

MONTONI

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Industrial space

● Laval & North Shore

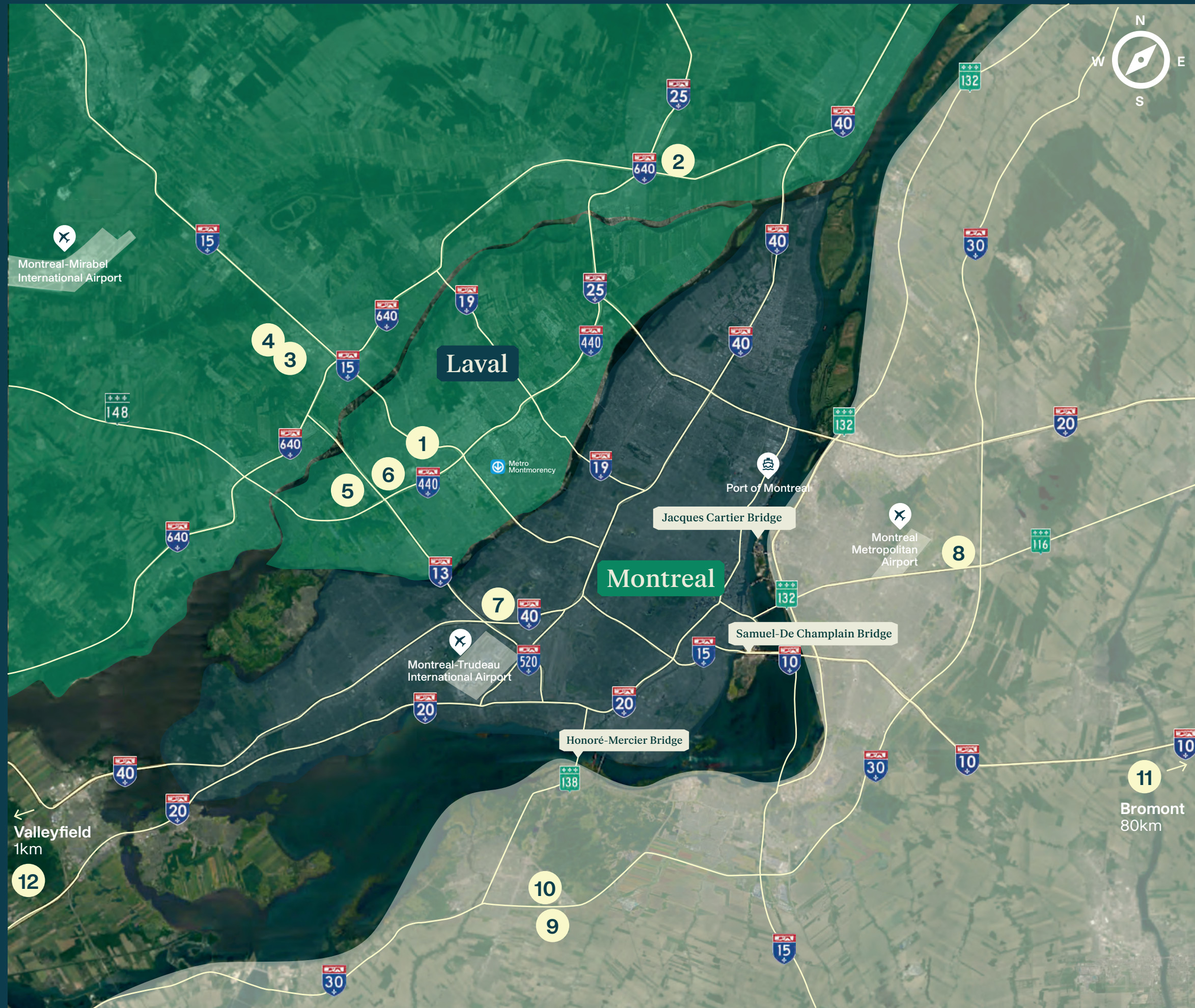
- 1 **Écoparc Laval 15**
Starting from 14,000 sq. ft. | Up to 257,339 sq. ft.
Projected certifications: LEED® Silver & Zero-Carbon Building (ZCB) Standards
- 2 **Centroparc Industriel Mascouche**
82,410 sq. ft.
Projected certification: Distinction by MONTONI
- 3 **Centre corporatif Faubourg Boisbriand**
40,960 sq. ft.
Projected certification: Distinction by MONTONI
- 4 **Développement Boisbriand**
111,659 sq. ft.
Projected certification: Distinction by MONTONI
- 5 **Centre corporatif Laval II**
36,027 sq. ft.
Projected certification: LEED®
- 6 **Centre corporatif Laval 13**
212,535 sq. ft.
Projected certification: Distinction by MONTONI

○ Montreal

- 7 **Campus corportif St-Laurent**
110,667 sq. ft.
Projected certification: LEED® Gold

● South Shore

- 8 **Écoparc Saint-Bruno**
Starting from 75,000 sq. ft. | Up to 593,509 sq. ft.
Projected certifications: LEED® Gold & Zero-Carbon Building (ZCB) Standards
- 9 **Écoparc Châteauguay 30**
Starting from 51,547 sq. ft. | Up to 438,643 sq. ft.
Projected certifications: LEED® Gold & Zero-Carbon Building (ZCB) Standards
- 10 **Centre corporatif Châteauguay**
200,302 sq. ft.
Projected certification: Distinction by MONTONI
- 11 **Centre corporatif Bromont**
98,312 sq. ft.
Projected certification: LEED®
- 12 **Centre corporatif Valleyfield**
186,327 sq. ft.
Projected certification: LEED® Gold



Industrial space

Laval and North Shore

Écoparc Laval 15

Available space

Multi-tenant building 1

257,339 sq. ft.

Projected certifications

 LEED Silver

 Zero-Carbon Building
(ZCB) standards

Start of
construction
Q4 2024

Clear height
Warehouse 32 ft and 36 ft

Delivery
Q3 2025

Location

Jules-Brillant Street, Laval

Multi-tenant building 1 - 257,339 sq. ft.

Écoparc Laval 15



Location

Jules-Brillant Street, Laval

Multi-tenant building 1 - 257,339 sq. ft.

Écoparc Laval 15



Site plan

Jules-Brillant Street, Laval

Multi-tenant building 1 - 257,339 sq. ft.

Écoparc Laval 15





Centroparc Industriel Mascouche

Available space

Total for buildings A and B

82,410 sq. ft.

Projected certification

◻ Distinction by Montoni

Start of
construction
Q3 2024

Clear height
Warehouse 28 ft

Delivery
Q2 2025

Location

Louis-Blériot Street, Mascouche

Total for buildings A and B - 82,410 sq. ft.

Centroparc Industriel Mascouche



Location

Louis-Blériot Street, Mascouche

Total for buildings A and B - 82,410 sq. ft.

Centroparc Industriel Mascouche



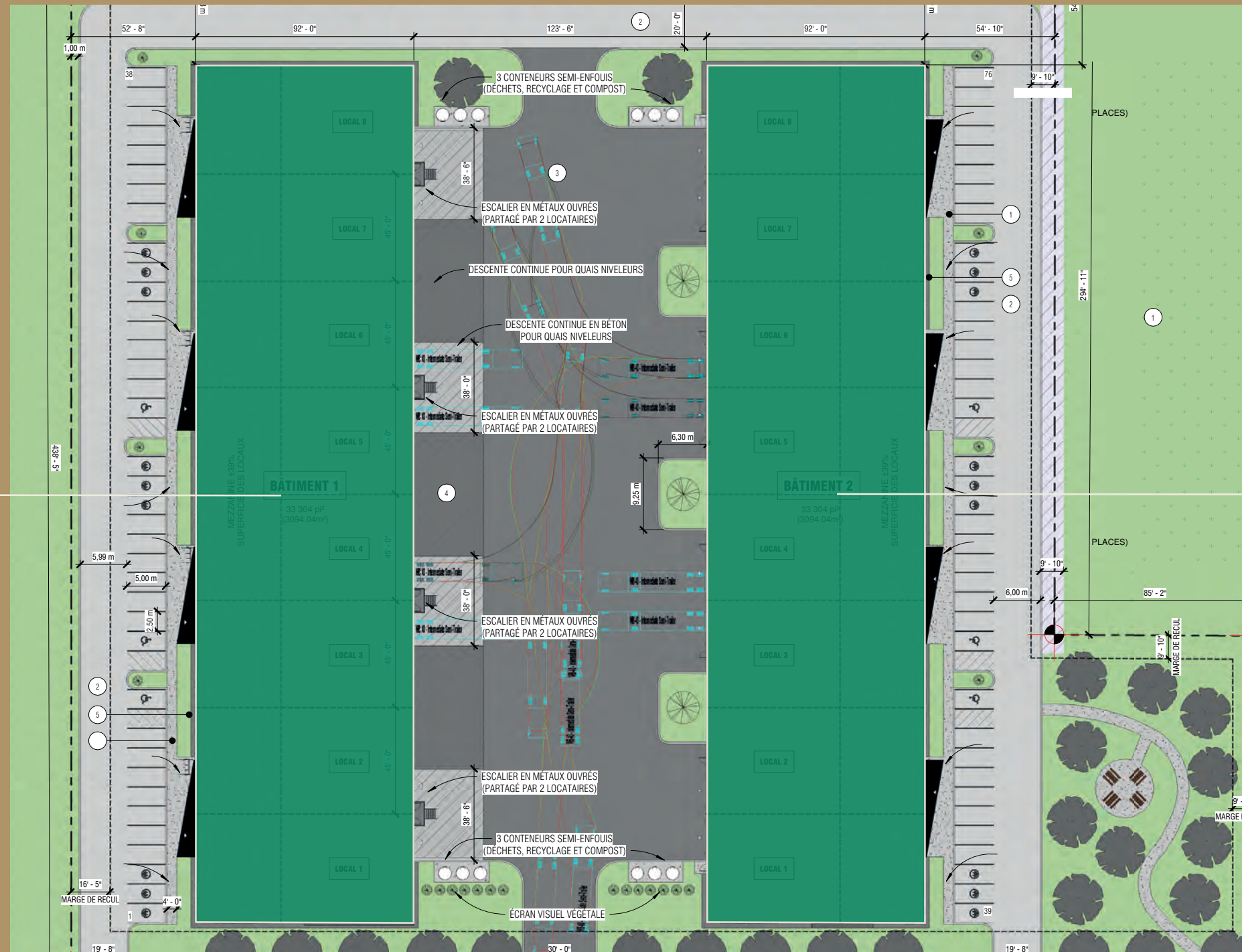
Site plan

Louis-Blériot Street, Mascouche

Total for buildings A and B - 82,410 sq. ft.

Centroparc Industriel Mascouche

41,205 sq. ft.



41,205sq. ft.



Centre corporatif Faubourg Boisbriand

Available space

Entire building

40,960 sq. ft.

