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# 2250

Alfred-Nobel Boulevard,  
Saint-Laurent



*Office space at the heart of innovation*  
in Montréal's Technoparc

UNITS FROM 4,413 - 13,841 sq. ft. | FOR LEASE



# Highlights



## AN ECOSYSTEM OF INNOVATION

Located in the Technoparc Montréal, a leading Canadian innovation hub with over 100 companies.



## PRIME LOCATION

Easily accessible via Highway 40; steps away from the new Marie-Curie REM station with fast connections to downtown and the airport (estimated opening in 2027).



## RENOVATED COMMON AREAS

Tenants will benefit from a refreshed lobby, modernized common areas and bathrooms, and a new gym on the ground floor.



## BOMA BEST CERTIFIED

This building meets internationally-recognized standards of sustainability, efficiency and performance.



<b>Availability</b>	Immediate
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<b>Unit 100</b>	5,016 sq. ft.
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<b>Unit 200*</b>	8,078 sq. ft.
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<b>Unit 203*</b>	4,413 sq. ft.
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<b>Unit 405</b>	7,002 sq. ft.
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\*Can combine units 200, 201 & 203 for a total of 13,841 sq. ft.

<b>Parking</b>	Exterior (free & first come, first served)
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<b>Building amenities</b>	Fully equipped gym (free for tenants) Outdoor patio area
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<b>Floor plate</b>	16,282 sq. ft.
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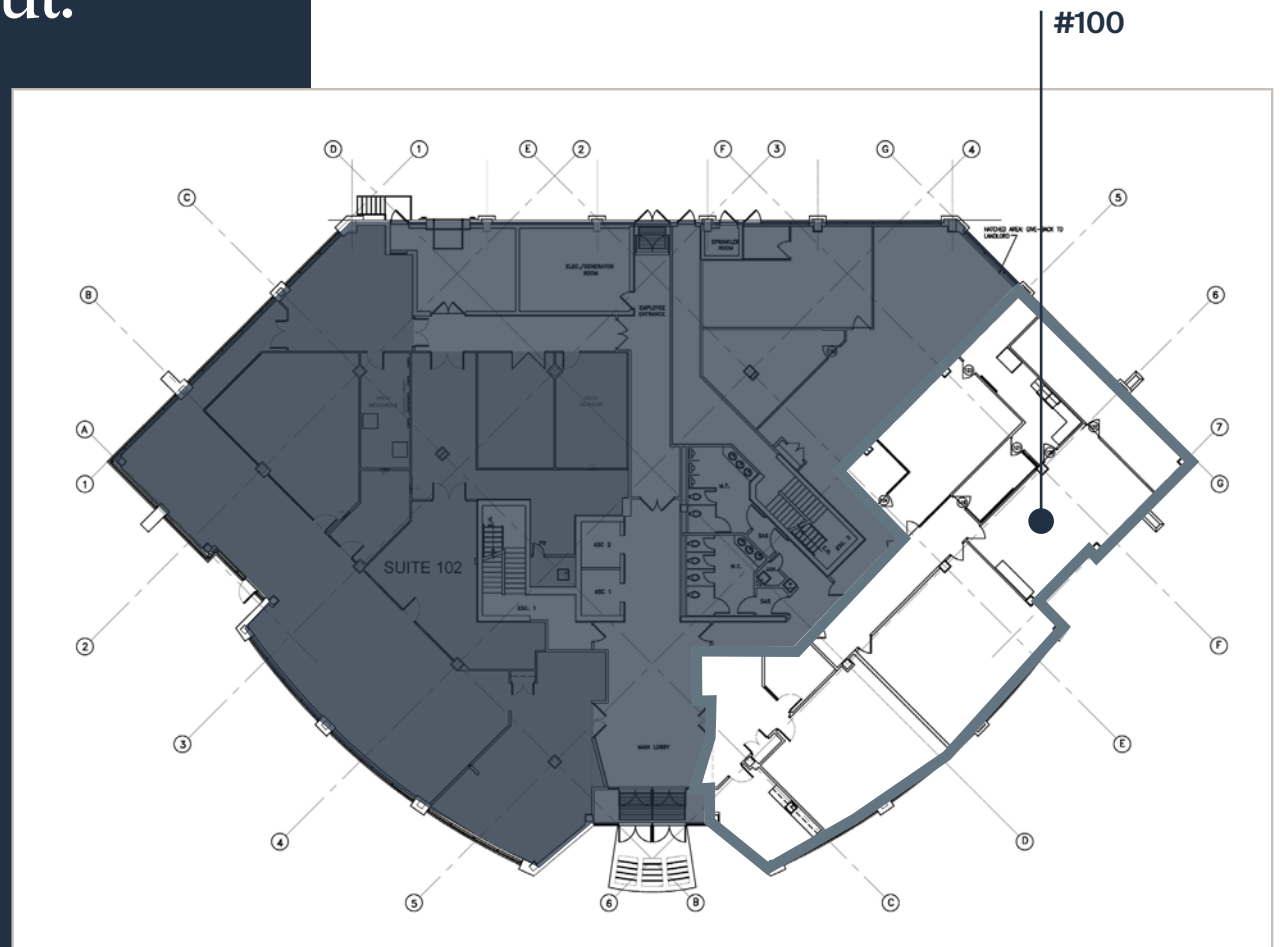
<b>Year built</b>	2001
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<b>Class</b>	A
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<b>Generators</b>	2
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UNIT 100: 5,016 sq. ft.

