



RETHINKING

HIGH QUALITY OFFICE SPACE

7260 RUE SAINT- URBAIN MONTRÉAL

HIGH QUALITY OFFICE SPACE

NEW CONSTRUCTION

EXPOSED CEILINGS

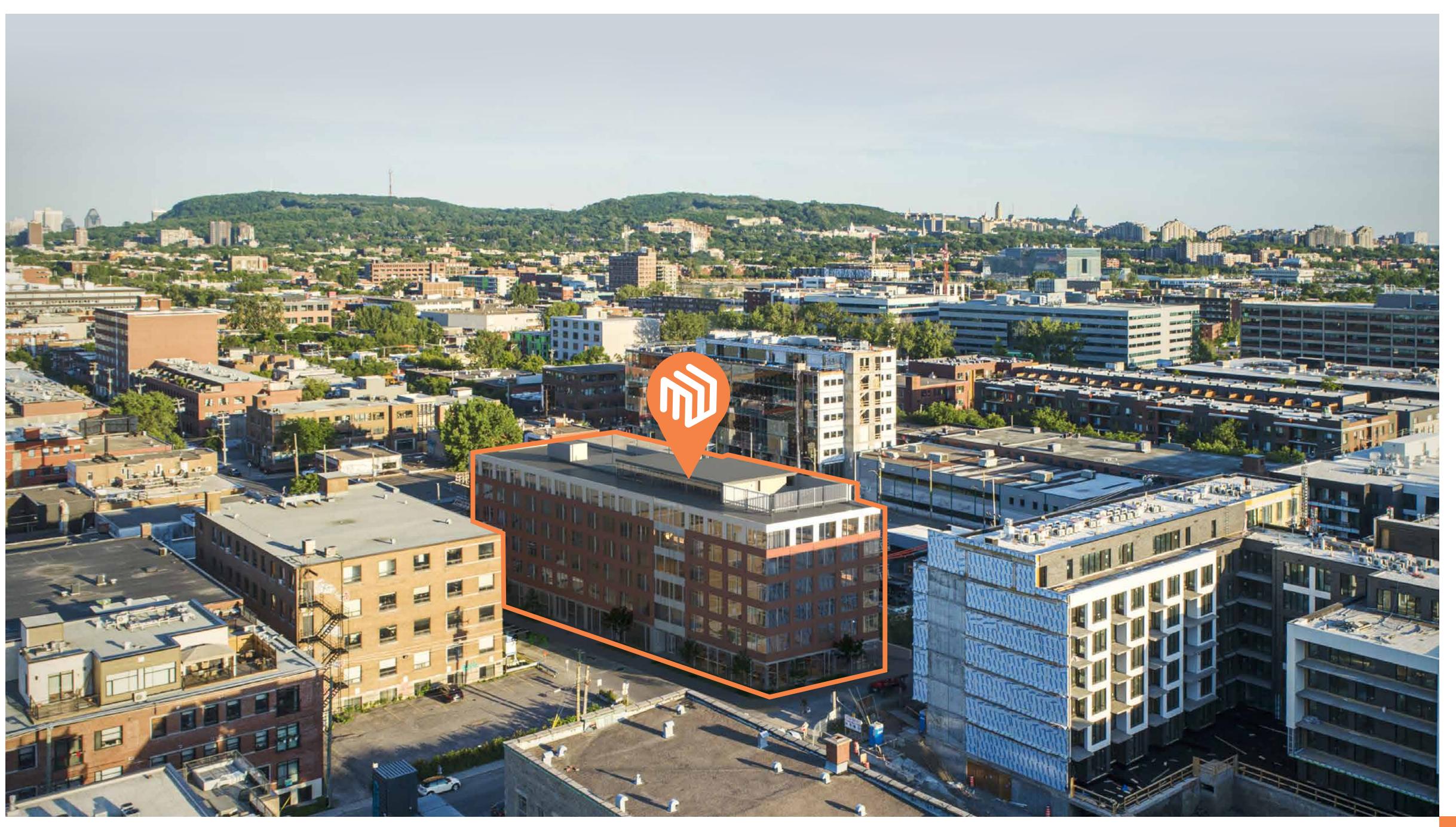
ABUNDANCE OF WINDOWS

MAY 2021 DELIVERY