Projected certification

🏠 Distinction by Montoni

Start of
construction
Design build

Clear height
Warehouse 32 ft

Delivery
Design build

Location

Grandes Tourelles Avenue, Boisbriand

Entire building - 40,960 sq. ft.

Centre corporatif Faubourg Boisbriand



Location

Grandes Tourelles Avenue, Boisbriand

Entire building - 40,960 sq. ft.

Centre corporatif Faubourg Boisbriand



Site plan

Grandes Tourelles Avenue, Boisbriand

Entire building - 40,960 sq. ft.

Centre corporatif Faubourg Boisbriand





Développement Boisbriand

Available space

Entire building

111,659 sq. ft.

Projected certification

🏠 Distinction by Montoni

Start of
construction
Q2 2025

Clear height
Warehouse 32 ft

Delivery
Q2 2026

Location

Grande Allée Boulevard, Boisbriand

Entire building - 111,659 sq. ft.

Développement Boisbriand



Location

Grande Allée Boulevard, Boisbriand

Entire building - 111,659 sq. ft.

Développement Boisbriand





Centre corporatif Laval II

Available space

Entire building

36,027 sq. ft.

Projected certification
LEED

Start of
construction
Q2 2025

Clear height
Warehouse 32 ft

Delivery
Q4 2025

Location

Étienne-Lenoir Street, Laval

Entire building - 36,027 sq. ft.

Centre corporatif Laval II



Location

Étienne-Lenoir Street, Laval

Entire building - 36,027 sq. ft.

Centre corporatif Laval II







Centre corporatif Laval 13

Available space

Entire building

212,535 sq. ft.

Projected certification

○ Distinction by Montoni

Start of
construction
Q2 2025

Clear height
Warehouse 32 ft

Delivery
Q4 2025

Location

Chomedey highway, Laval

Entire building - 212,535 sq. ft.

Centre corporatif Laval 13



Location

Chomedey highway, Laval

Entire building - 212,535 sq. ft.

Centre corporatif Laval 13



Site plan

Chomedey highway, Laval

Entire building - 212,535 sq. ft.

Centre corporatif Laval 13





Industrial space Montreal

Campus corporatif St-Laurent

Available space

Entire building

110,667 sq. ft.

Projected certification

 LEED Gold

Start of
construction
Design build

Clear height
Warehouse 32 ft

Delivery
Design build

Location

Cohen Street, Ville Saint-Laurent

Entire building - 110,667 sq. ft.

Campus corporatif St-Laurent



Location

Cohen Street, Ville Saint-Laurent

Entire building - 110,667 sq. ft.

Campus corporatif St-Laurent



Site plan

Cohen Street, Ville Saint-Laurent

Entire building - 110,667 sq. ft.

Campus corporatif St-Laurent





Industrial space

South Shore

Écoparc Saint-Bruno

Available space

Building A

233,136 sq. ft.

Building B

593,509 sq. ft.

Projected certifications

LEED Gold

Zero-Carbon Building
(ZCB) standards

Clear height

Warehouse 40 ft

Available

Immediately

Location

Rang du Canal, Saint-Bruno-de-Montarville

Building A - Local 2 - 75,000 sq. ft.

Building A - Local 5 - 158,136 sq. ft.

Building B - Entire Building - 593,509 sq. ft.

Écoparc Saint-Bruno



Location

Rang du Canal, Saint-Bruno-de-Montarville

Building A - Local 2 - 75,000 sq. ft.

Building A - Local 5 - 158,136 sq. ft.

Building B - Entire Building - 593,509 sq. ft.

Écoparc Saint-Bruno



Site plan

Rang du Canal, Saint-Bruno-de-Montarville

Building A - Local 2 - 75,000 sq. ft.

Building A - Local 5 - 158,136 sq. ft.

Building B - Entire Building - 593,509 sq. ft.

Écoparc Saint-Bruno





Écoparc Châteauguay 30

Available space

Entire building

438,643 sq. ft.

Projected certifications

LEED Gold

Zero-Carbon Building
(ZCB) standards

Start of
construction
Q2 2024

Clear height
Warehouse 32 ft and 40 ft

Delivery
Q2 2025

Location

Chemin Alexis-Sauvageau, Châteauguay

Entire building - 438,643 sq. ft.

Écoparc Châteauguay 30

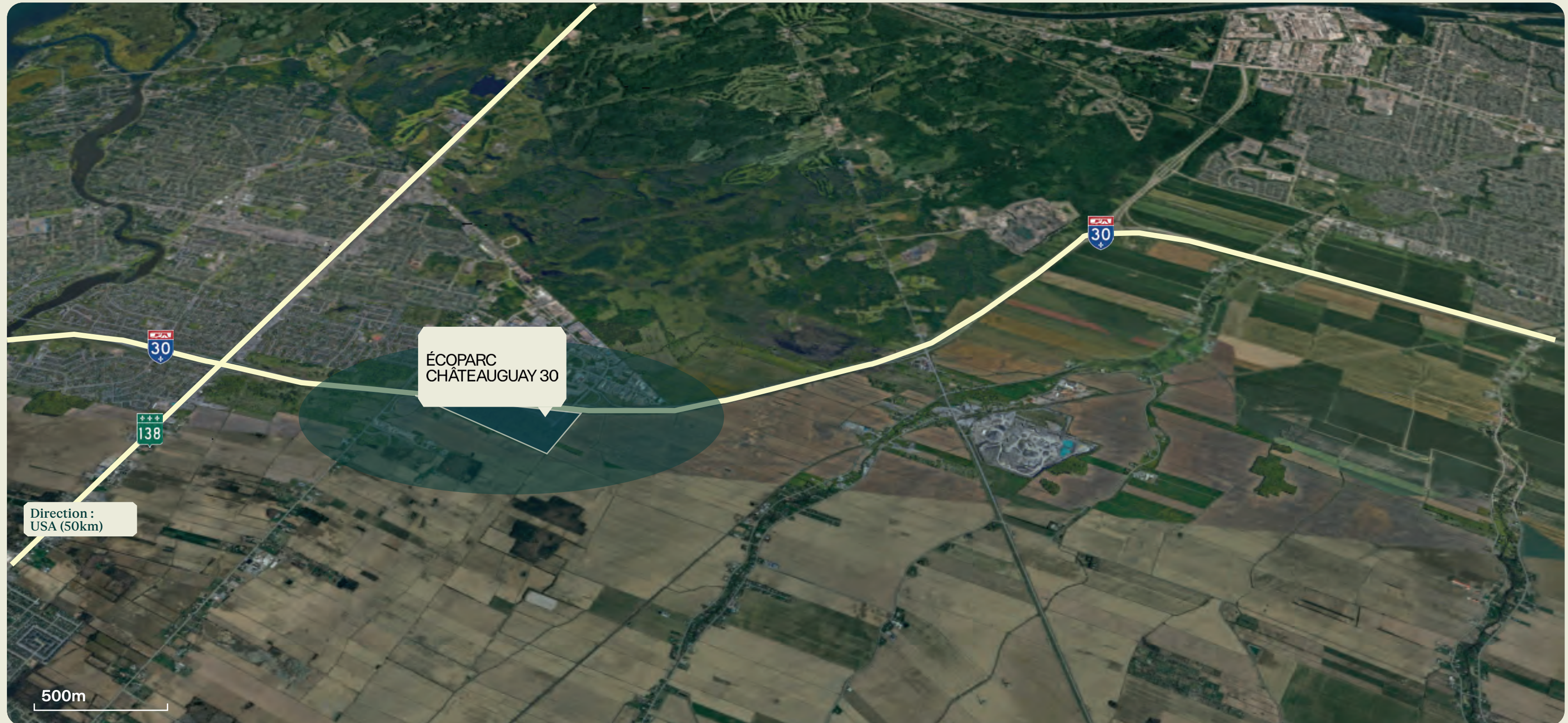


Location

Chemin Alexis-Sauvageau, Châteauguay

Entire building - 438,643 sq. ft.

Écoparc Châteauguay 30

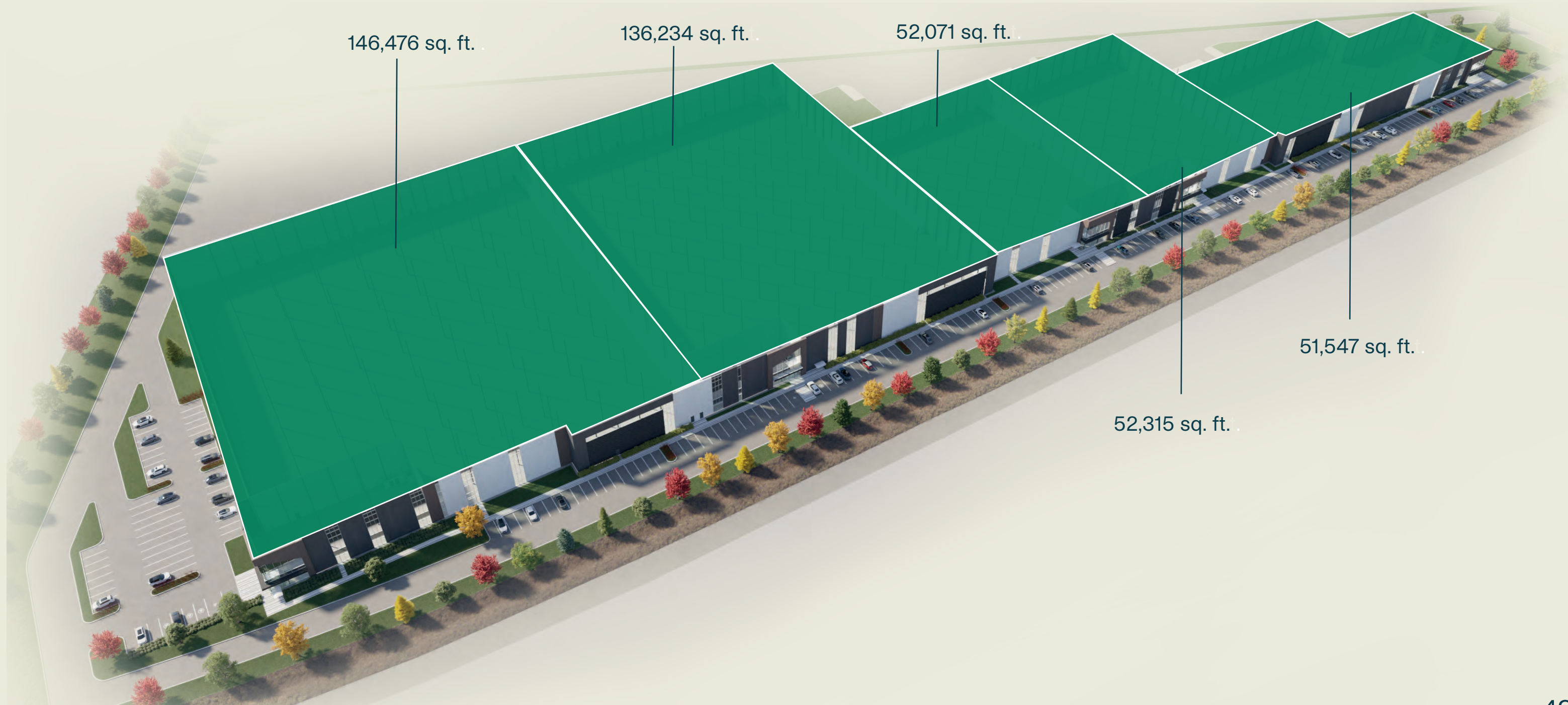


Site plan

Chemin Alexis-Sauvageau, Châteauguay

Entire building - 438,643 sq. ft.

