



MILWORK

**WORK
SMART**

MONDEV





MILWORK

RETHINKING

HIGH QUALITY OFFICE SPACE



7260 RUE SAINT- URBAIN
MONTRÉAL

HIGH QUALITY
**OFFICE
SPACE**

NEW CONSTRUCTION

EXPOSED CEILINGS

ABUNDANCE OF WINDOWS

MAY 2021 DELIVERY





 MILWORK





EFFICIENT AND COLLABORATIVE SPACES



CHARGING STATIONS FOR ELECTRIC VEHICLES



90 BIKE RACK SPACES AVAILABLE



SHOWERS AVAILABLE TO TENANTS

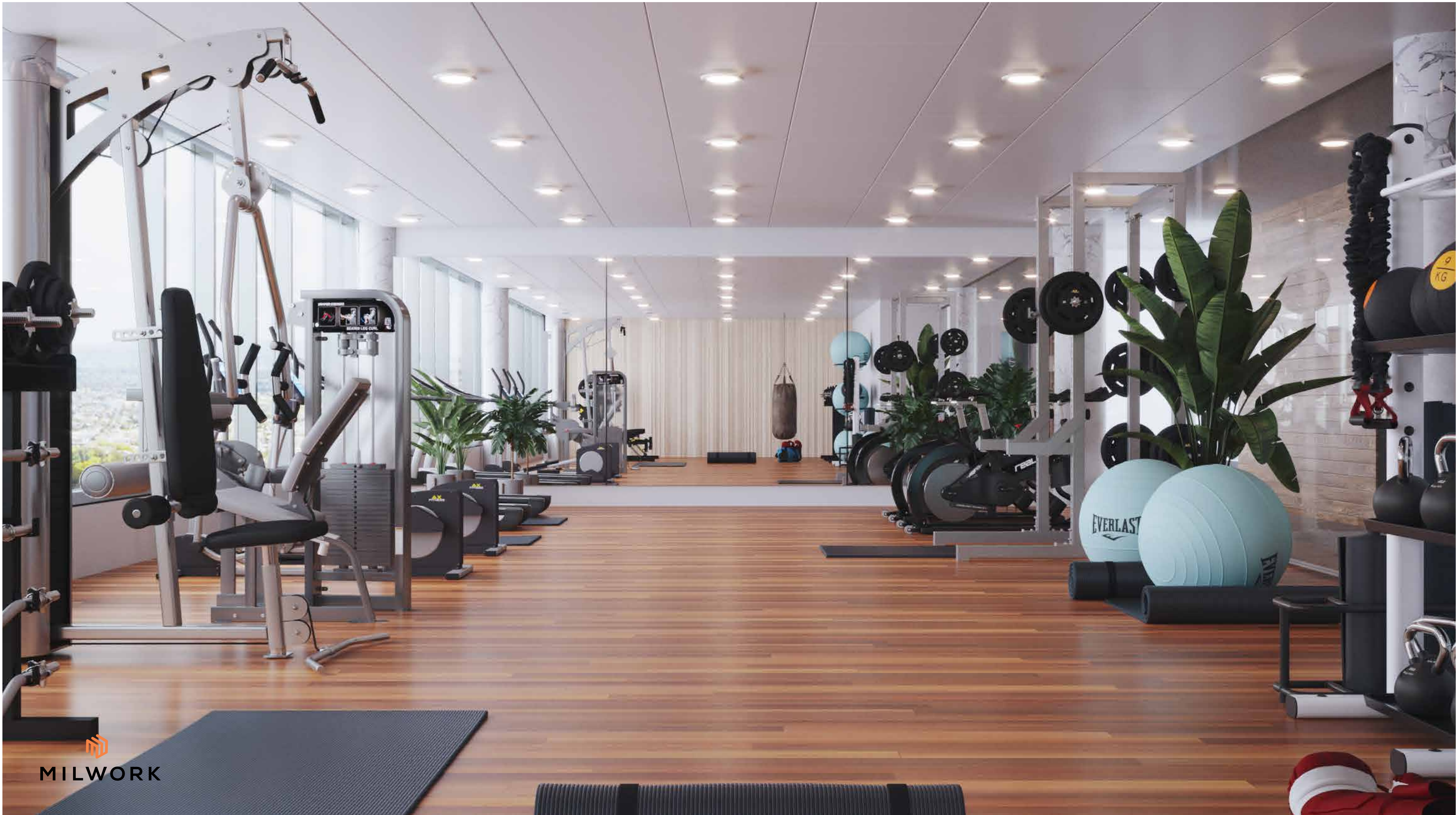


FULLY-EQUIPPED GYM



