
2250

Alfred-Nobel Boulevard,
Saint-Laurent



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

UNITS FROM 7,002 - 8,078 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

Unit 200

8,078 sq. ft.

Unit 405

7,002 sq. ft.

Floor plate

16,282 sq. ft.

Year built

2001

Parking

Exterior
(free & first come, first served)

Building amenities

Fully equipped gym
(free for tenants)
Outdoor patio area

Class

A

Generators

2

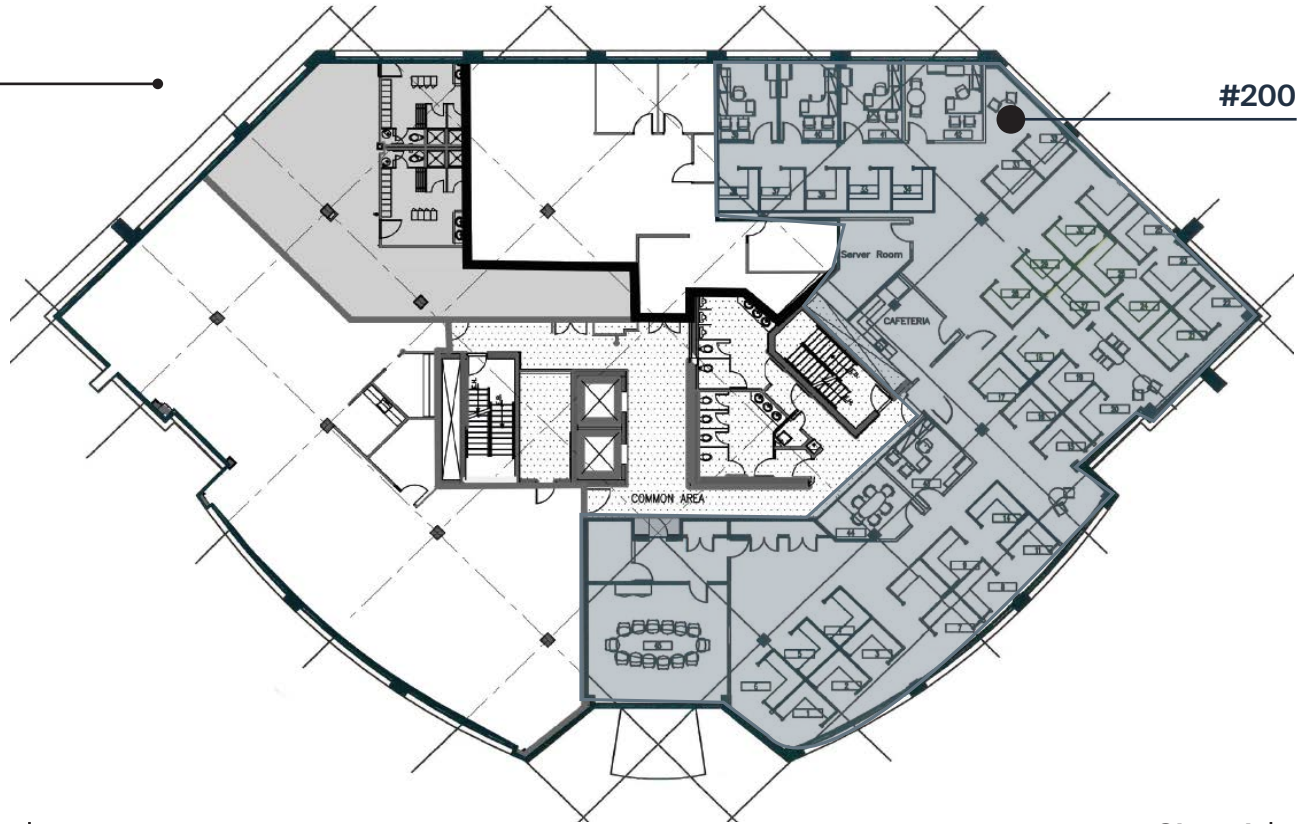
UNIT 200: 8,078 sq. ft.

*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.

