



New office space for rent in Mile-Ex District AI HUB

- **Strategic Location:** Brand new building offers high-quality office spaces designed and built according to the new construction standards with a concern for ecology, renewable energy.
- **Bright and Spacious Design:** The tall, exposed ceilings and the large windows providing abundant contribute to the wellness of the building's tenants.
- **Characteristic of the Space:** The space of 1,100 sq. ft. is delivered with a kitchenette, a conference room, white-painted walls and Green initiatives including energy-efficient heating and cooling system with multi-zone heat pumps and free mid-season air condition via the central system.
- **Common Areas:** Rooftop terrace with green space and cozy lounge overlooking Mount Royal, fully-equipped training room with showers on each floor, and underground parking with spaces for up to 90 bicycles.



Six-floor building of luxurious office spaces with Silver-Leed certification



Excellent fenestration and abundant light



1 Turn key space of 1,100 sq. ft. with kitchenette and conference room



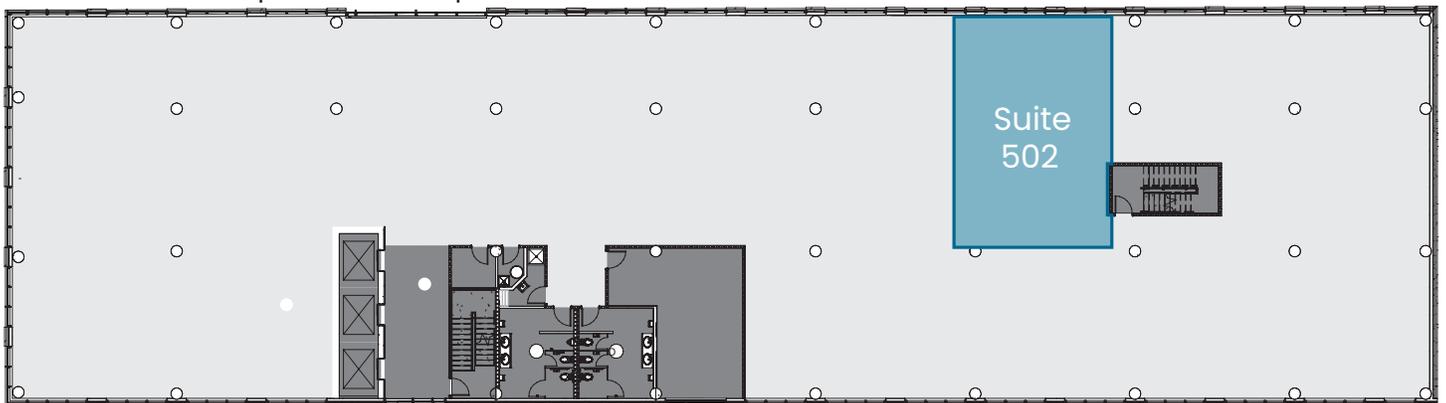
Common areas: gym, lounge, rooftop terrace

Get more
information

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5th floor: available space of 1,100 sq. ft.