ROOFTOP GARDEN





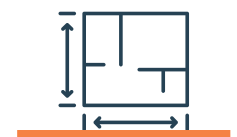
EFFICIENT AND COLLABORATIVE SPACES



ROOFTOP LOUNGE



LARGE ROOFTOP TERRACE WITH VIEWS OF MONT-ROYAL



FLOOR PLAN ADAPTABLE TO SINGLE OR MULTIPLE TENANTS



DENSITY OF UP TO 1 PERSON / 75 SF OF USABLE SURFACE

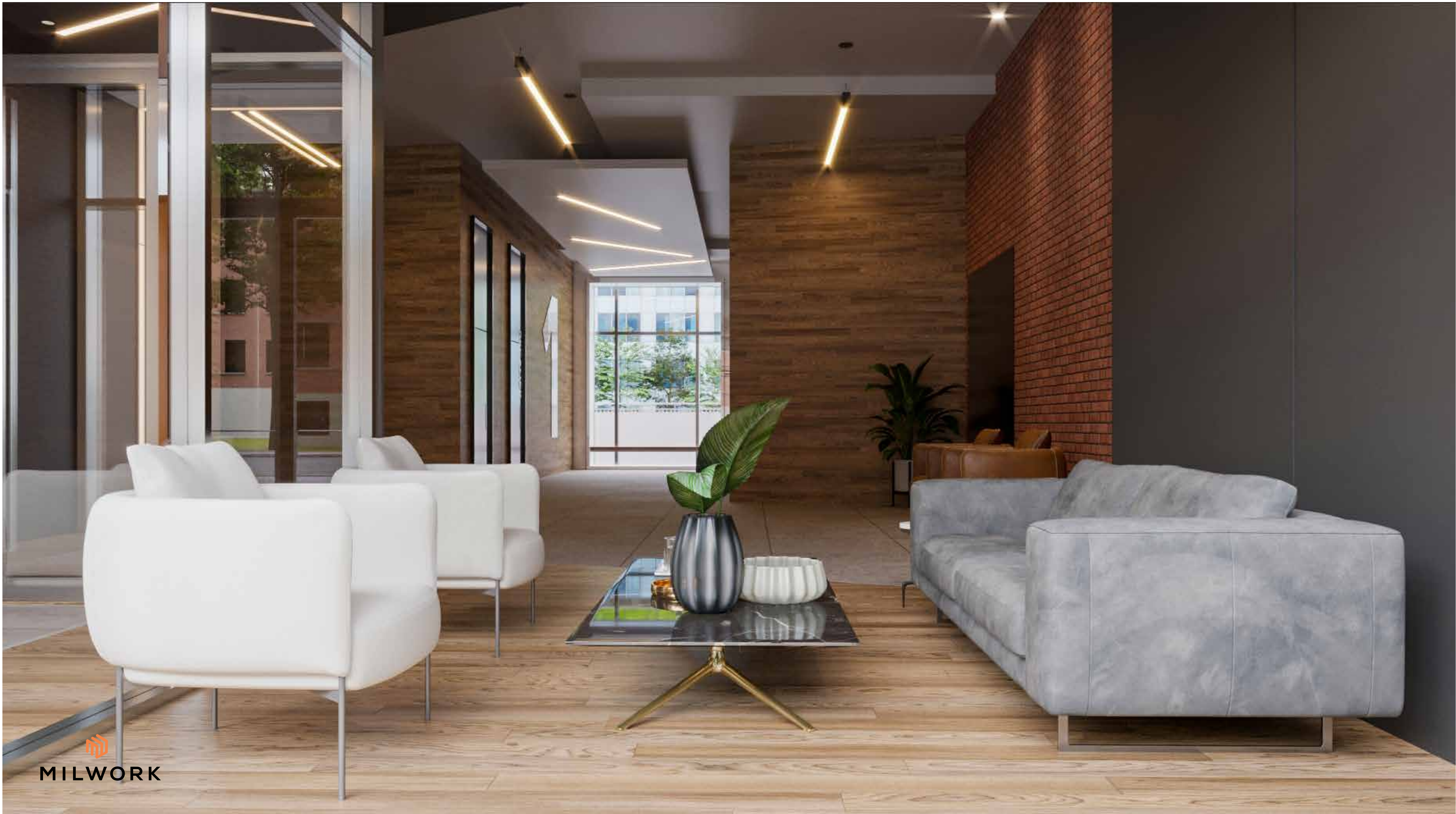


POSSIBILITY OF DIRECT STREET ACCESS (ON THE GROUND FLOOR)









GREEN INITIATIVES



LEED CERTIFICATION
PROJECT



ENERGY-EFFICIENT HEATING
