
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

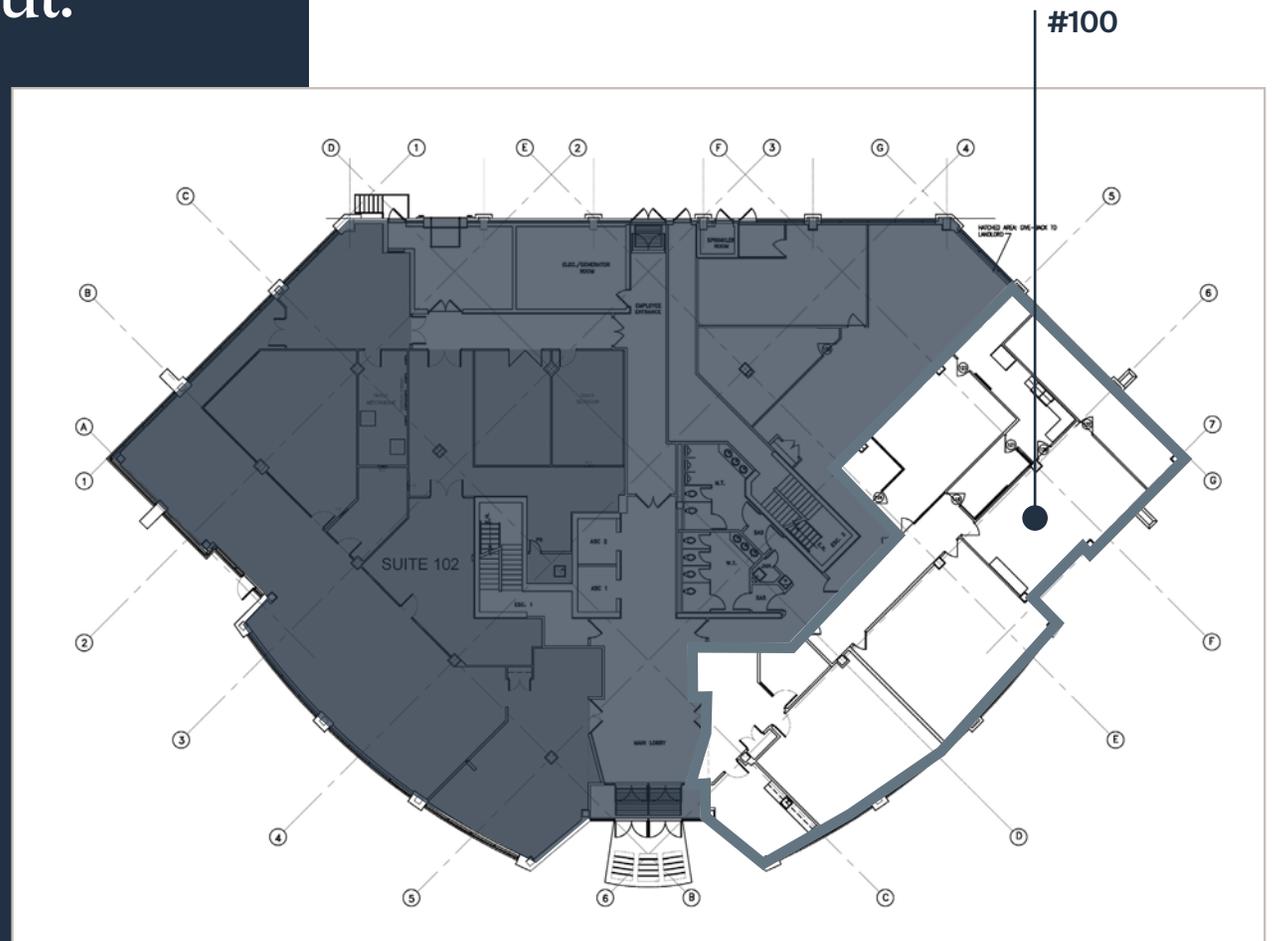
This building meets internationally-recognized standards of sustainability, efficiency and performance.



Availability	Immediate	Parking	Exterior (free & first come, first served)
Unit 100	5,016 sq. ft.	Building amenities	Fully equipped gym (free for tenants) Outdoor patio area
Unit 200*	8,078 sq. ft.	Floor plate	16,282 sq. ft.
Unit 203*	4,413 sq. ft.	Year built	2001
Unit 405	7,002 sq. ft.	Class	A
<small>*Can combine units 200, 201 & 203 for a total of 13,841 sq. ft.</small>		Generators	2

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.