Écoparc Châteauguay 30





Centre corporatif Châteauguay

Available space

Entire building

200,302 sq. ft.

Projected certification



Start of
construction
Design build

Clear height
Warehouse 32 ft

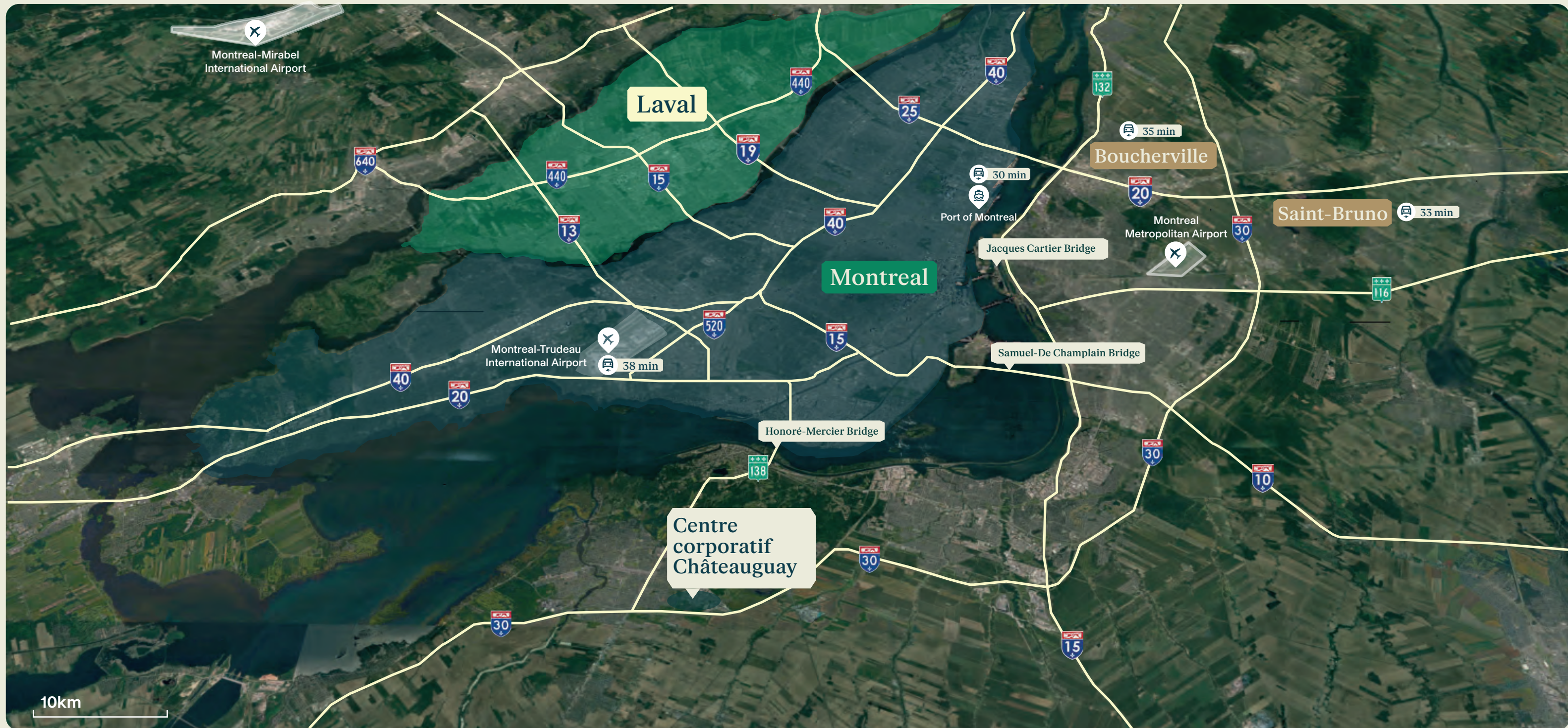
Delivery
Design build

Location

Bélanger Street, Châteauguay

Entire building - 200,302 sq. ft.

Centre corporatif Châteauguay



Location

Bélanger Street, Châteauguay

Entire building - 200,302 sq. ft.

Centre corporatif Châteauguay



Site plan

Bélanger Street, Châteauguay

Entire building - 200,302 sq. ft.

Centre corporatif Châteauguay





Centre corporatif Bromont

Available space

Building A

49,156 sq. ft.

Building B

49,156 sq. ft.

Projected certification



Start of
construction
Q2 2025

Clear height
Warehouse 24 ft

Delivery
Q1 2026

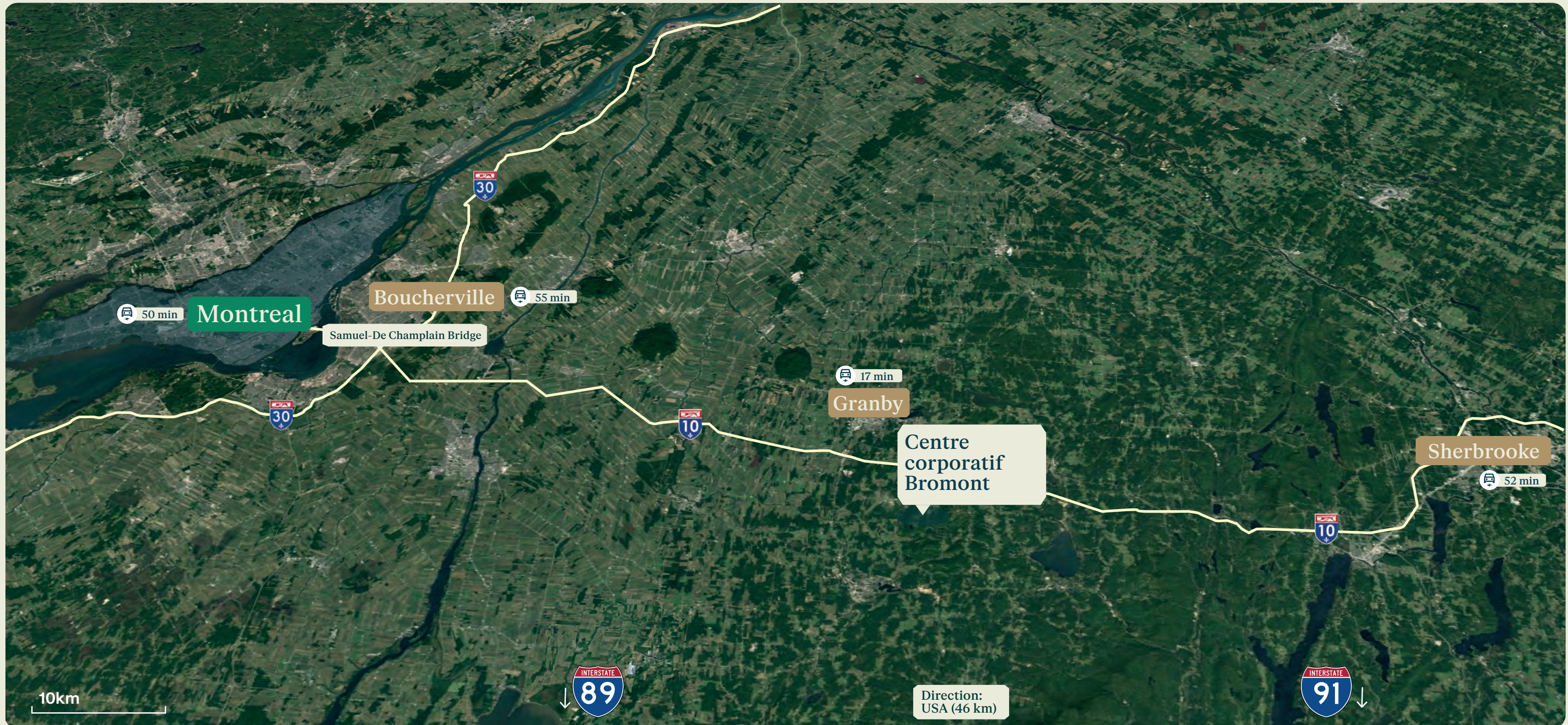
Location

Montreal Boulevard, Bromont

Building A - Entire Building - 49,156 sq. ft.

Building B - Entire Building - 49,156 sq. ft.

Centre corporatif Bromont



Location

Montreal Boulevard, Bromont

Building A - Entire Building - 49,156 sq. ft.

Building B - Entire Building - 49,156 sq. ft.