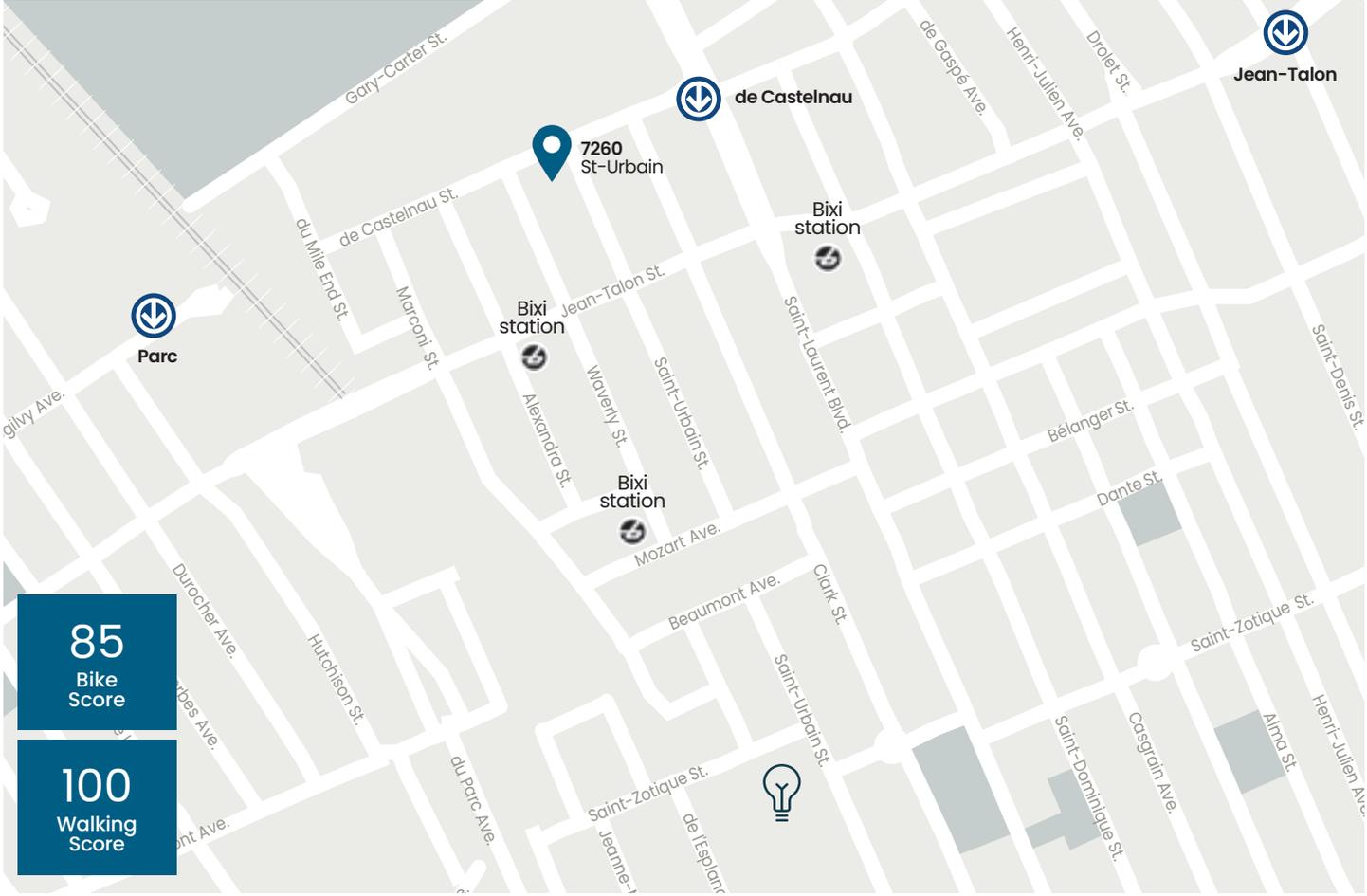


AVAILABLE SPACE & BUILDING INFORMATION

Building area	±102,256 sq. ft.
Number of floors	6 floors
Type of building	Corporate building
Year of construction	2021

Rentable area	1,100 / sq. ft.
Base rent	\$25 / sq. ft. per year
Additional rent	\$16.56 / sq. ft. per year
Electricity & maintenance	Included <i>(during business hours)</i>
Term	5 years
Availability	Immediate

Prices are subject to change without notice.



Location

- Home to a plethora of TAMI companies the preferred location for both AI startups and AI departments of well-established companies. Only 10 minutes away from the downtown core, it is accessible by all means of transportation whether on foot, by bike, by car or by metro.
- Only 6 km away from Decarie expressway with also quick access to major highways 40 and 15 at 3 km distance.
- The building is a 2-minute walk from the metro station de Castelneau and 6-minute walk from Park and Jean-Talon metro, on the blue and orange line. Several bus lines are accessible from this location such as 50, 129, 361, 363.
- Enjoy a strategic location with in dynamic environnement, surrounded by trendy restaurants, cafés and various services.



Numerous shops and prolific businesses in the area



Access to highways 40, 15 & Decarie expressway



Metro stations: de Castelneau, Parc & Jean-Talon
Bus: 55, 80, 92, 93, 179
Express: 365, 372, 435, 480



Wide variety of services trendy cafés & restaurants