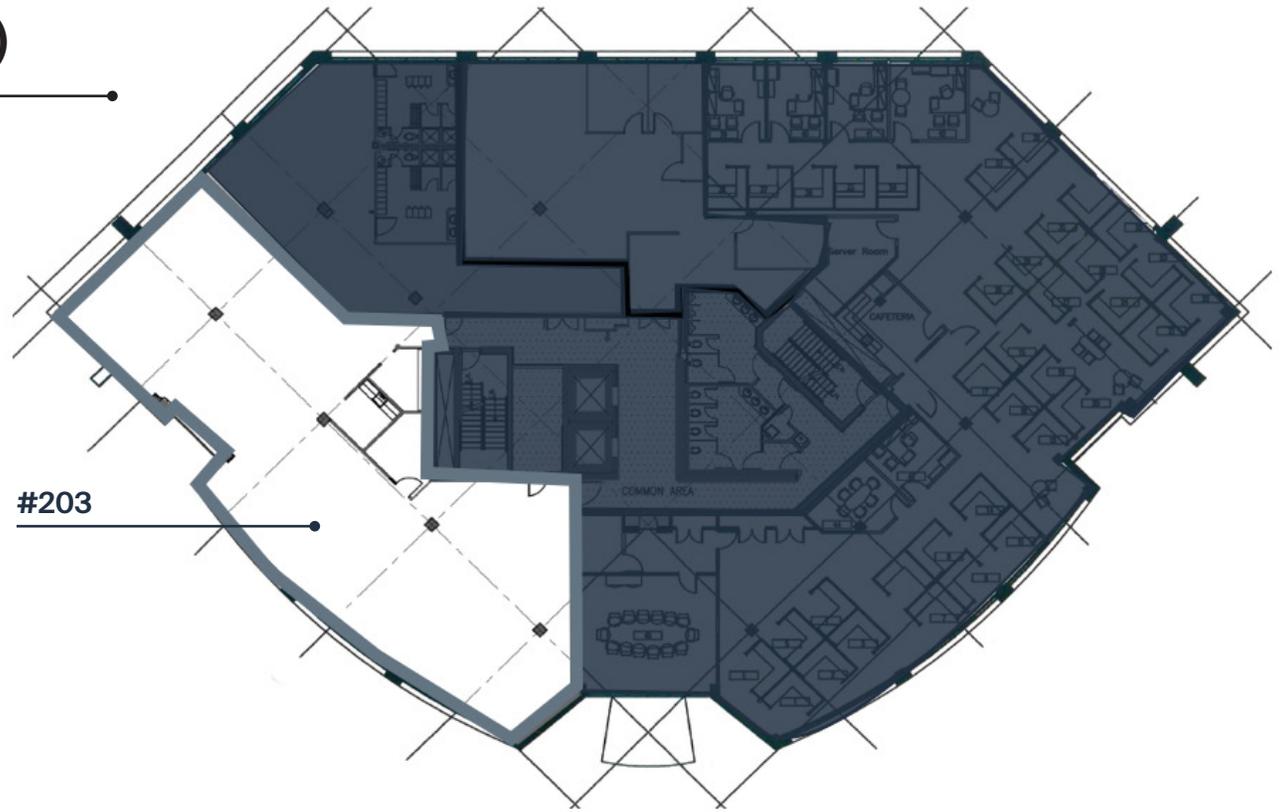
*Bright and open
move-in ready office
space with plenty
of open workspace,
1 closed office, a
kitchennette
and a reception area.*



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

Floorplan

(not including build-out)