AND COOLING SYSTEM
WITH MULTI-ZONE HEAT
PUMPS SERVED BY CENTRAL
CHILLERS AND BOILERS



MONITORING OF CENTRAL
HUMIDIFICATION
AND FRESH AIR



FREE MID-SEASON AIR
CONDITIONING VIA THE
CENTRAL SYSTEM





MILWORK

RETHINKING

FINANCIAL BUSINESS MODEL



ASKING NET RENT

Year 1-5 \$22.00
Year 6-10 \$24.00

ADDITIONAL RENT

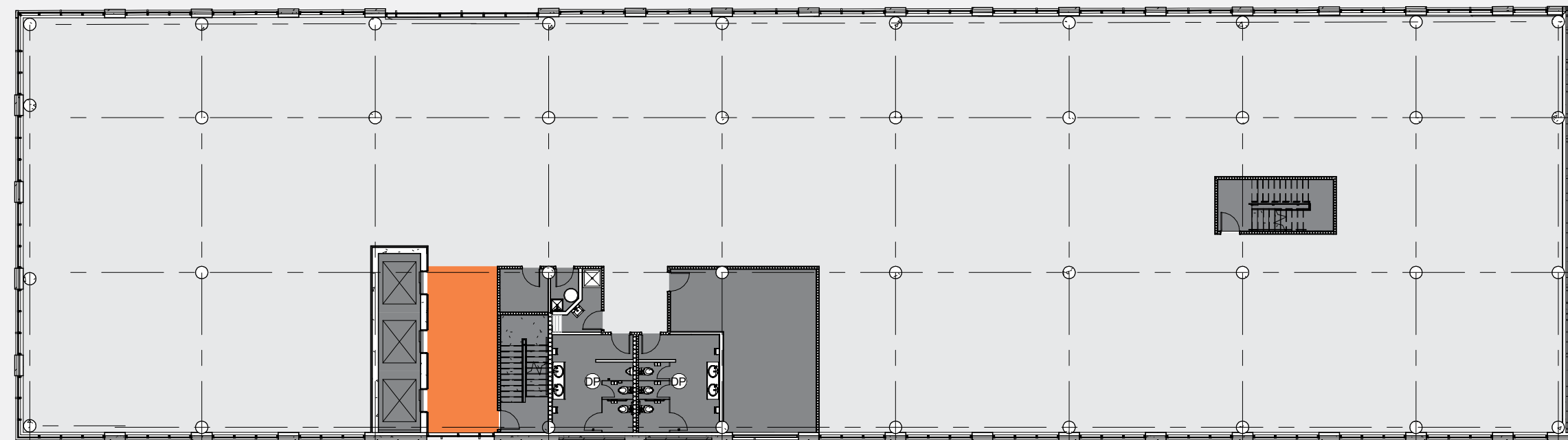
Operating Costs \$5.50/SF
Electricity \$2.06*
Taxes \$0.65**
Total add. rent \$8.21