*Spacious and versatile*  
unit, that can be demised  
to size, with potential for a  
personalized build-out.



UNIT 200: 8,078 sq. ft.

*Spacious & bright  
move-in ready unit.*

Central area for  
open workstations,  
4 closed offices,  
3 conference rooms,  
and a kitchenette.



**UNIT 200: 8,078 sq. ft. (cont'd)**

# Floorplan & build-out



**Bright central area  
for open workstations**



**4 closed offices with  
excellent luminosity**



**Closed office**



UNIT 203: 4,413 sq. ft.

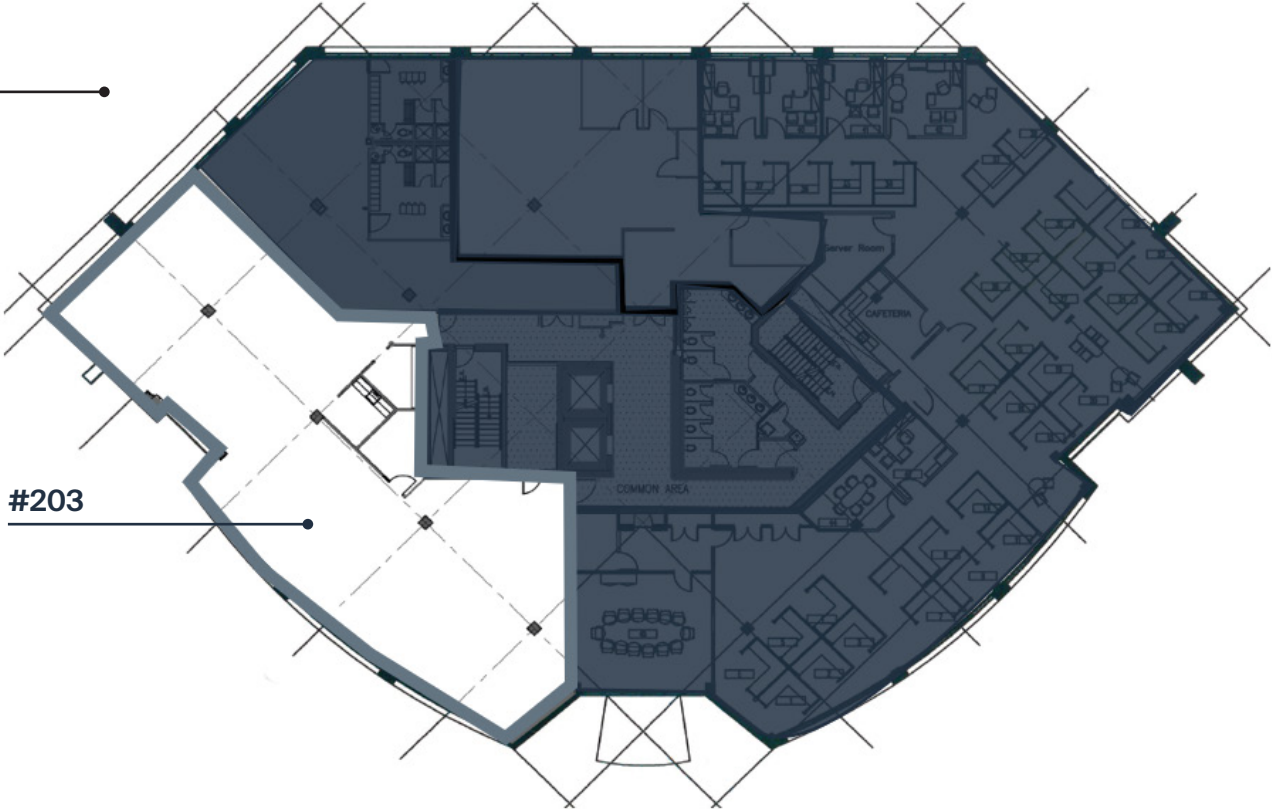
*Bright and open  
move-in ready office  
space with plenty  
of open workspace,  
1 closed office, a  
kitchennette  
and a reception area.*