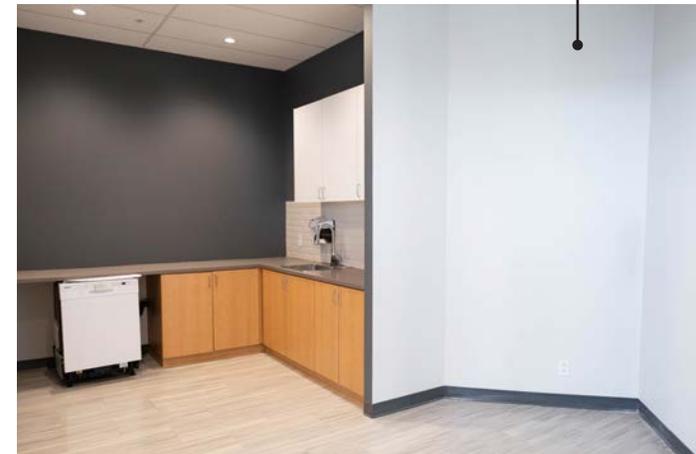
Reception



Bright closed office



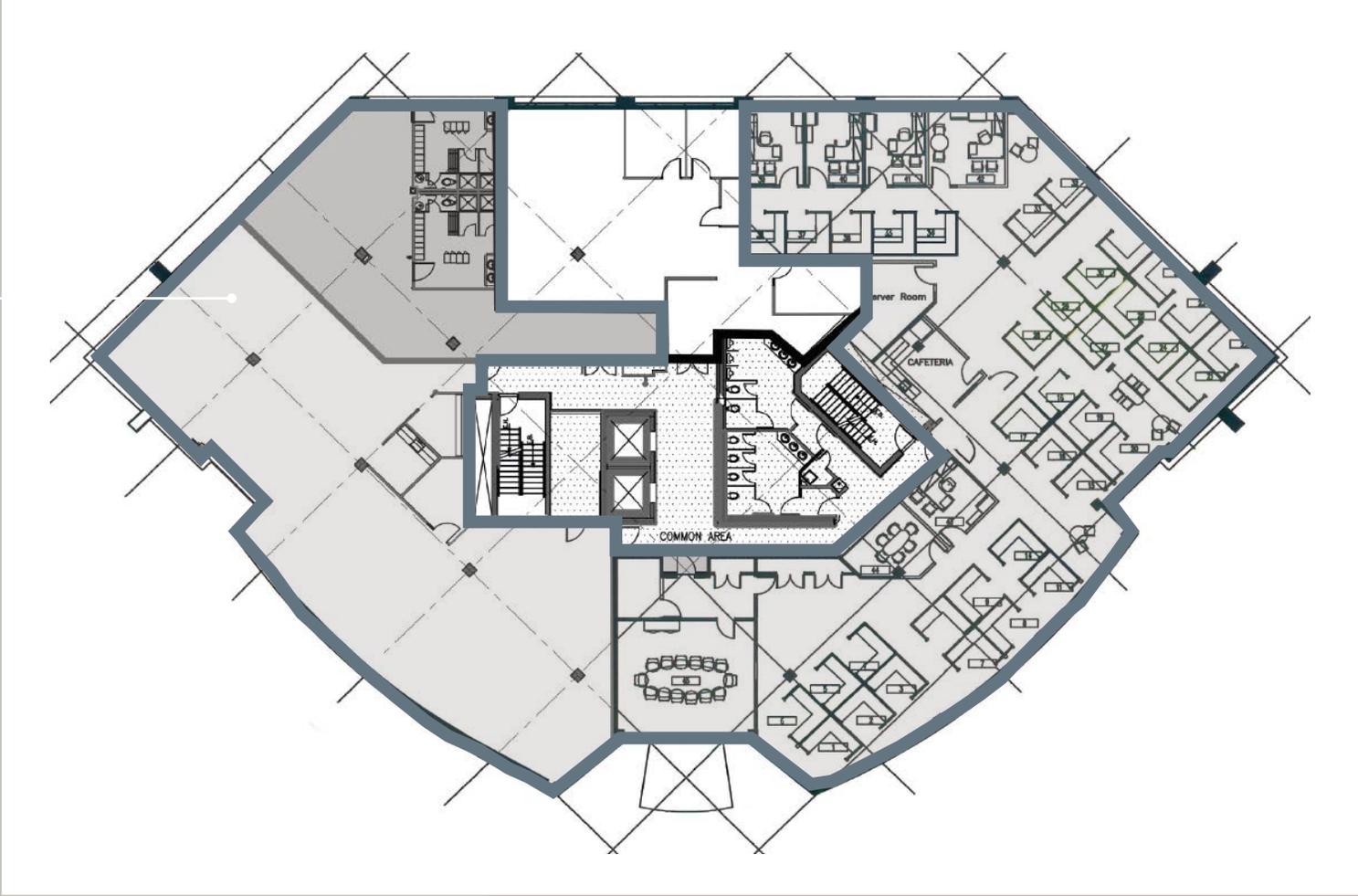
Kitchenette



2ND FLOOR: 13,841 sq. ft.

Opportunity for *contiguous units*

2ND FLOOR:
13,841 sq. ft.