Centre corporatif Bromont



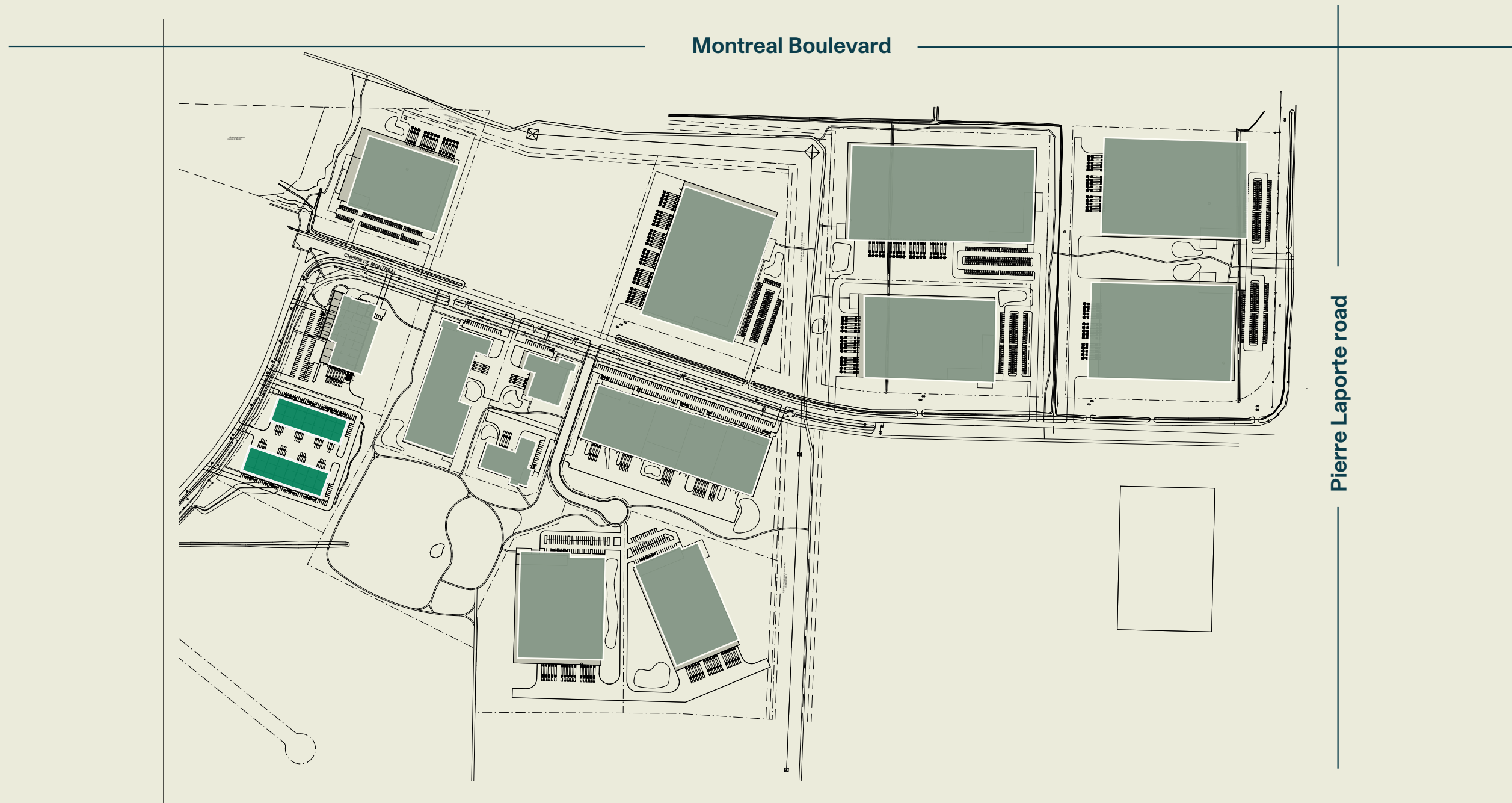
Site plan

Montreal Boulevard, Bromont

Building A - Entire Building - 49,156 sq. ft.

Building B - Entire Building - 49,156 sq. ft.

Centre corporatif Bromont



Site plan

Montreal Boulevard, Bromont

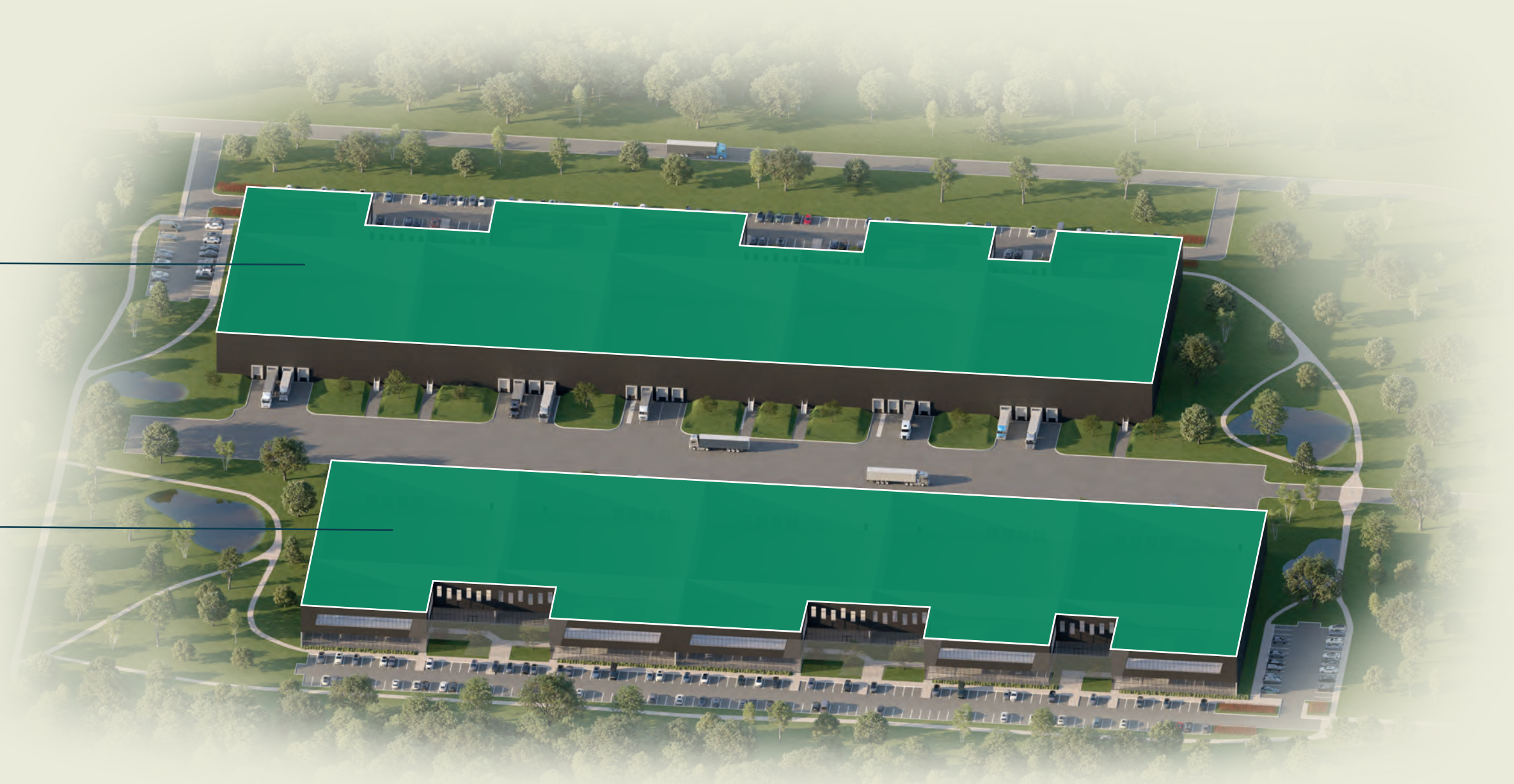
Building A - Entire Building - 49,156 sq. ft.

Building B - Entire Building - 49,156 sq. ft.

Centre corporatif Bromont

49,156 sq. ft.

49,156 sq. ft.





Centre corporatif Valleyfield

Available space

Entire building

186,327 sq. ft.

Projected certification

 LEED Gold

Start of
construction
Design build

Clear height
Warehouse 32 ft

Delivery
Design build

Location

Croissant J.A.-Bombardier, Valleyfield

Entire building - 186,327 sq. ft.

Centre corporatif Valleyfield



Location

Croissant J.A.-Bombardier, Valleyfield

Entire building - 186,327 sq. ft.

Centre corporatif Valleyfield

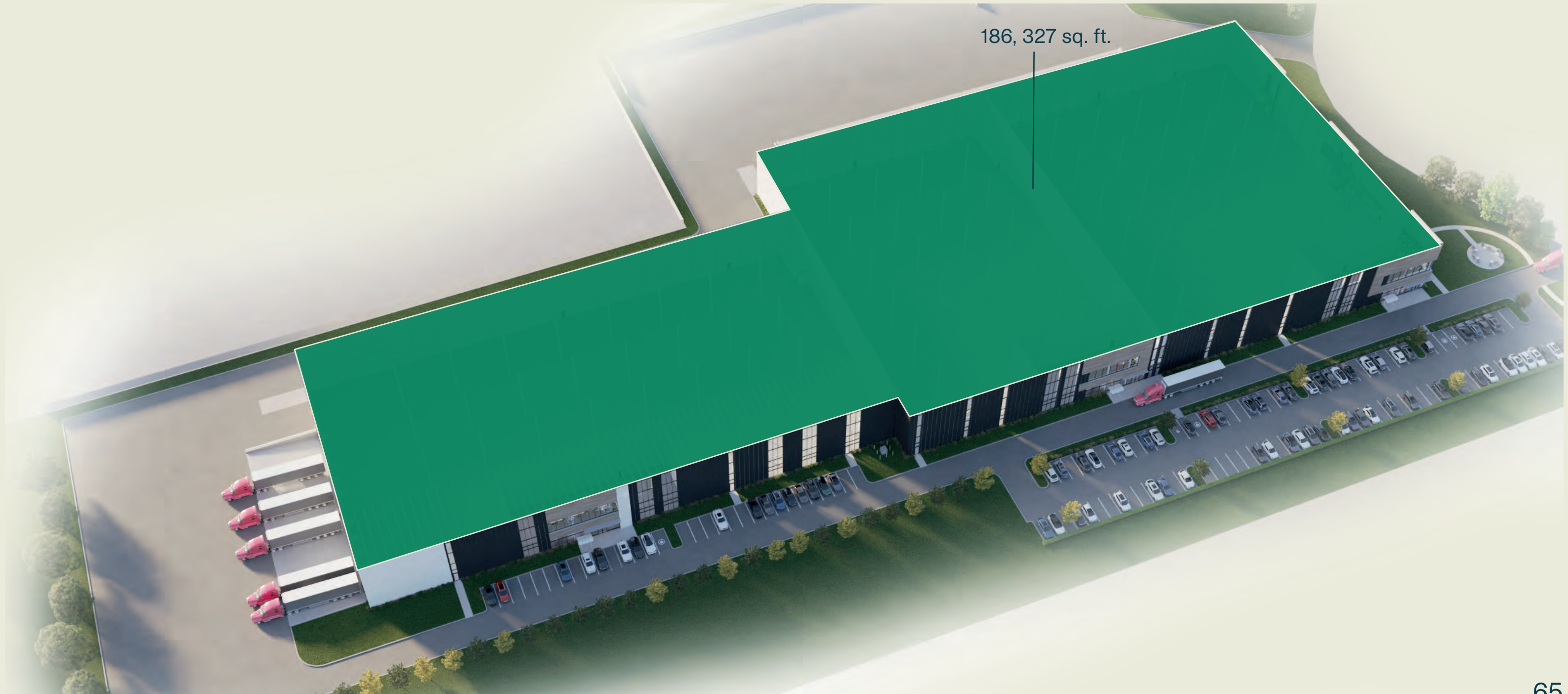


Site plan

Croissant J.A.-Bombardier, Valleyfield

Entire building - 186,327 sq. ft.