EFFICIENT AND COLLABORATIVE SPACES



CHARGING STATIONS FOR ELECTRIC VEHICLES





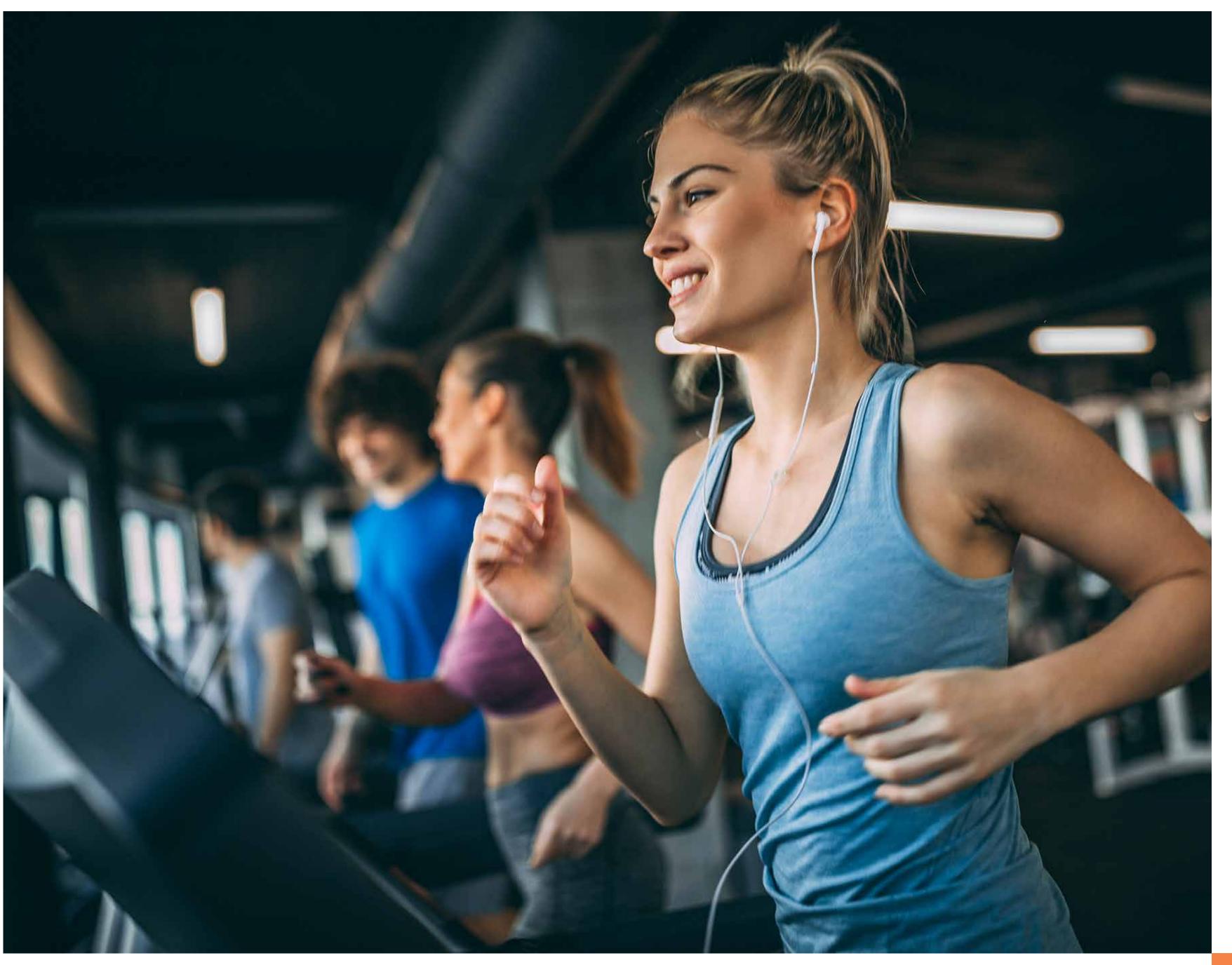
SHOWERS AVAILABLE TO TENANTS

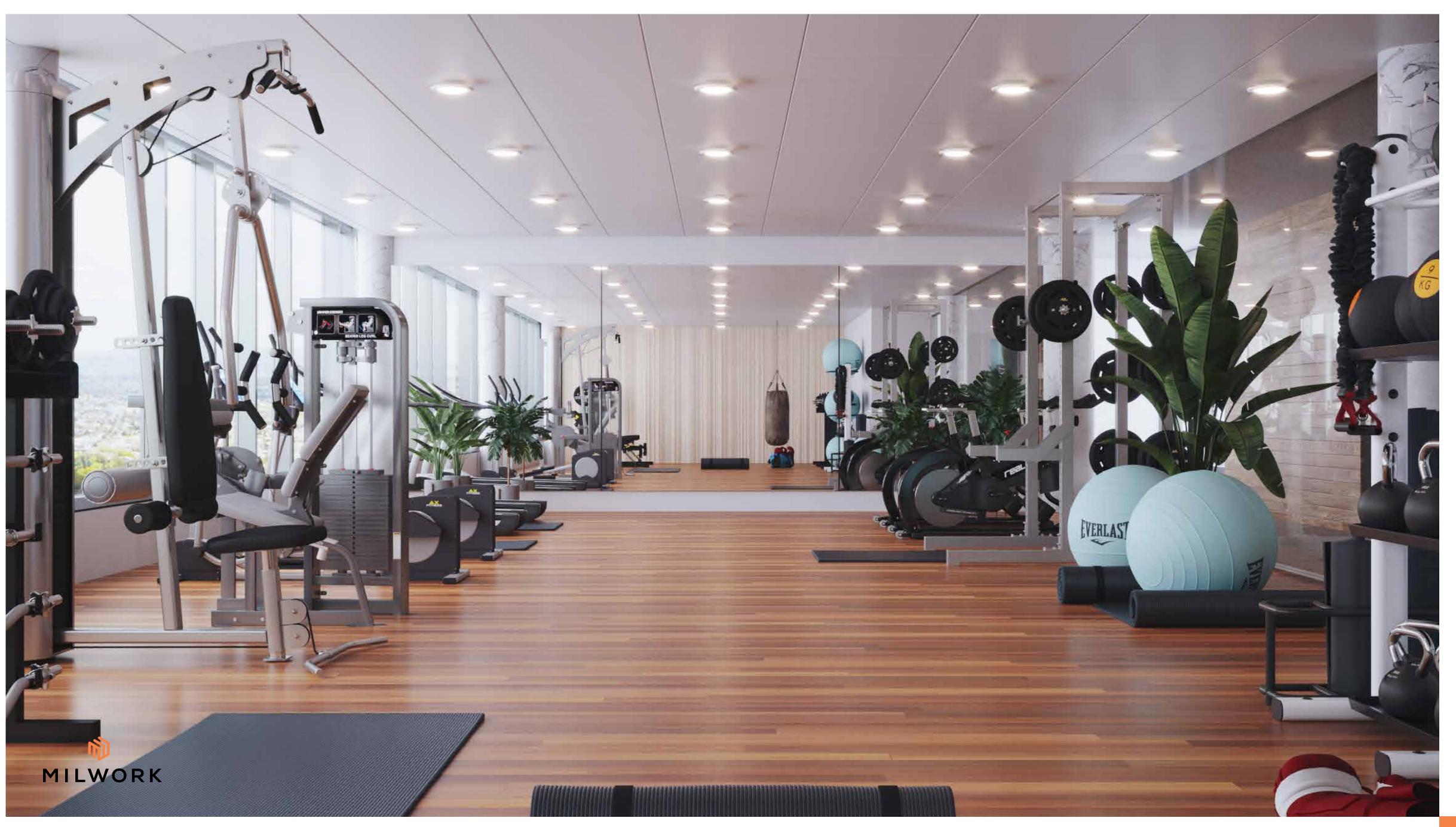


FULLY-EQUIPPED GYM