COMMON AREA = 7%

(Gross-up factor for full floor tenant)

* Including in-suite consumption and HVAC

** Estimated taxes for Year 1 with the Tax Program



TAX PROGRAM

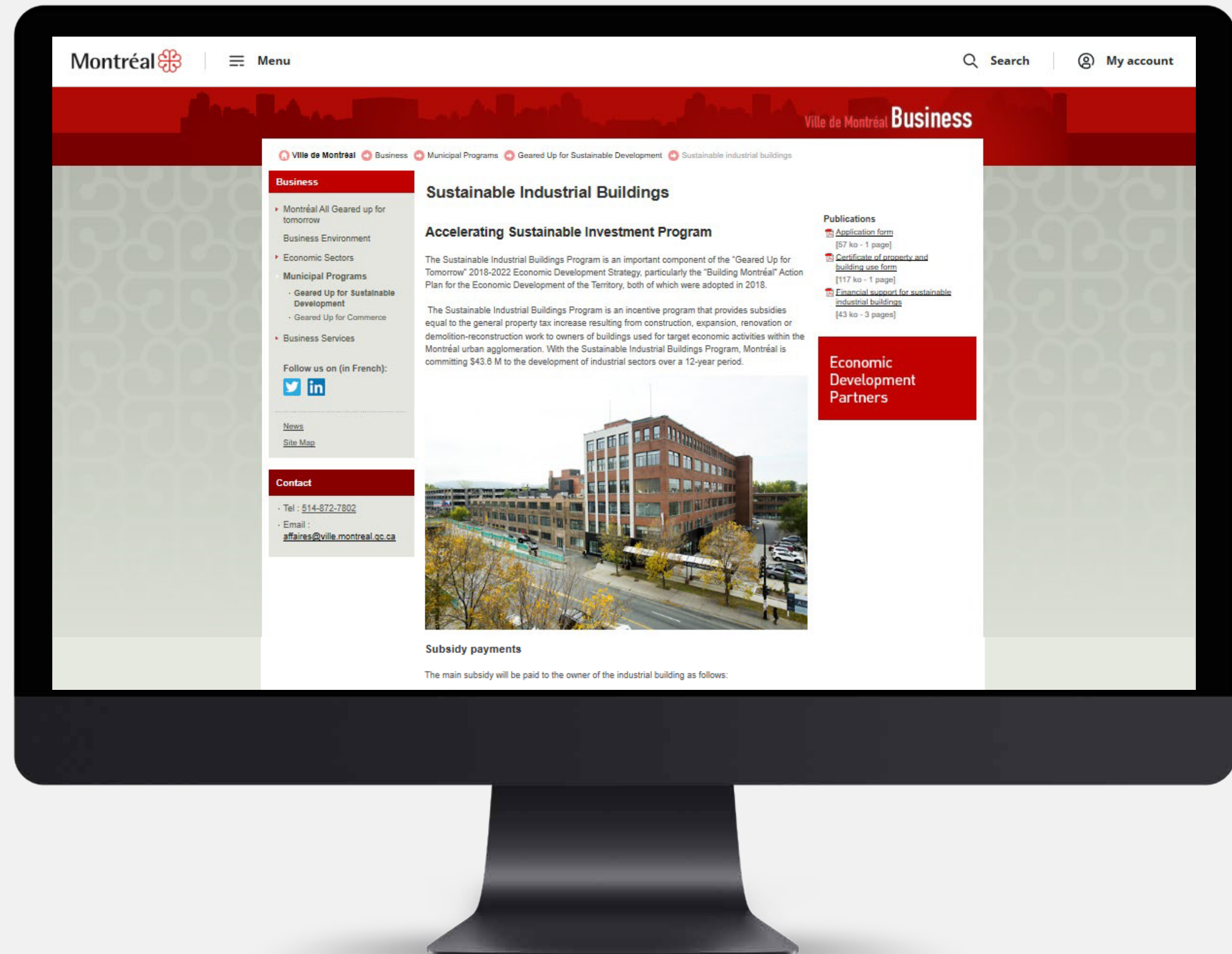
This new construction qualifies for the Sustainable Industrial Buildings Program offered by the city of Montreal.