Centre corporatif Valleyfield





Office and commercial space

● Laval & North Shore

- 1 **Espace Montmorency**
Starting from 3,381 sq. ft. | Up to 28,575 sq. ft.
Projected certifications: LEED® Platinum & LEED® Gold
- 2 **Centroparc Tour Desjardins**
6,211 sq. ft.
Acquired certification: Distinction by MONTONI
- 3 **Complexe Jules-Brillant**
Starting from 5,782 sq. ft. | Up to 20,226 sq. ft.
Acquired certification: LEED®
- 4 **Complexe Louis-R. Renaud I**
Starting from 2,500 sq. ft. | Up to 16,417 sq. ft.
Acquired certification: LEED®
- 5 **Complexe Louis-R. Renaud II**
Starting from 15,080 sq. ft. | Up to 75,711 sq. ft.
Projected certification: LEED®

○ Montreal

- 6 **Redéveloppement Molson**
Up to 200,000 sq. ft.
Projected certification: LEED®
- 7 **Ericsson Campus**
Starting from 5,558 sq. ft. | Up to 38,867 sq. ft.
Acquired certification: LEED® Gold
- 8 **Le 495**
2,045 sq. ft.
Acquired certification: LEED® V4
- 9 **950 Beaumont**
Starting from 3,187 sq. ft. | Up to 94,043 sq. ft.
Acquired certification: LEED®
- 10 **7070 Saint-Urbain**
94,043 sq. ft.
Projected certification: LEED®
- 11 **7250 Marconi**
19,226 sq. ft.
Acquired certification: LEED®



Office and commercial space Laval and North Shore

Espace Montmorency

Available space

Office space available -
20,236 sq. ft.

Commercial space available -
8,339 sq. ft.

Projected certifications

 LEED Gold

For core and shell development - hotel
For new constructions - residential buildings

 LEED Platinum

For core and shell development - office tower

Acquired certification

 LEED Gold

For neighborhood development

Available
Immediately

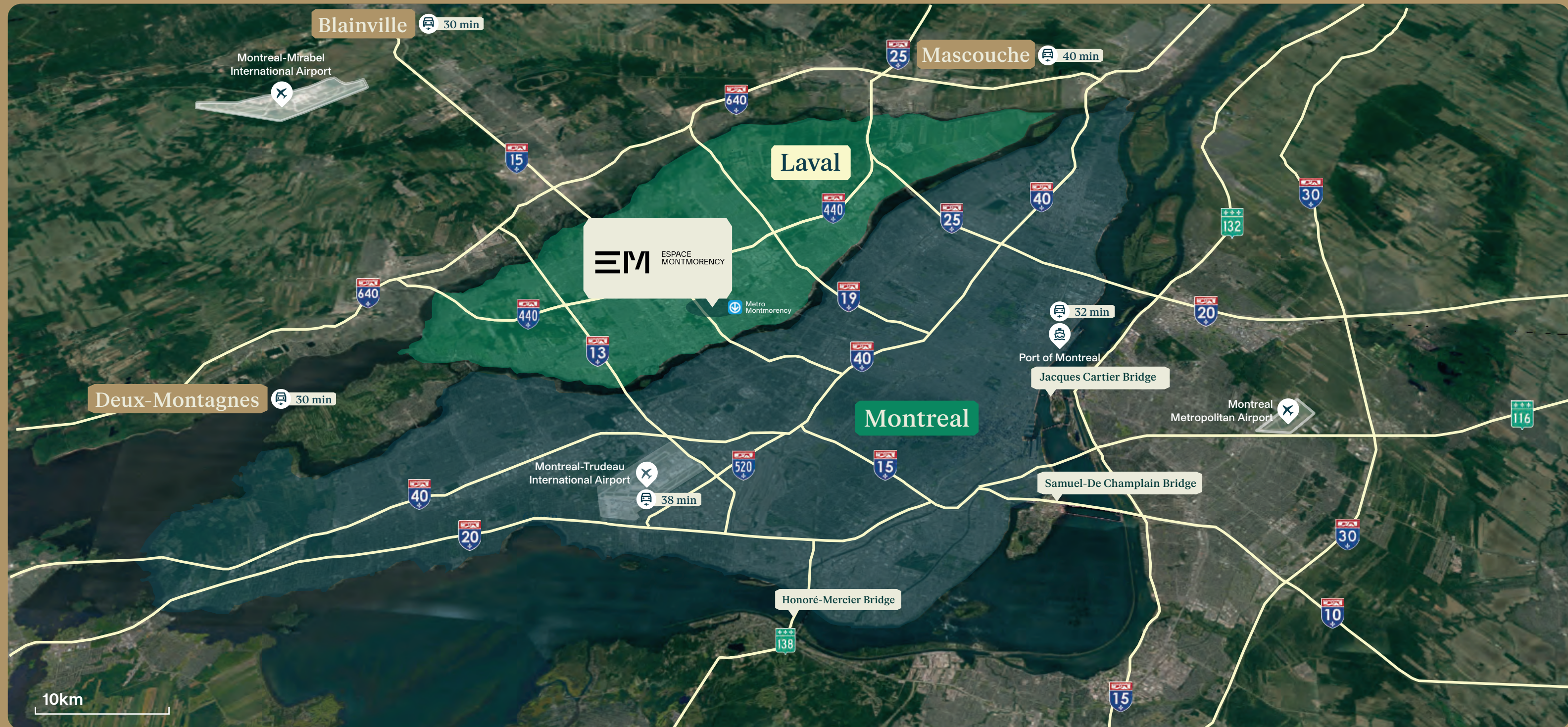
Location

600 Lucien-Paiement Street, Laval

Office space available - 20,236 sq. ft.

Commercial space available - 8,339 sq. ft.

Espace Montmorency



Location

600 Lucien-Paiement Street, Laval

Office space available - 20,236 sq. ft.

Commercial space available - 8,339 sq. ft.

Espace Montmorency



15 - 16 INTACT

[intact]

OMNIA

14 OMNIA & AVAILABLE SPACE

[intact]

13 INTACT

Scotiabank

12 SCOTIA BANK & AVAILABLE SPACE

Deloitte.

IG GESTION DE PATRIMOINE

11 DELOITTE & IG

DHC
— AVOCATS —

MAGESKA
CAPITAL

TCI+

10 DHC / MAGESKA & TCI+

[intact]

9 INTACT

CO-WORKING

[intact]

8 INTACT & CO-WORKING

[intact]

7 INTACT



COLLÈGE
MONTMORENCY

6 COLLÈGE
MONTMORENCY

MONTONI

Site plan

600 Lucien-Paiement Street, Laval

Office space available - 20,236 sq. ft.

Commercial space available - 8,339 sq. ft.

Espace Montmorency

GROUND FLOOR





MONTONI

Deloitte

belairdirect

HOTEL COURTYARD





Centroparc Tour Desjardins

Available space

Local 1

6,211 sq. ft.

Acquired certification

 Distinction by Montoni

Available
Immediately

Location

551 Louis-Blériot Street, Mascouche

Office space available - 6,211 sq. ft.

Centroparc Tour Desjardins



Location

551 Louis-Blériot Street, Mascouche

Office space available - 6,211 sq. ft.

Centroparc Tour Desjardins



Site plan

551 Louis-Blériot Street, Mascouche

Office space available - 6,211 sq. ft.

Centroparc Tour Desjardins



 **Desjardins**



Complexe Jules-Brillant

Available space

Office space

20,226 sq. ft.

Certification acquired

 LEED

Available
Immediately

Location

2955 Jules-Brillant, Laval

Ground floor - 6,868 sq. ft.

Third floor - 5,782 sq. ft.

Fourth floor - 7,576 sq. ft.

Complexe Jules-Brillant



Location

2955 Jules-Brillant, Laval

Ground floor - 6,868 sq. ft.

Third floor - 5,782 sq. ft.

Fourth floor - 7,576 sq. ft.

Complexe Jules-Brillant



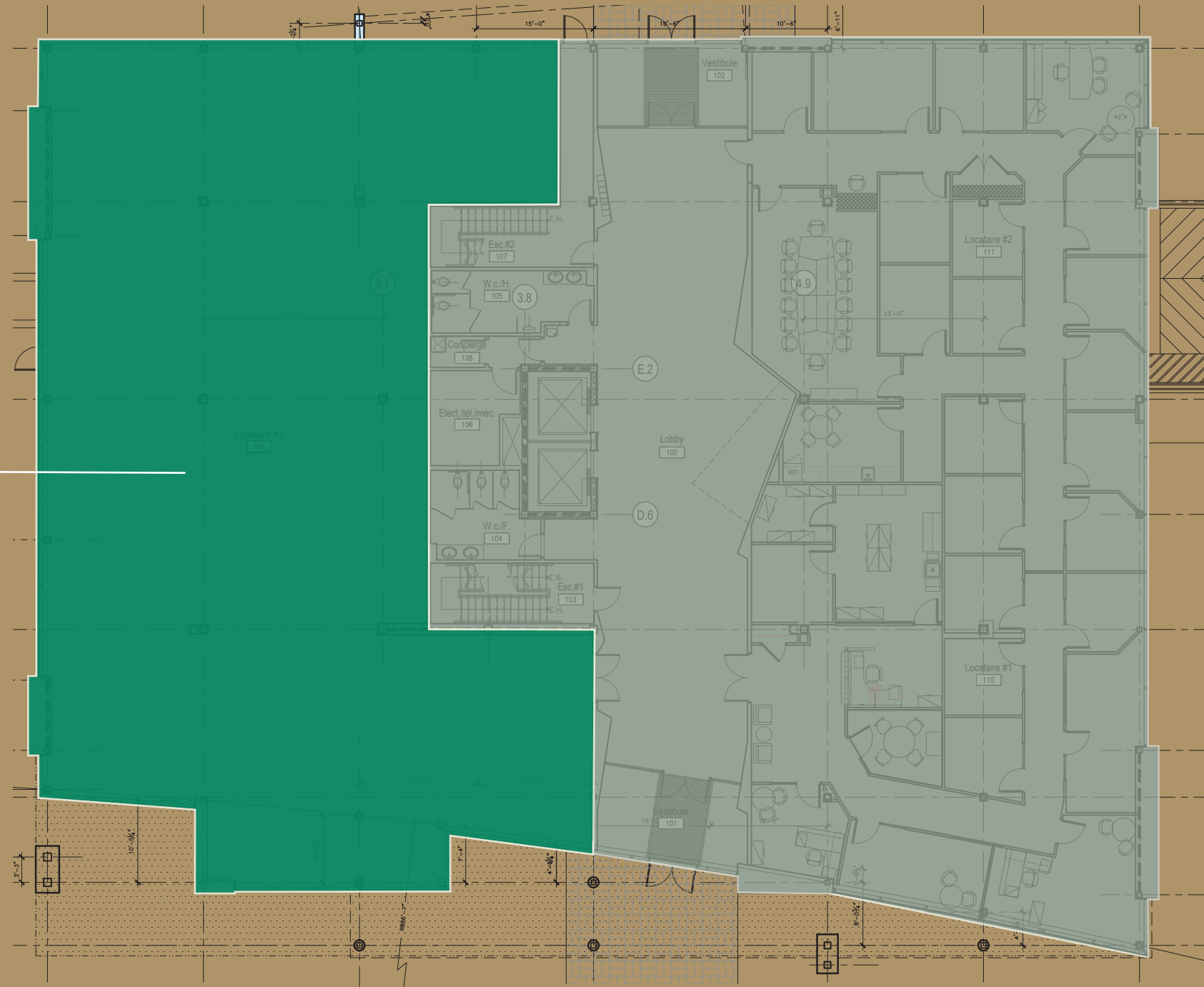
Site plan

2955 Jules-Brillant, Laval

Ground floor - 6,868 sq. ft.