Floorplan & build-out



**Bright central area
for open workstations**



**4 closed offices with
excellent luminosity**



Closed office

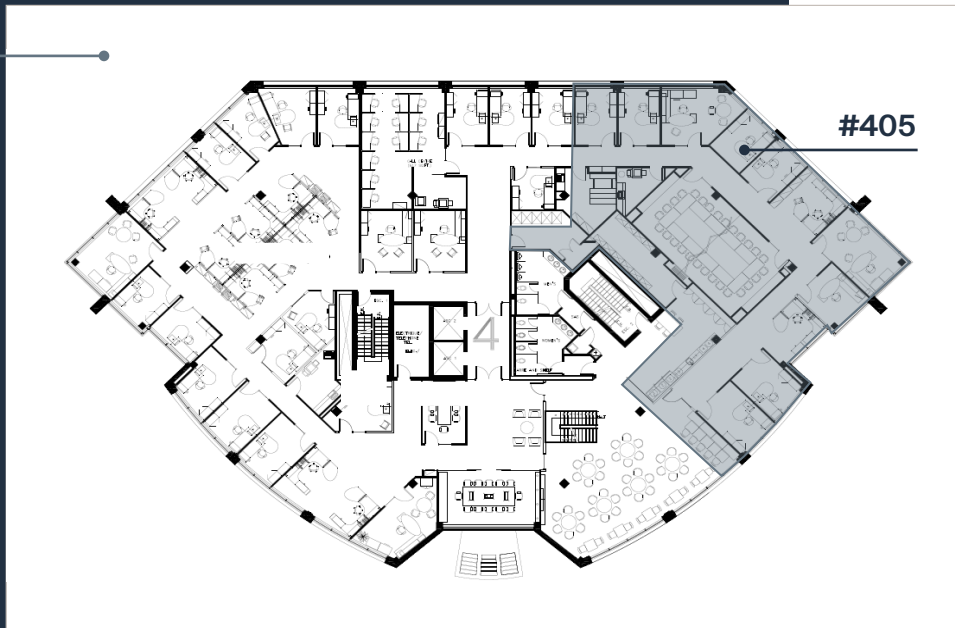


UNIT 405: 7,002 sq. ft.

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



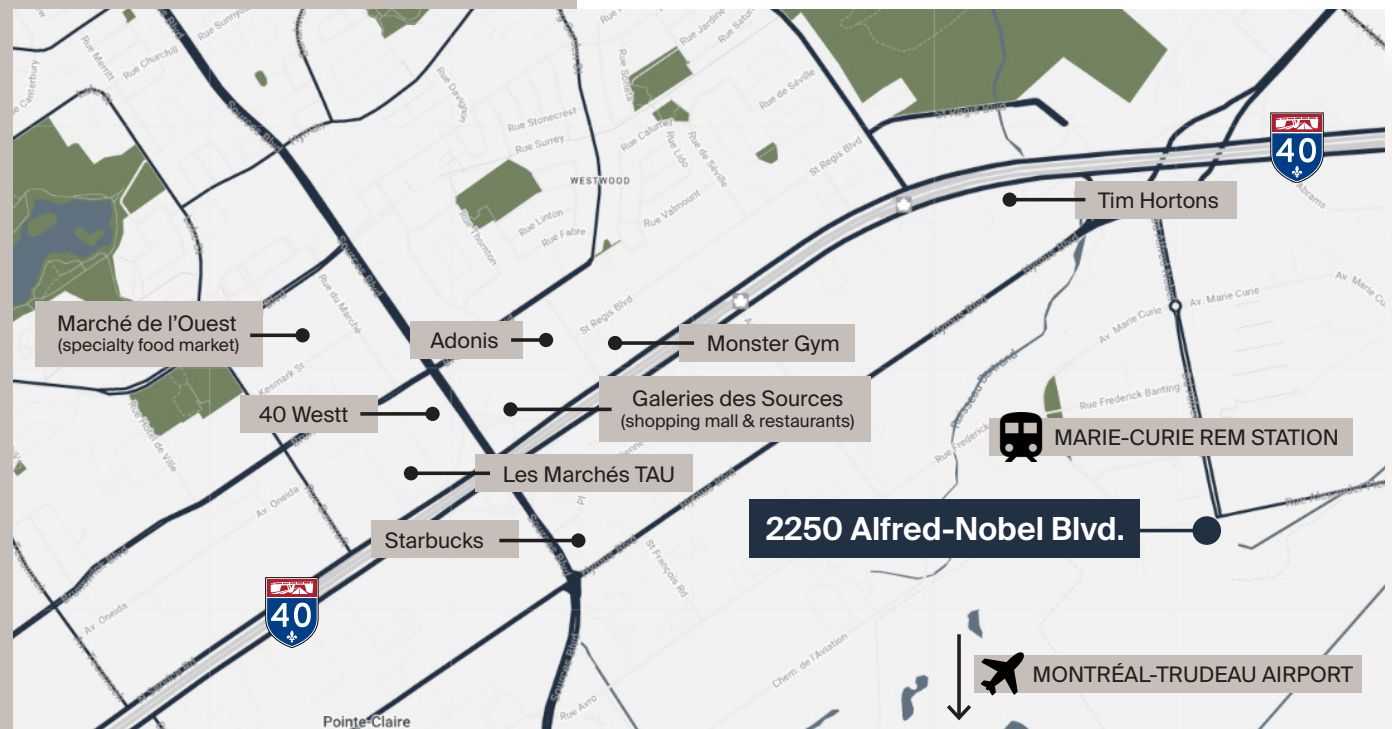
MARIE-CURIE
REM STATION

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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