EFFICIENT AND COLLABORATIVE SPACES







FLOOR PLAN ADAPTABLE
TO SINGLE OR
MULTIPLE TENANTS



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



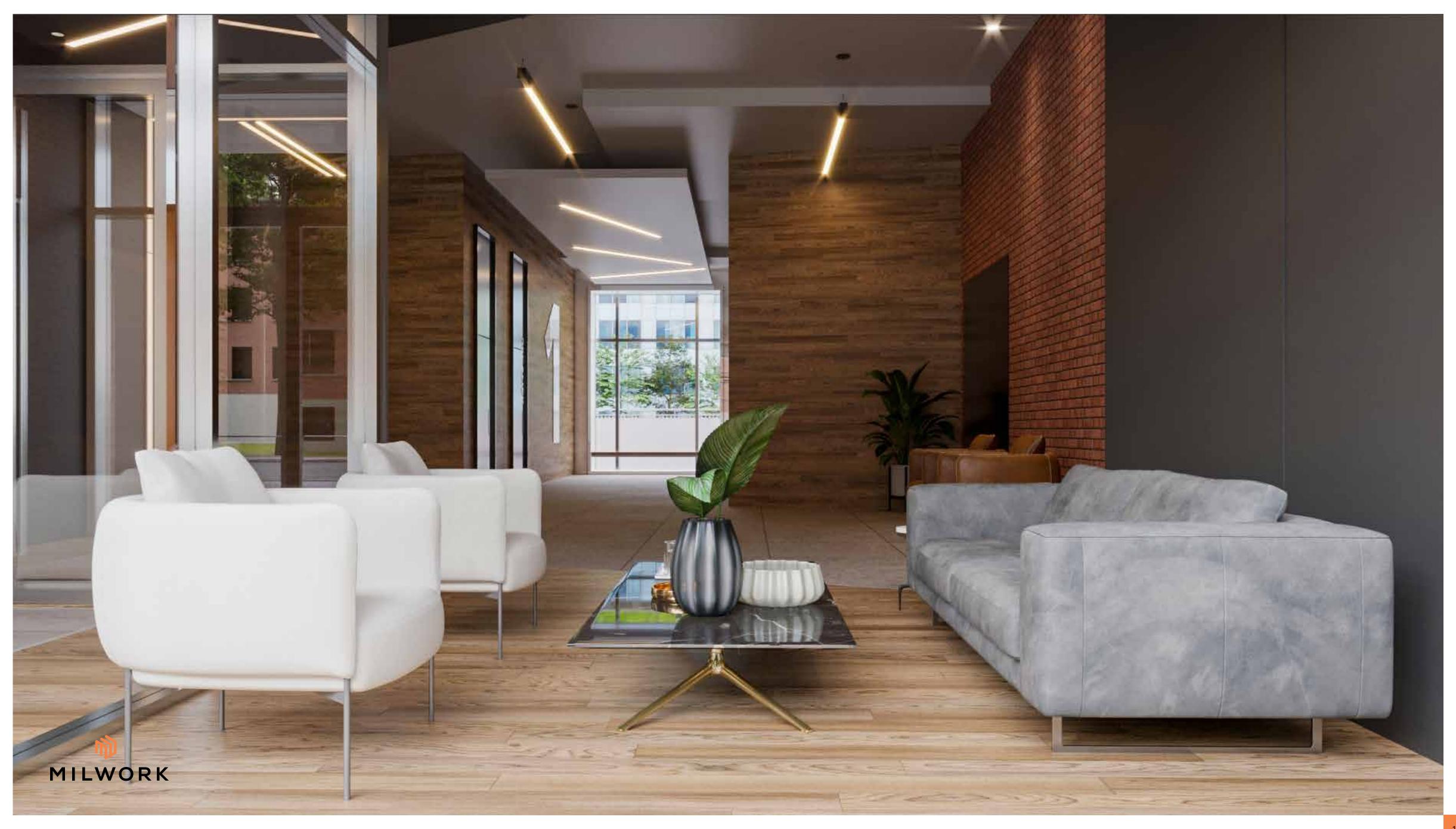
STREET ACCESS
(ON THE GROUND FLOOR)