Complexe Jules-Brillant

6,868 sq. ft.

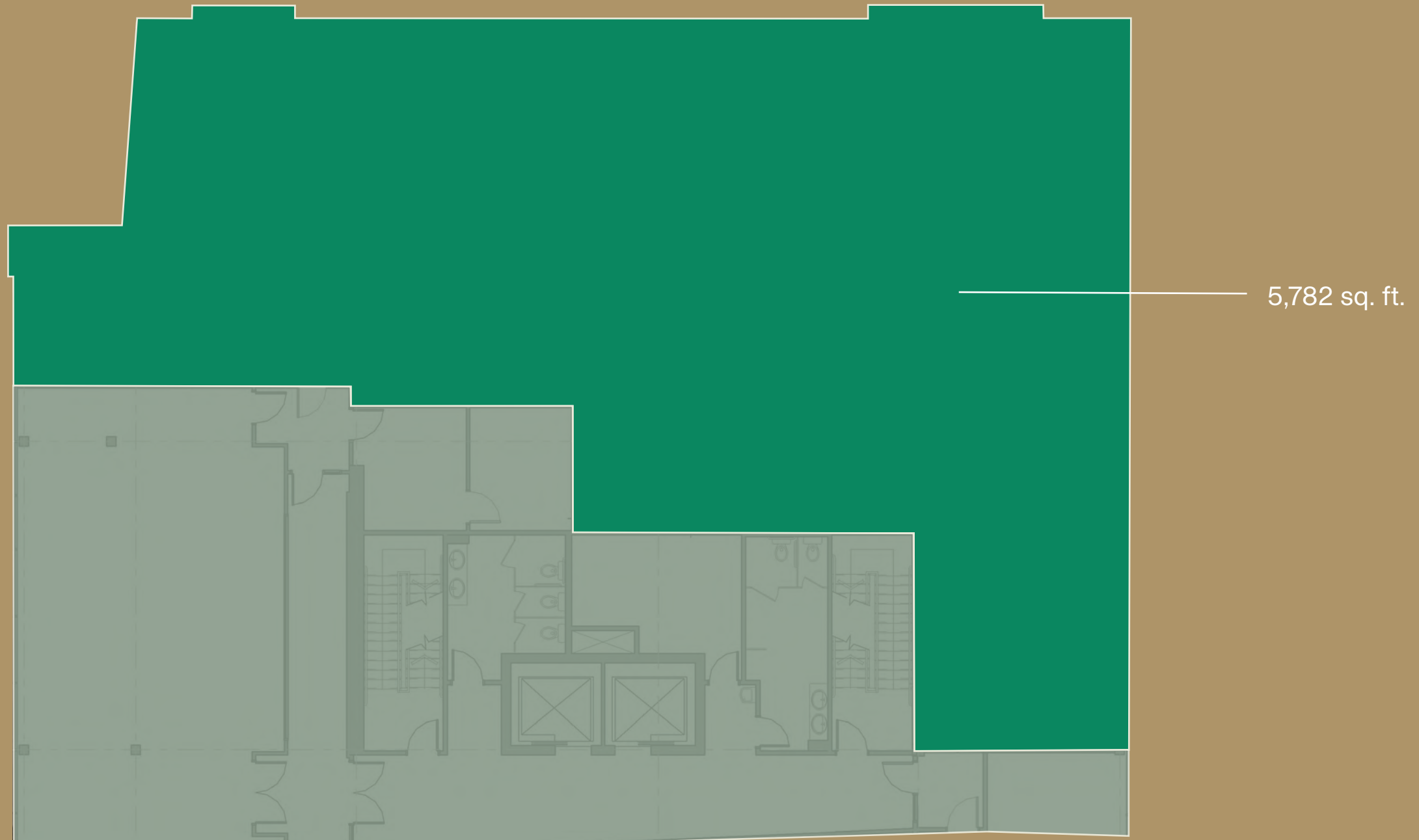


Site plan

2955 Jules-Brillant, Laval

Third floor - 5,782 sq. ft.

Complexe Jules-Brillant



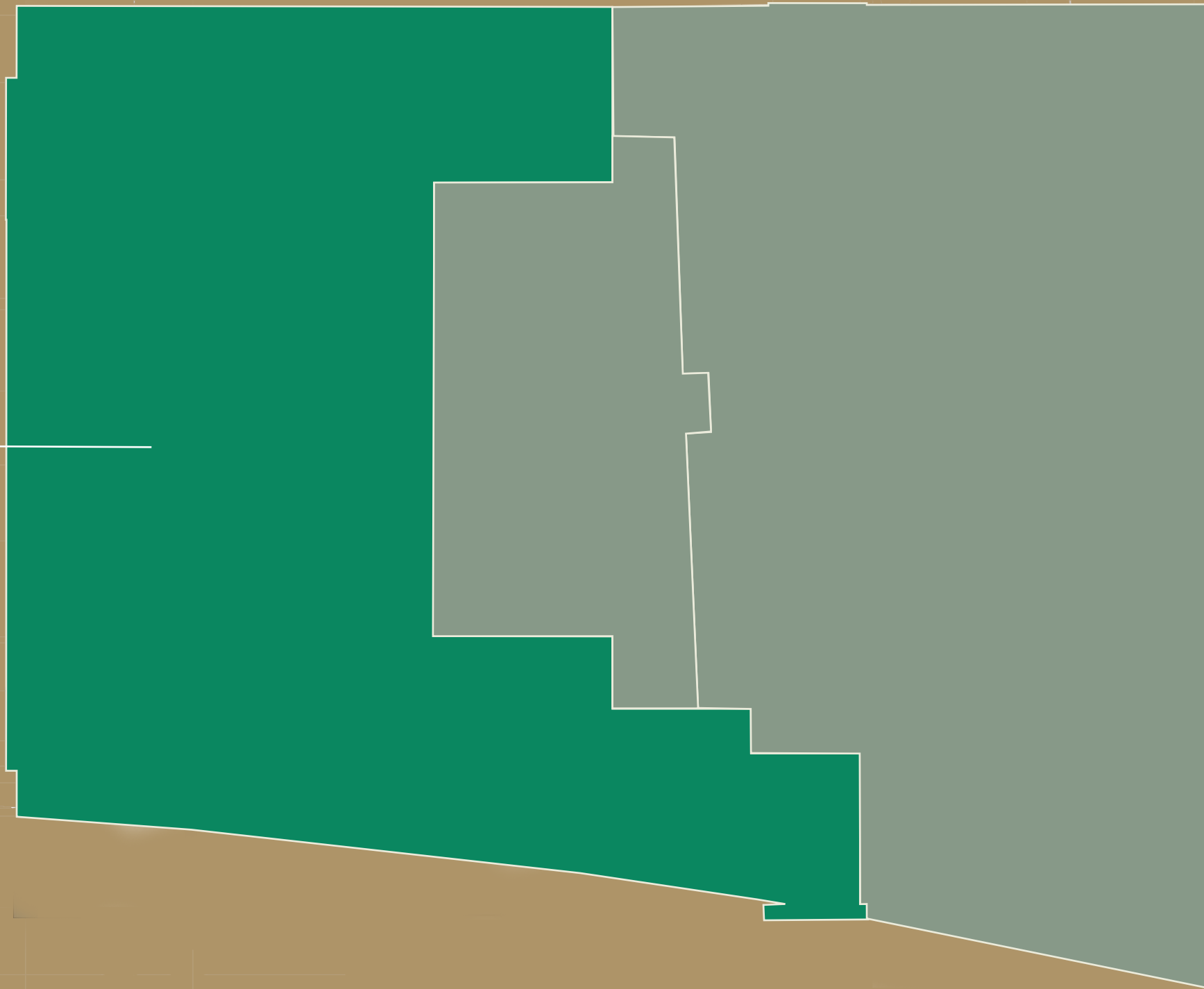
Site plan

2955 Jules-Brillant, Laval

Fourth floor - 7,576 sq. ft.

Complexe Jules-Brillant

7,576 sq. ft.





Complexe Louis-R. Renaud I

Available space

Office space

31,672 sq. ft.

Acquired certification



Available
Immediately

Location

Place Louis-R.-Renaud, Laval

Ground floor - 3,114 sq. ft.

Second floor - 16,417 sq. ft.

Third floor - 12,141 sq. ft.

Complexe Louis-R. Renaud I



Location

Place Louis-R.-Renaud, Laval

Ground floor - 3,114 sq. ft.

Second floor - 16,417 sq. ft.

Third floor - 12,141 sq. ft.

Complexe Louis-R. Renaud I



Site plan

2905 place Louis-R.-Renaud, Laval

Ground floor - 3,114 sq. ft.

Complexe Louis-R. Renaud I



Site plan

2905 place Louis-R.-Renaud, Laval

Second floor - 16,417 sq. ft.

Complexe Louis-R. Renaud I



Site plan

2905 place Louis-R.-Renaud, Laval

Third floor - 12,141 sq. ft.

Complexe Louis-R. Renaud I





Complexe Louis-R. Renaud II

Available space

Entire building

75,771 sq. ft.

Projected certification
LEED

Start of
Construction
Design Build

Delivery
Design Build

Location

Place Louis-R.-Renaud, Laval

Entire building - 75,771 sq. ft.

Complexe Louis-R. Renaud II



Location

Place Louis-R.-Renaud, Laval

Entire building - 75,771 sq. ft.

Complexe Louis-R. Renaud II



Site plan

Place Louis-R.-Renaud, Laval

Entire building - 75,771 sq. ft.
Ground floor - 15,451 sq. ft.
2nd floor - 15,080 sq. ft.
3rd floor - 15,080 sq. ft.
4th floor - 15,080 sq. ft.
5th floor - 15,080 sq. ft.

Complexe Louis-R. Renaud II





Office & commercial space Montreal

Redéveloppement Molson

Available space

Office space

Up to 200,000 sq. ft.

Projected certification



Start of
Construction
Q1 2024

Delivery
Q1 2026

Location

1500 Notre-Dame Street, Montreal

Office space - up to 200,000 sq. ft.

Redéveloppement Molson



Location

1500 Notre-Dame Street, Montreal

Office space - up to 200,000 sq. ft.

Redéveloppement Molson



Site plan

1500 Notre-Dame Street, Montreal

Office space - up to 200,000 sq. ft.

Redéveloppement Molson





MOLSON

MOLSON'S BREWERY
1793 LIMITED 1913



Ericsson Campus

Available space

Office space

38,867 sq. ft.

Acquired certification

 LEED Gold

Available
Immediately

Location

8275 Trans-Canada Highway, Ville Saint-Laurent

Office space - 38,867 sq. ft.

Tower A - 4th floor - 7,266 sq. ft.

Tower B - Ground floor - 5,558 sq. ft.

Tower B - 3rd floor - 26,043 sq. ft.

Ericsson Campus



Location

8275 Trans-Canada Highway, Ville Saint-Laurent

Office space - 38,867 sq. ft.