UNIT 203: 4,413 sq. ft. (cont'd)

# Floorplan

(not including build-out)



Reception



Bright closed office



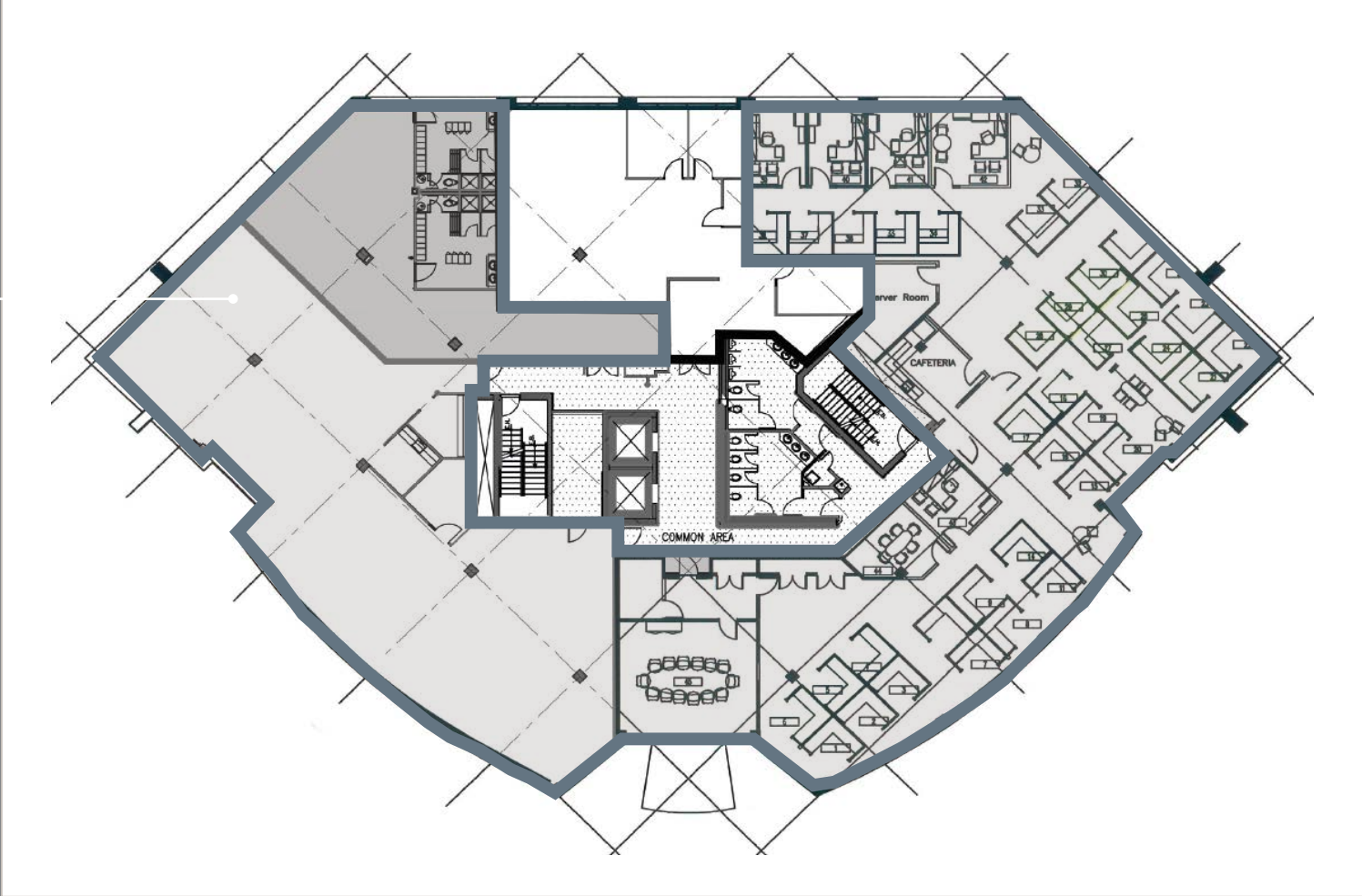
Kitchenette



2<sup>ND</sup> FLOOR: 13,841 sq. ft.

# Opportunity for *contiguous units*

2<sup>ND</sup> FLOOR:  