GREEN INITIATIVES





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

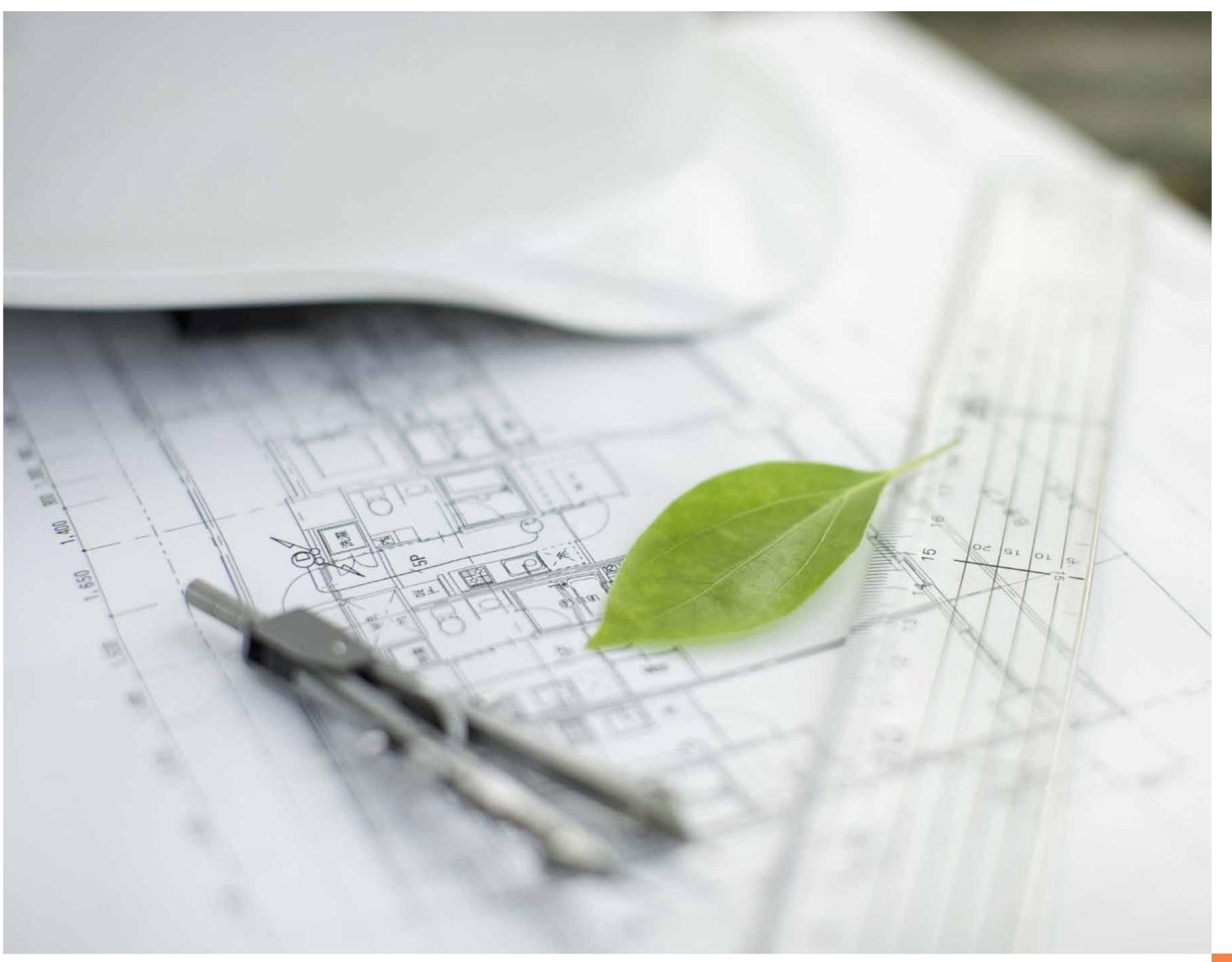


MONITORING OF CENTRAL HUMIDIFICATION AND FRESH AIR



FREE MID-SEASON AIR CONDITIONING VIA THE CENTRAL SYSTEM







RETHINKING

FINANCIAL BUSINESS MODEL