Tower A - 4th floor - 7,266 sq. ft.

Tower B - Ground floor - 5,558 sq. ft.

Tower B - 3rd floor - 26,043 sq. ft.

Ericsson Campus



Site plan

8275 Trans-Canada Highway, Ville Saint-Laurent

Office space - 38,867 sq. ft.

Tower A - 4th floor - 7,266 sq. ft.

Tower B - Ground floor - 5,558 sq. ft.

Tower B - 3rd floor - 26,043 sq. ft.

Ericsson Campus



26,043 sq. ft.

7,266 sq. ft.

5,558 sq. ft.



Le 495

Available space

Commercial space

2,045 sq. ft.

Acquired certification

 LEED V4

Available
Immediately

Location

495 Beaumont avenue, Montreal

Available space - 2,045 sq. ft.

Le 495



Location

495 Beaumont avenue, Montreal

Available space - 2,045 sq. ft.

Le 495

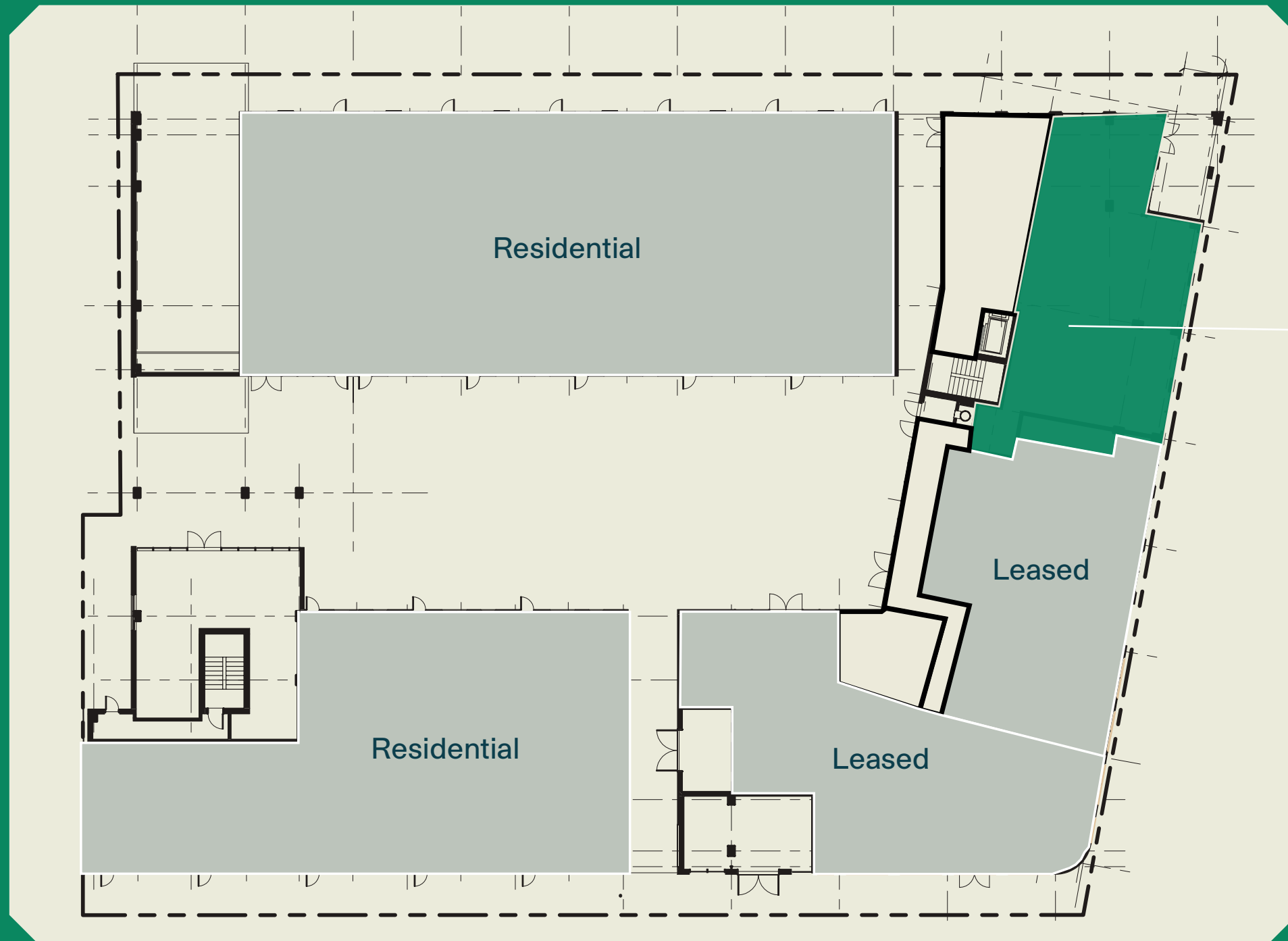


Location

495 Beaumont avenue, Montreal

Available space - 2,045 sq. ft.

Le 495



2,045 sq. ft.



EXCEPTÉ
LIVRAISON
LOCALE

495

BRÜLER
PLUS DE
CALORIES
BRÜLER
MOINS DE
ASBUR-NT

950 Beaumont

Available space

Commercial and office space

53,633 sq. ft.

Acquired certification



Available
Immediately

Location

950 Beaumont avenue, Montreal

Available space - 53,633 sq. ft.

Ground floor - Local 1 - 3,187 sq. ft.

Ground floor - Local 2 - 12,450 sq. ft.

3rd floor - 37,996 sq. ft.

950 Beaumont



Location

950 Beaumont avenue, Montreal

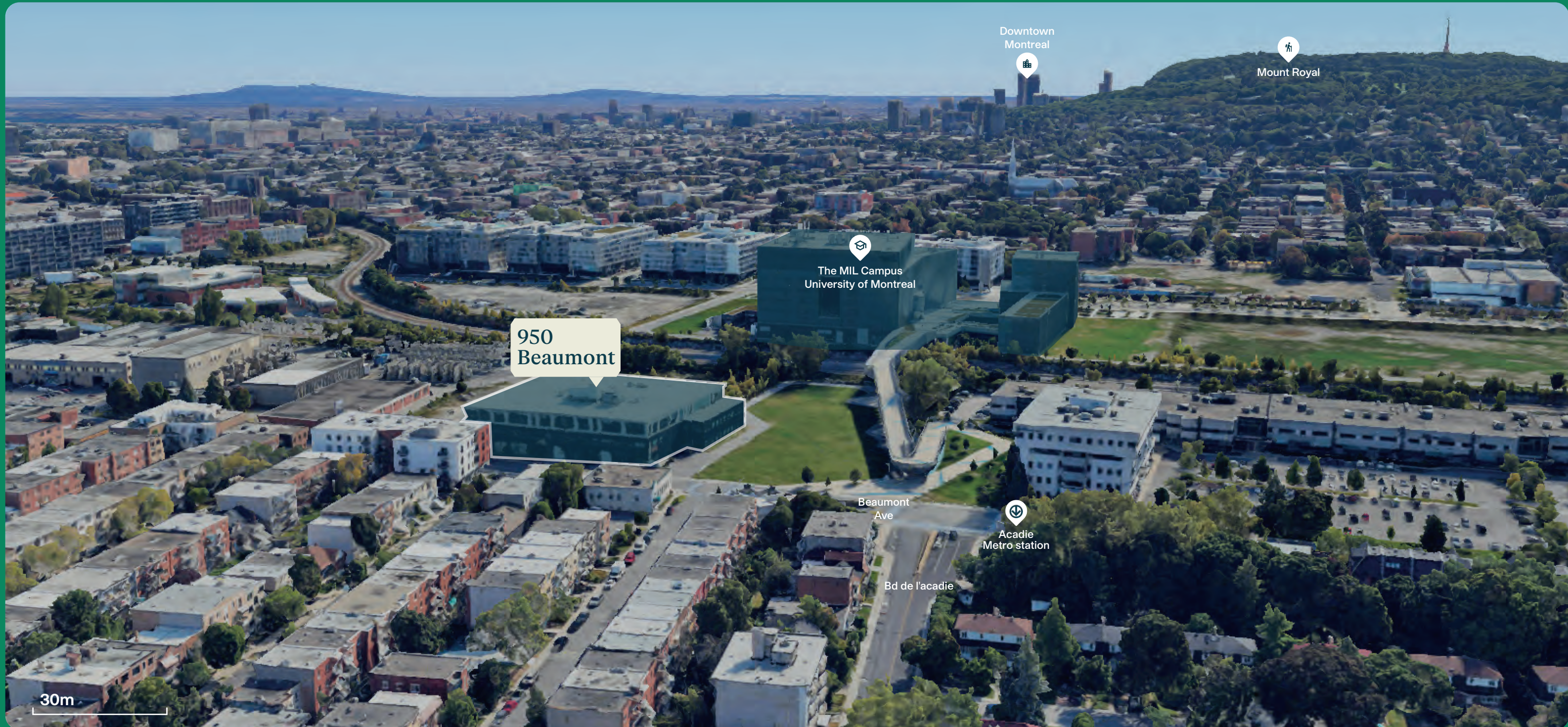
Available space - 53,633 sq. ft.

Ground floor - Local 1 - 3,187 sq. ft.

Ground floor - Local 2 - 12,450 sq. ft.

3rd floor - 37,996 sq. ft.

950 Beaumont



Location

950 Beaumont avenue, Montreal

Available space - 53,633 sq. ft.

Ground floor - Local 1 - 3,187 sq. ft.

Ground floor - Local 2 - 12,450 sq. ft.

3rd floor - 37,996 sq. ft.

