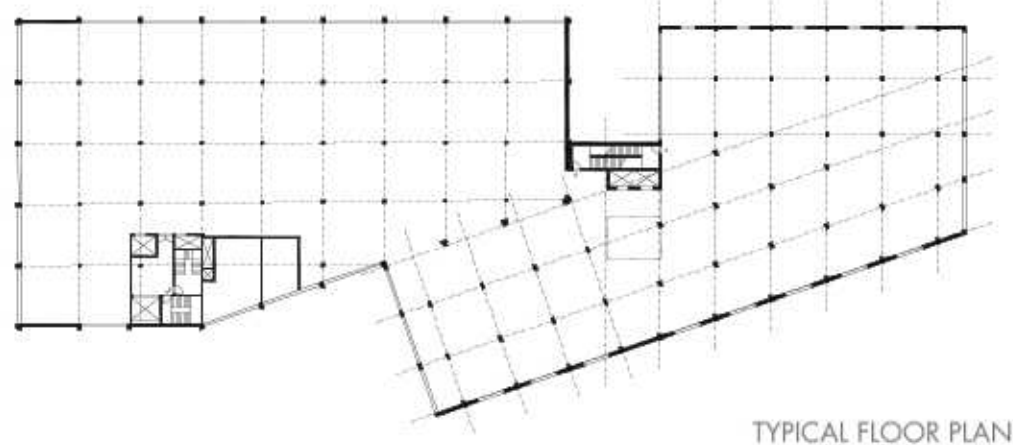
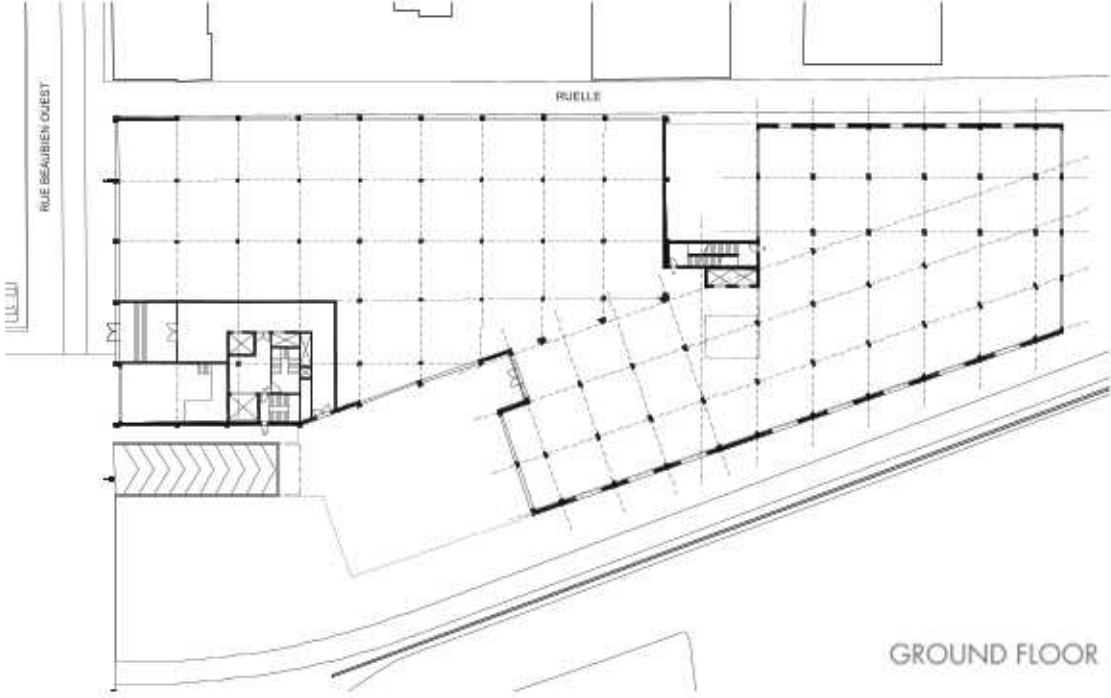
53 000sq. ft. available

+

112 061sq. ft. added

=165 061sq. ft.

Rental rates for new building
available upon request



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