13,841 sq. ft.

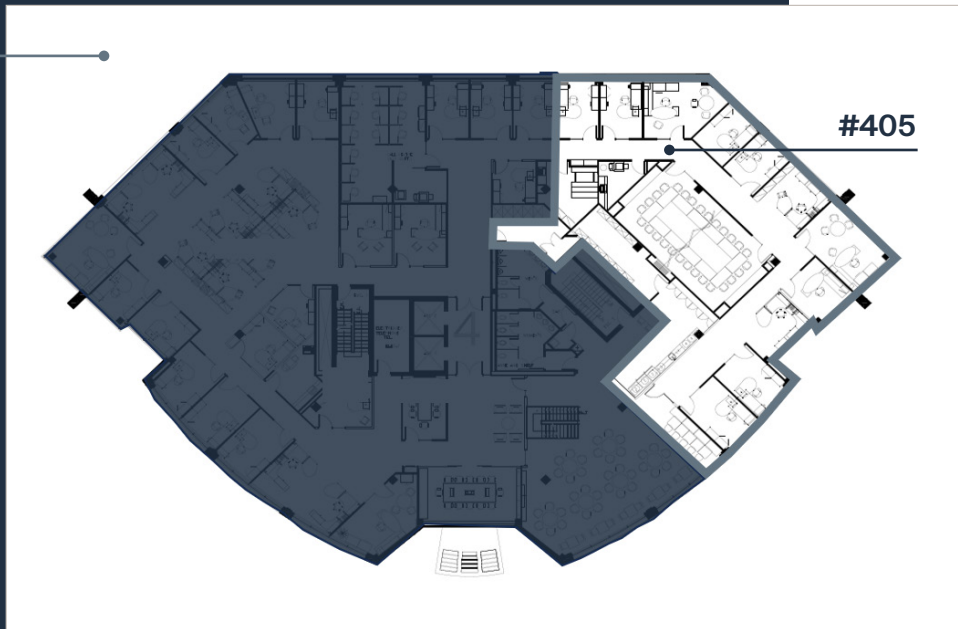


**UNIT 405: 7,002 sq. ft.**

*Luminous & spacious unit* comprised of 9 closed offices, each with big windows, and a central common space/large conference room.