The program will result in a subsidy that will limit tax increase during the first 5 years after building completion

SUBSIDY PAYMENTS

The main subsidy will be paid to the owner of the industrial building as follows:

- » 100 per cent of the general property tax increase resulting from carrying out eligible work for the first three years
- » 80 per cent of the general property tax increase resulting from carrying out eligible work for the fourth year
- » 60 per cent of the general property tax increase resulting from carrying out eligible work for the fifth year



FINANCIAL DETAILS

FOR SUSTAINABLE INDUSTRIAL BUILDINGS PROGRAM

Leasable Area (SF)
full floor tenant
17,000 SF

Taxes before new construction
(previous roll) (/SF)
\$0.65

Estimated Taxes
after construction (/SF)
\$8.00

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	
CITY TAXES PROGRAM (% SUBSIDY)	100%	100%	100%	80%	60%						TOTAL
TAXES WITHOUT CITY TAXES PROGRAM (/SF)	\$8.00	\$8.00	\$8.00	\$8.00	\$8.00	\$8.00	\$8.00	\$8.00	\$8.00	\$8.00	
TAXES WITH CITY TAXES PROGRAM (/SF)	\$0.65	\$0.65	\$0.65	\$2.12	\$3.59	\$8.00	\$8.00	\$8.00	\$8.00	\$8.00	
SAVINGS WITH CITY TAXES PROGRAM (/SF)	\$7.35	\$7.35	\$7.35	\$5.88	\$4.41	\$-	\$-	\$-	\$-	\$-	
ANNUAL SAVINGS (\$) - FULL FLOOR TENANT	\$124,950	\$124,950	\$124,950	\$99,960	\$74,970	\$-	\$-	\$-	\$-	\$-	\$549,780
ESTIMATED ADDITIONAL RENT (/SF)	100%	100%	100%	80%	60%						
OPEX (INCL. (\$2.30 (/SF) ELECTRICITY) (/SF)	\$7.56	\$7.56	\$7.56	\$7.56	\$7.56	\$7.56	\$7.56	\$7.56	\$7.56	\$7.56	
TAXES (/SF)	\$0.65	\$0.65	\$0.65	\$2.12	\$3.59	\$8.00	\$8.00	\$8.00	\$8.00	\$8.00	
TOTAL ADDITIONAL RENT	\$8.21	\$8.21	\$8.21	\$9.68	\$11.15	\$15.56	\$15.56	\$15.56	\$15.56	\$15.56	