ASKING NET RENT

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

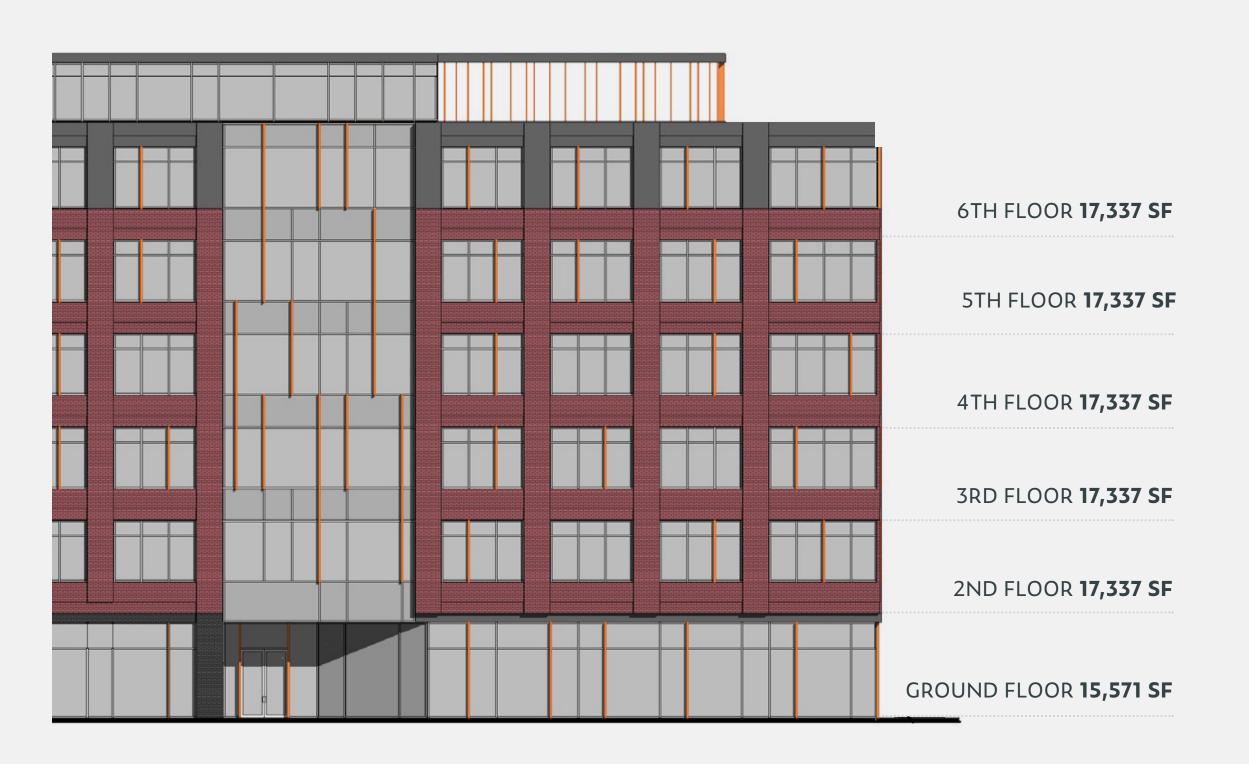
ADDITIONAL RENT

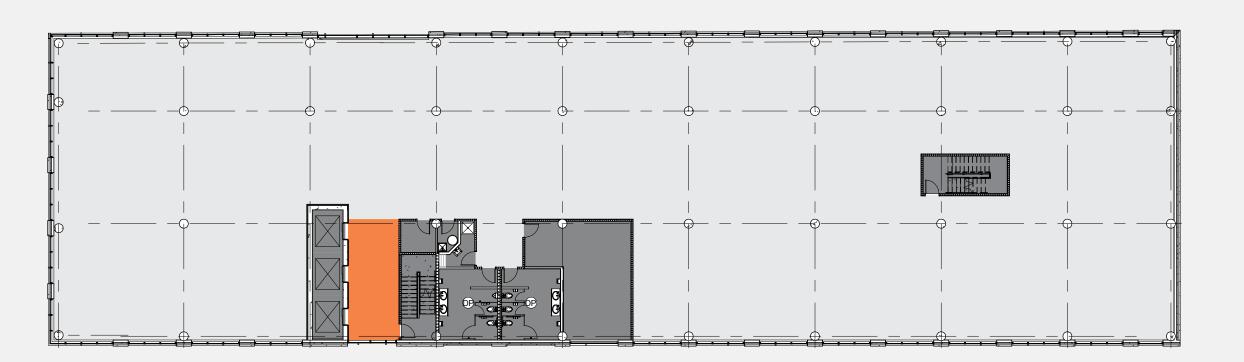
Operating Costs \$5.50/SF
Electricity \$2.06*
Taxes \$0.65**
Total add. rent \$8.21