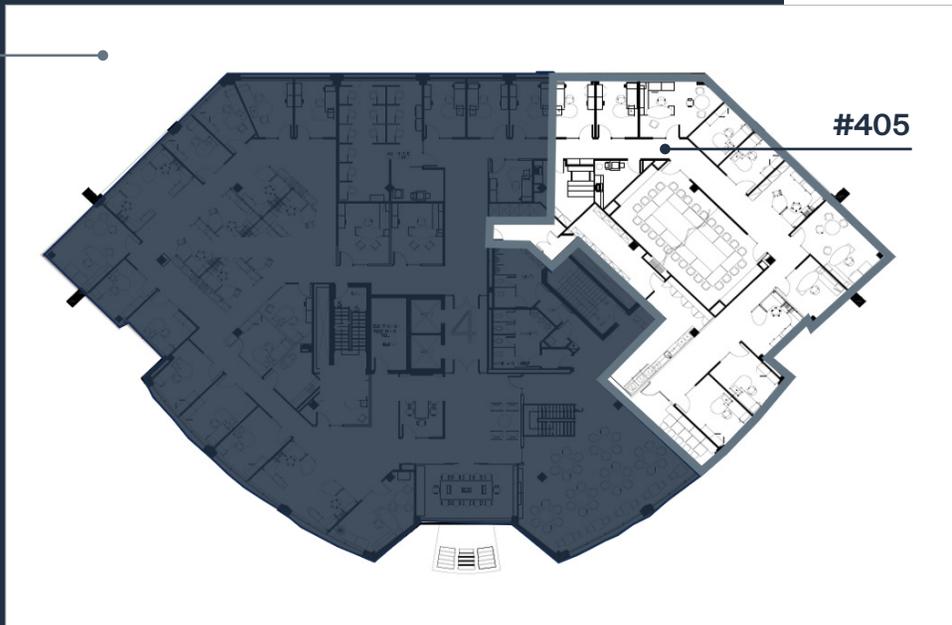


UNIT 405: 7,002 sq. ft.

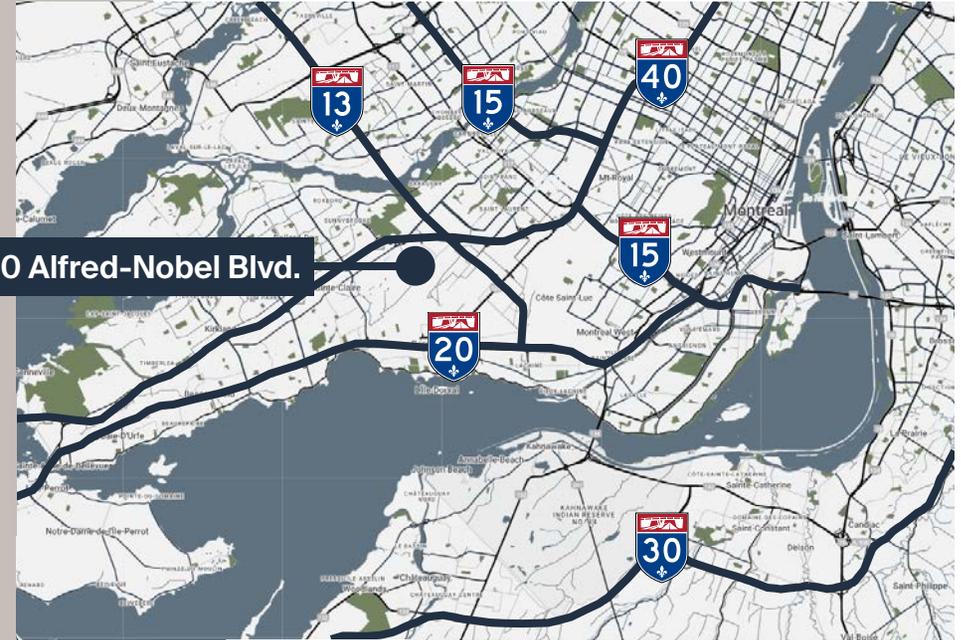
Luminous & spacious unit comprised of 9 closed offices, each with big windows, and a central common space/large conference room.