**AVERAGE SAVINGS WITH
CITY TAXES PROGRAM (/SF)**

**OVER 10 YEARS
\$3.23**

**ESTIMATED AVERAGE
ADDITIONAL RENT (/SF)**

**OVER 10 YEARS
\$12.33**



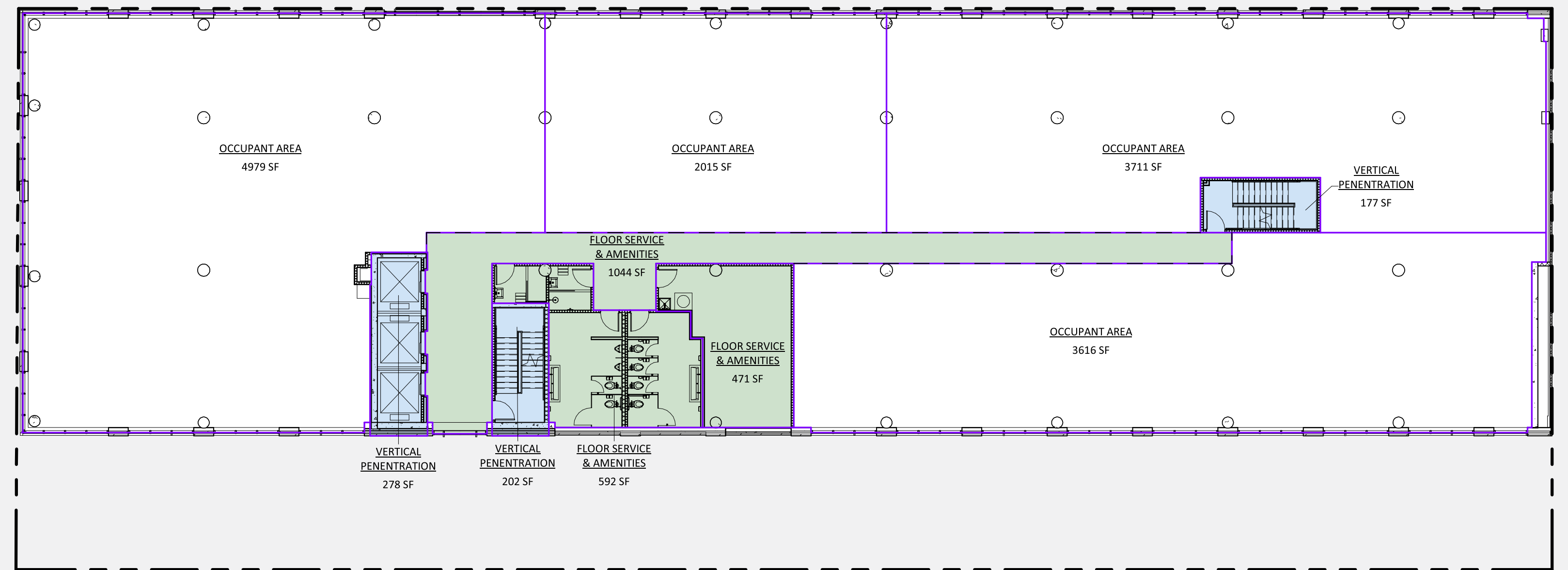
MILWORK

RETHINKING

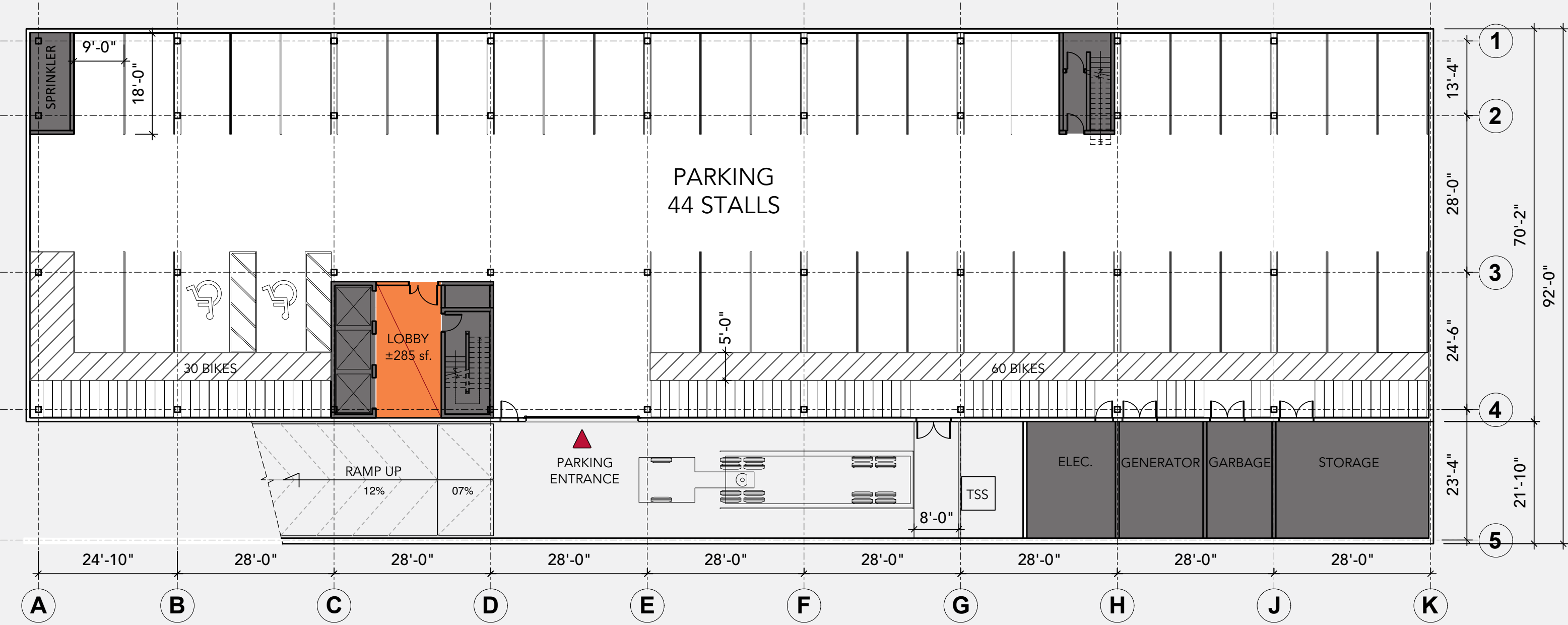
ERGONOMY AND PHYSICAL SPACE