950 Beaumont



Location

950 Beaumont avenue, Montreal

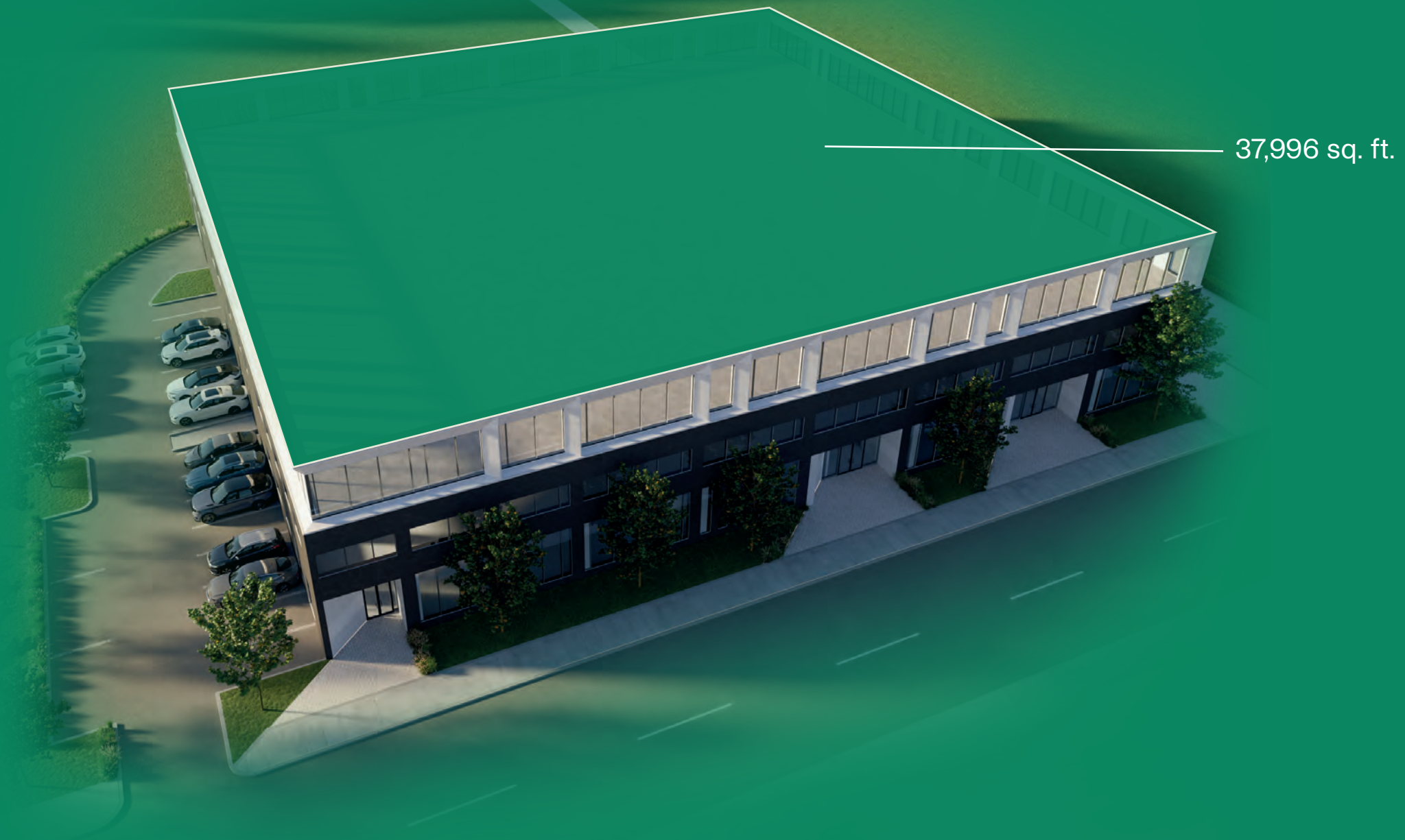
Available space - 53,633 sq. ft.

Ground floor - Local 1 - 3,187 sq. ft.

Ground floor - Local 2 - 12,450 sq. ft.

3rd floor - 37,996 sq. ft.

950 Beaumont







7070 Saint-Urbain

Available space

Entire building

94,043 sq. ft.

Projected certification
LEED

Start of
Construction
Design Build

Delivery
Design Build

Location

7070 Saint-Urbain, Montreal

Entire building - 94,043 sq. ft.

7070 Saint-Urbain



Location

7070 Saint-Urbain, Montreal

Entire building - 94,043 sq. ft.

7070 Saint-Urbain



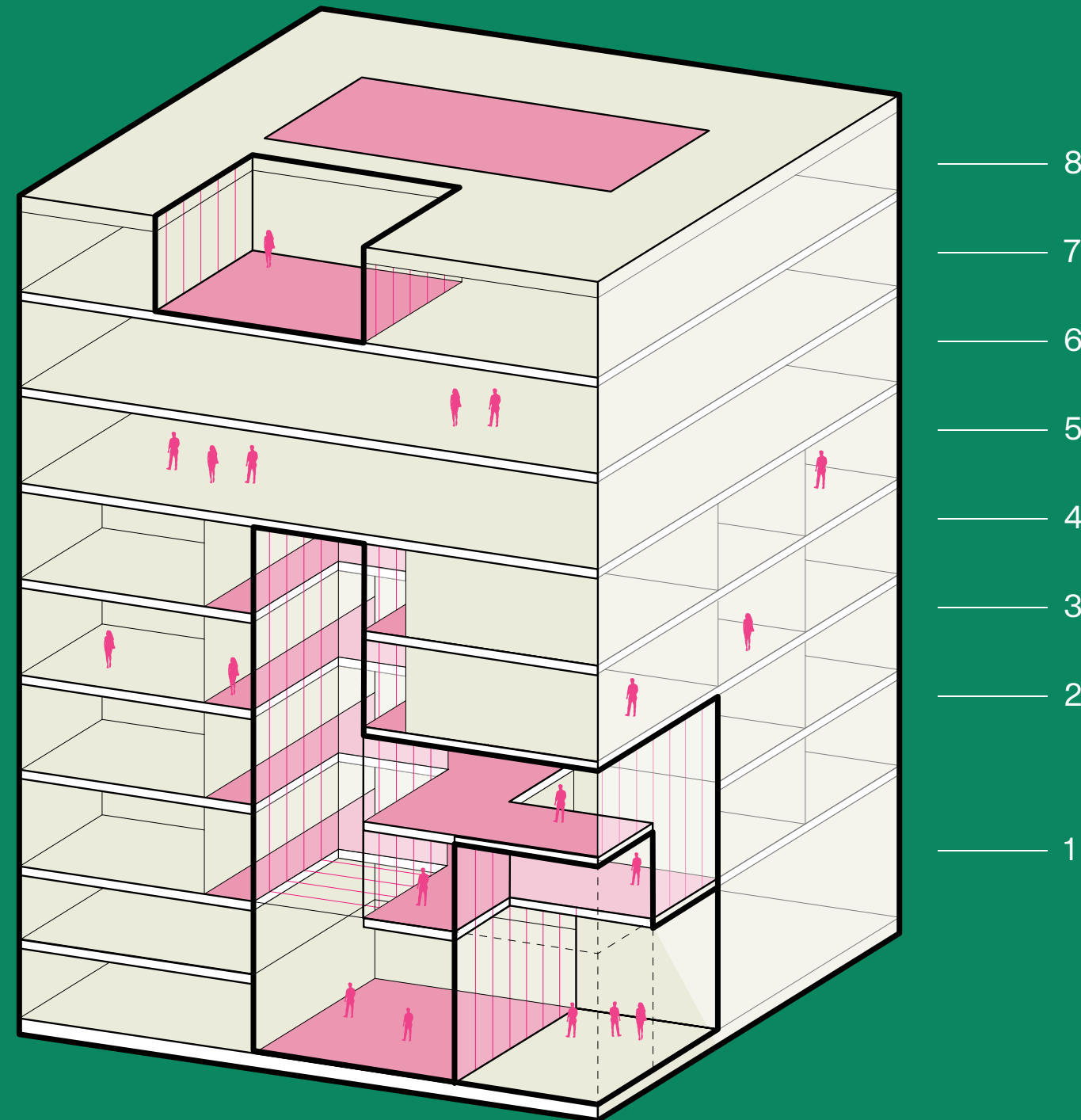
Location

7070 Saint-Urbain, Montreal

Entire building - 94,043 sq. ft.

7070

Saint-Urbain





7250 Marconi

Available space

Office space

19,226 sq. ft.

Acquired certification



Available
Immediately

Location

7250 Marconi Street, Montreal

Available space - 19,226 sq. ft.

7250 Marconi

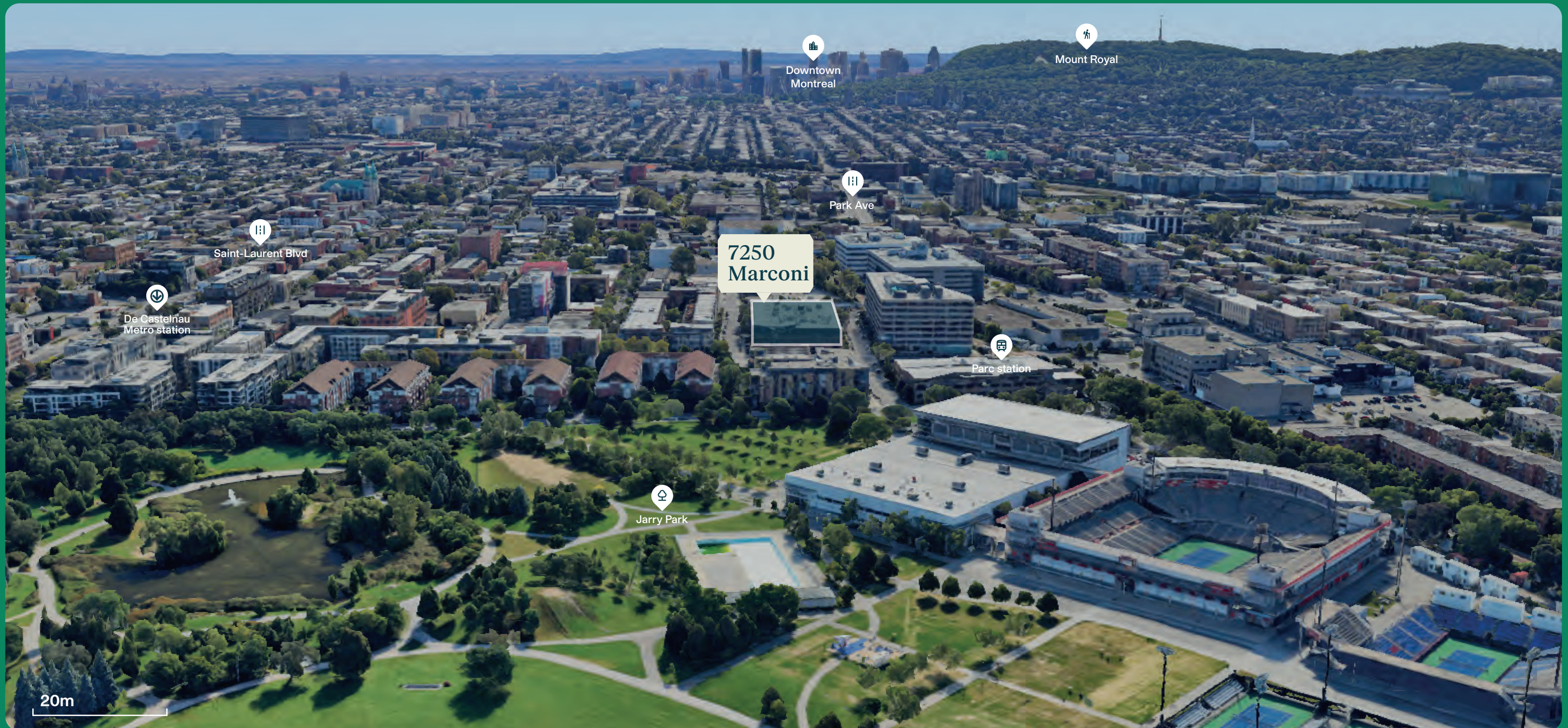


Location

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MONTONI

A real estate corporation dedicated to sustainable development