Floorplan



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



EASY ACCESS TO
HIGHWAYS 40 & 13



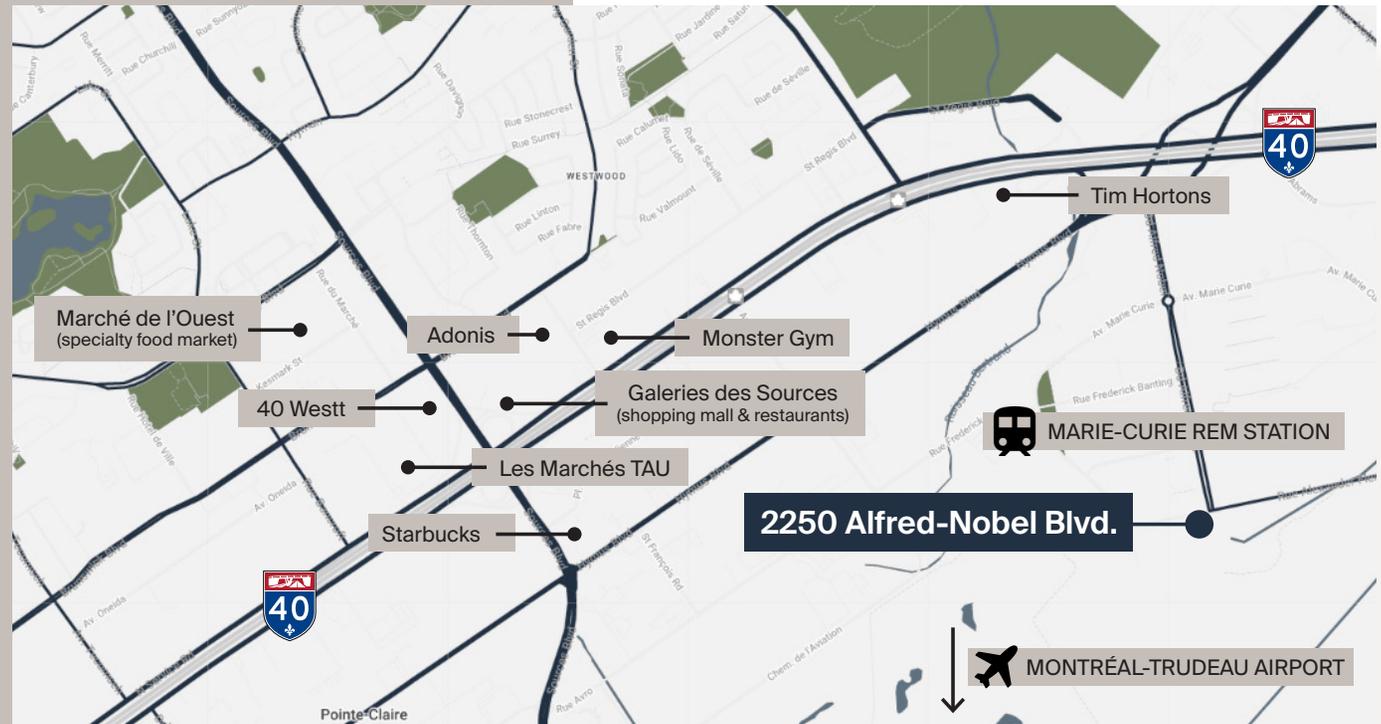
MARIE-CURIE
REM STATION

5-minute walk away
(estimated opening in 2027)



IN PROXIMITY TO AMENITIES

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

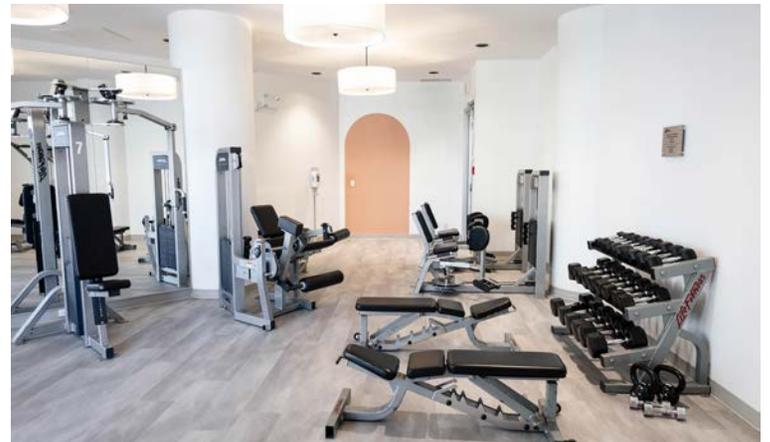


THE BUILDING

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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