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

TAXPROGRAM

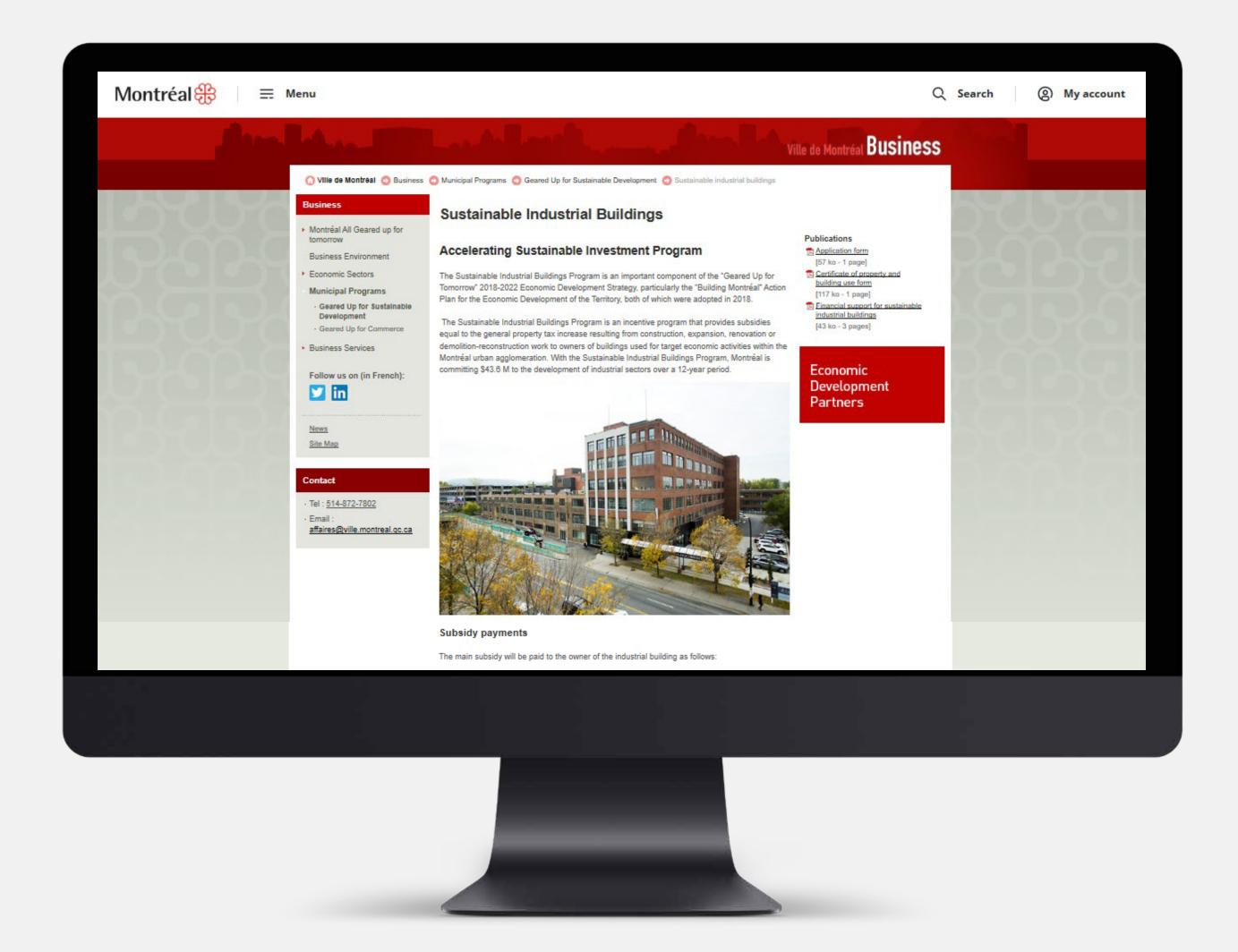
This new construction qualifies for the Sustainable Industrial Buildings Program offered by the city of Montreal.