MULTI-TENANT LAYOUT



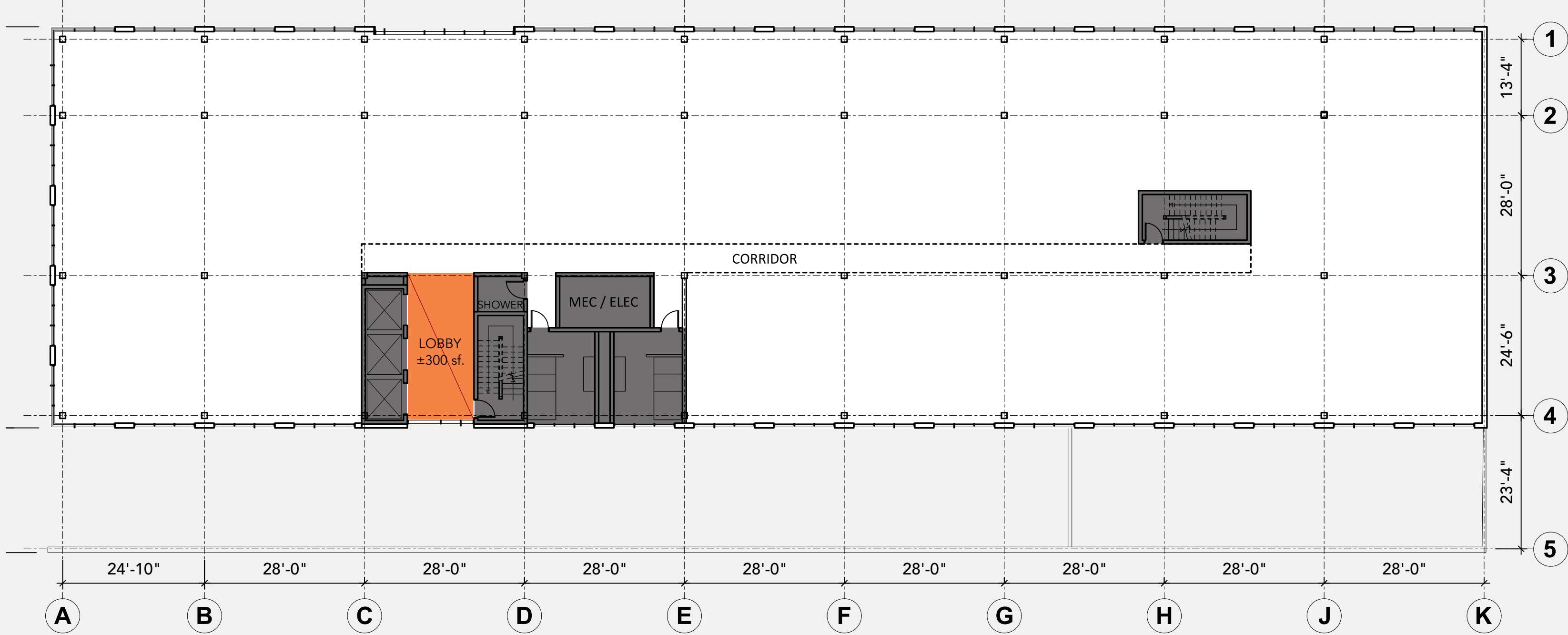
PARKING PLAN



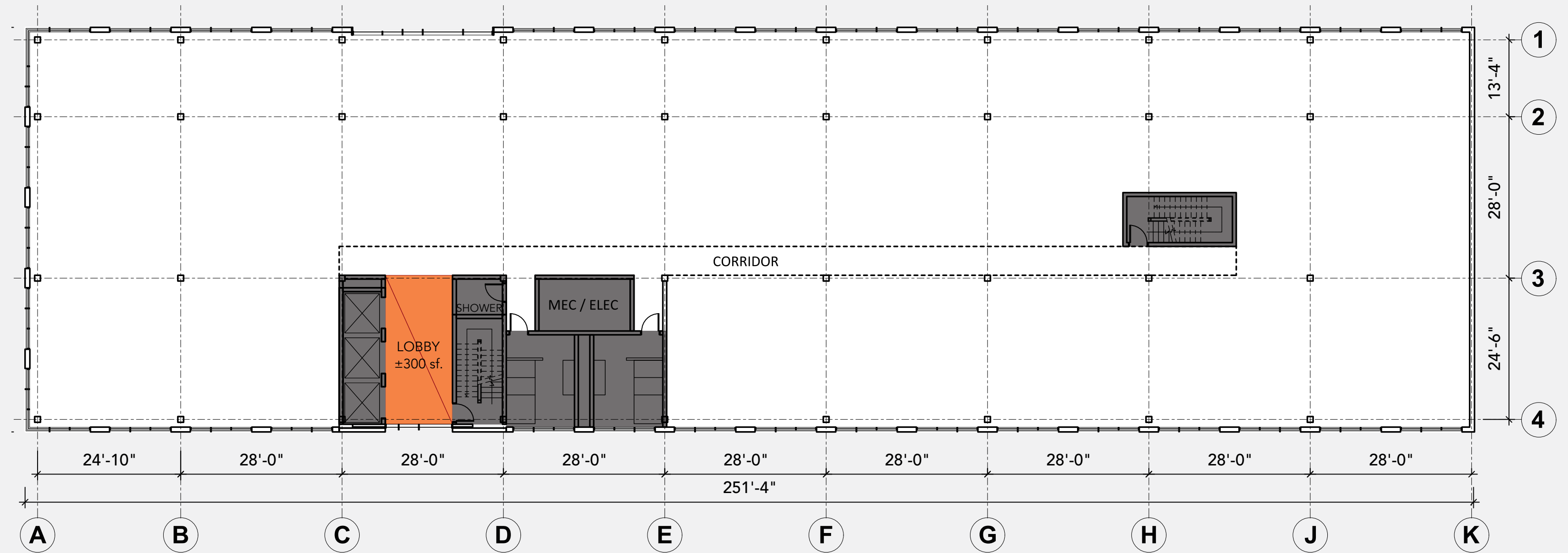
GROUND FLOOR



TYPICAL FLOOR



TOP FLOOR





MILWORK

ACCESS AND

TRANSPORTATION





DE CASTELNAU

<1 MINUTE 

PARC

6 MINUTES 

JEANTALON

9 MINUTES 



MILWORK

AI & GAMING



47° 33' 0" NORTH
70° 31' 60" WEST

AT THE CENTER
OF THE AI HUB





MILWORK

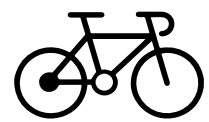
NEIGHBORHOOD

ROUNDUP





98
WALK
SCORE



90
BIKE
SCORE



10'
DOWNTOWN







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