Floorplan



# 2250 Alfred-Nobel is located in *Technoparc Montréal*, the ideal environment for *innovation*.



EASY ACCESS TO HIGHWAYS 40 & 13



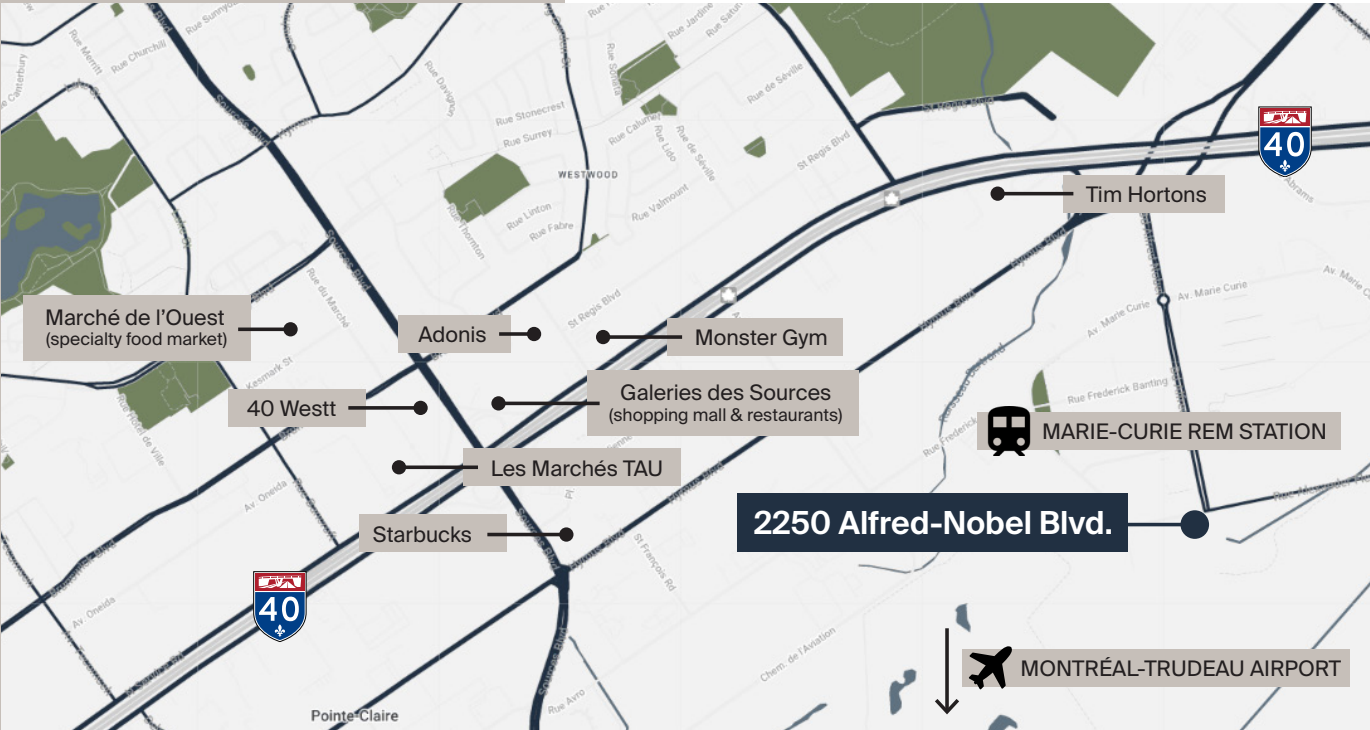
MARIE-CURIE REM STATION

5-minute walk away (estimated opening in 2027)



IN PROXIMITY TO AMENITIES

10-minute drive to several amenities including restaurants, shopping malls, hotels & more.

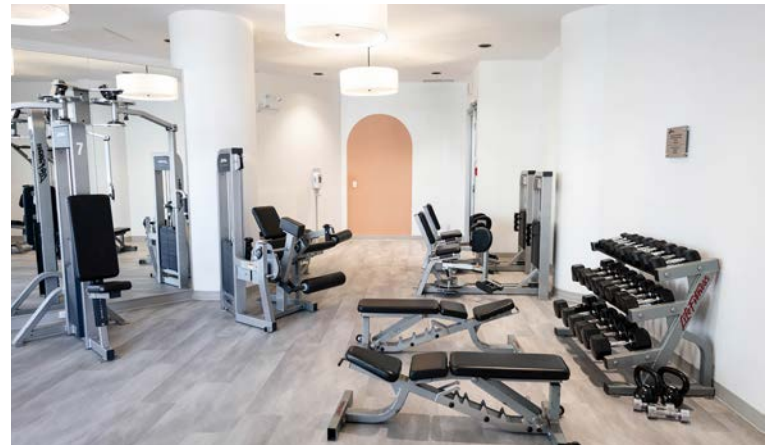


## THE BUILDING

*Technology and innovation meet functional workspaces at 2250 Alfred-Nobel, at the center of Montréal's Technoparc.*



Common areas including brand-new renovated gym & bathrooms.





Let us help you build  
the environment that  
*fits your vision.*

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