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%						
ESTIMATED ADDITIONAL RENT (/SF) OPEX (INCL. (\$2.30 (/SF) ELECTRICITY) (/SF)	100% \$7.56	100% \$7.56	100% \$7.56	80% \$7.56	60% \$7.56	\$7.56	\$7.56	\$7.56	\$7.56	\$7.56	
						\$7.56 \$8.00	\$7.56 \$8.00	\$7.56 \$8.00	\$7.56 \$8.00	\$7.56 \$8.00	

AVERAGE SAVINGS WITH CITY TAXES PROGRAM (/SF)

OVER 10 YEARS \$3.23

ESTIMATED AVERAGE ADDITIONAL RENT (/SF)

OVER 10 YEARS \$12.33

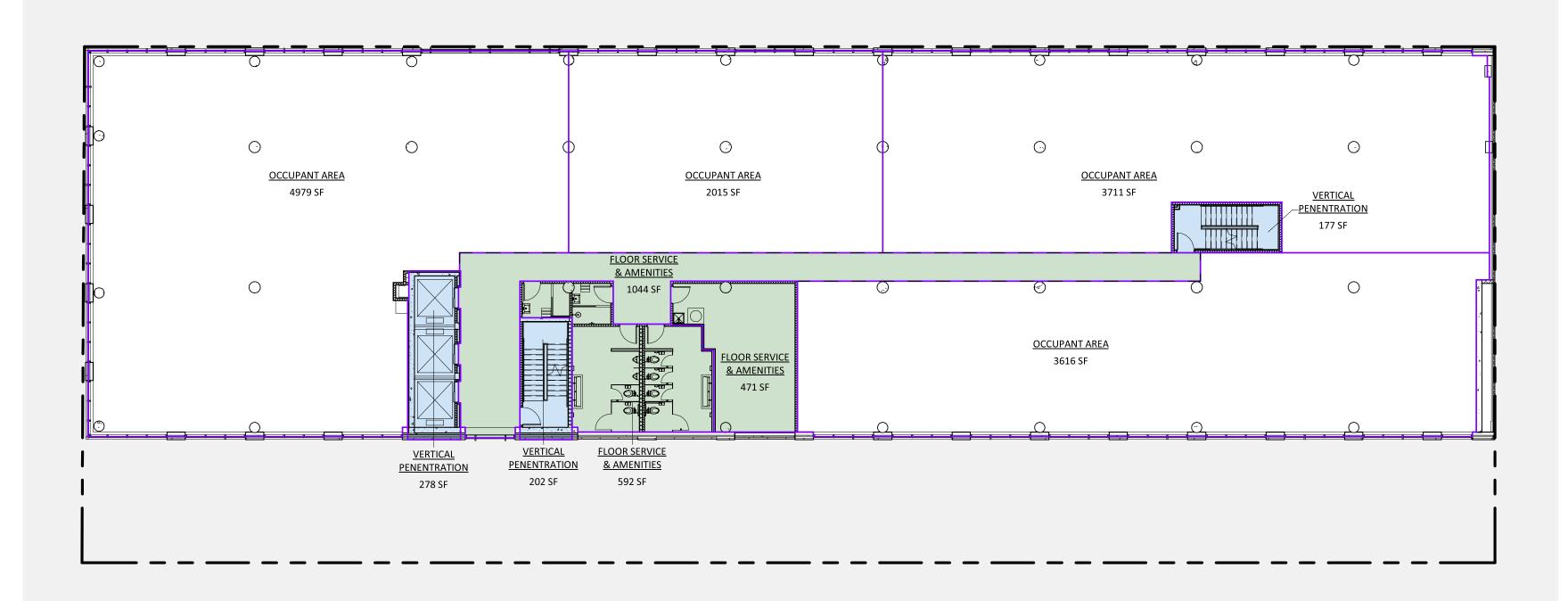




RETHINKING

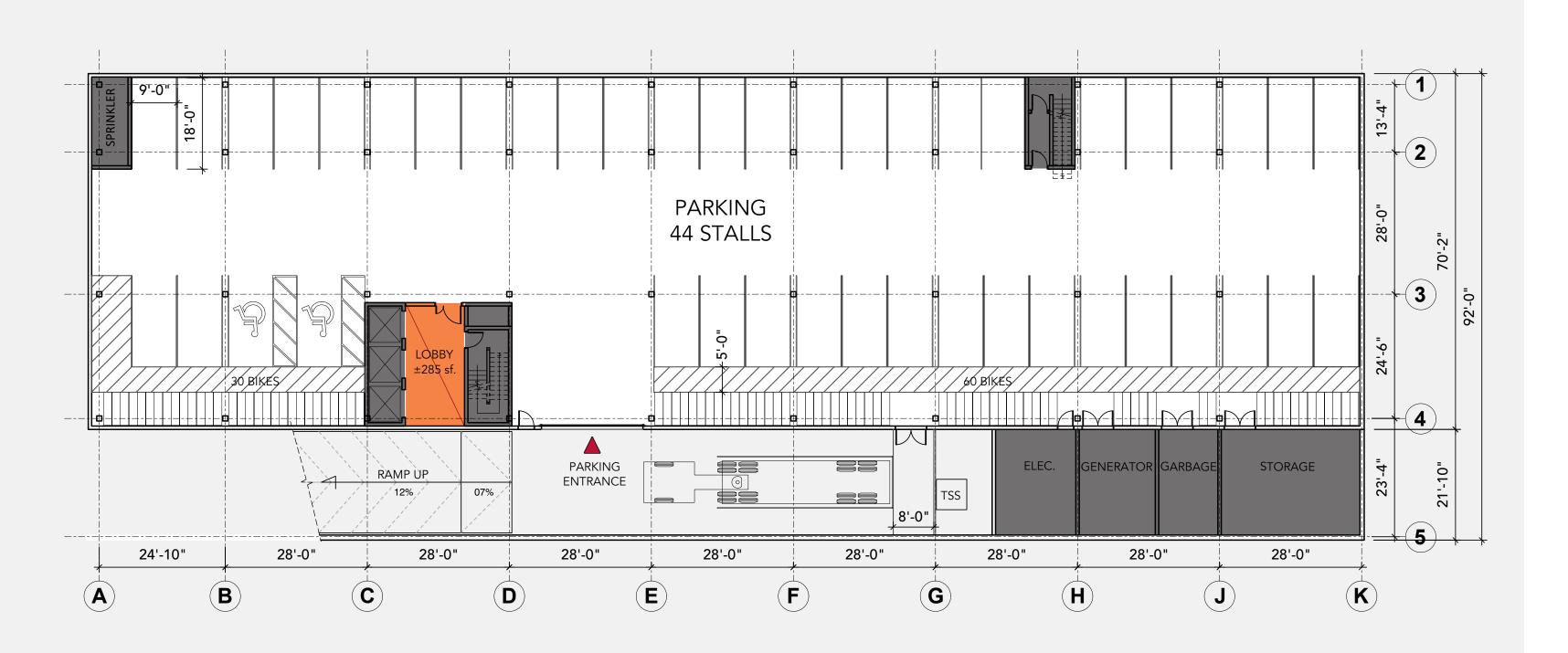
ERGONOMY AND PHYSICAL SPACE

MULTI-TENANT LAYOUT





PARKING PLAN



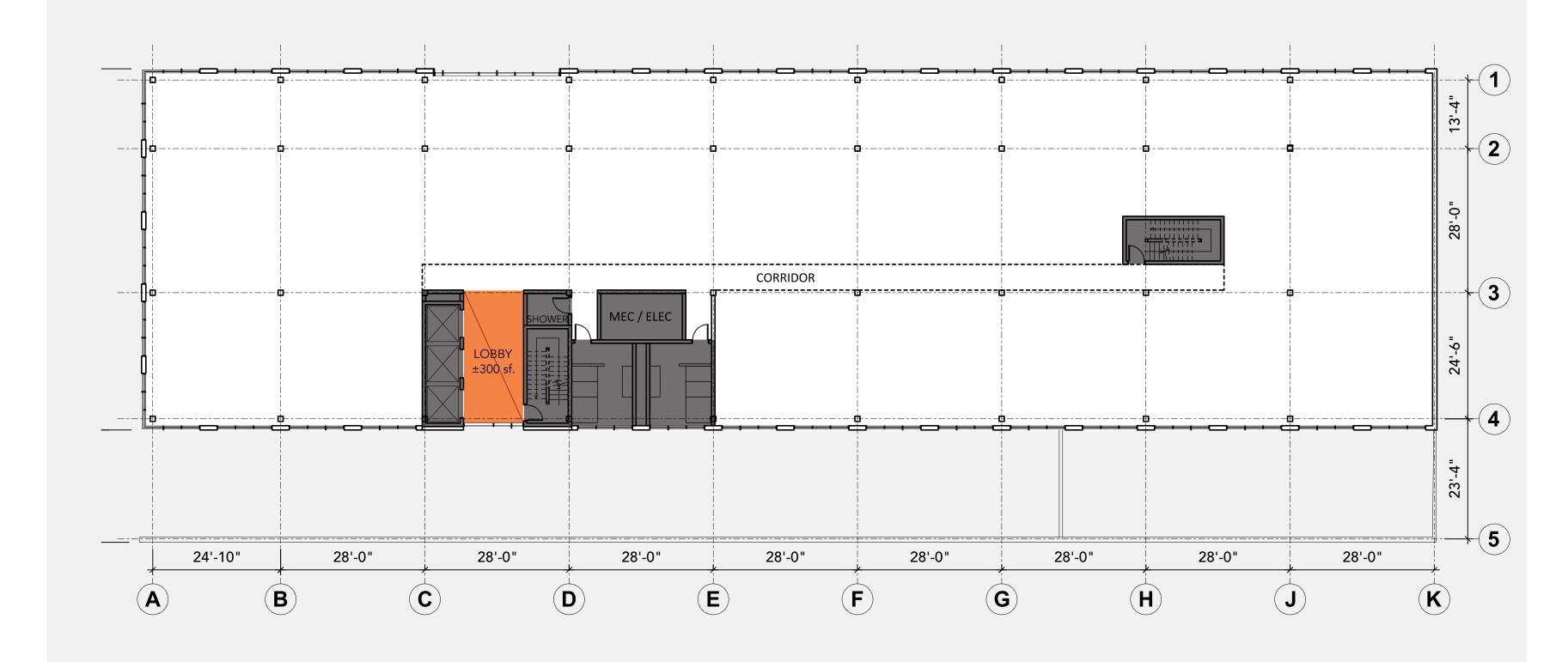


GROUND FLOOR



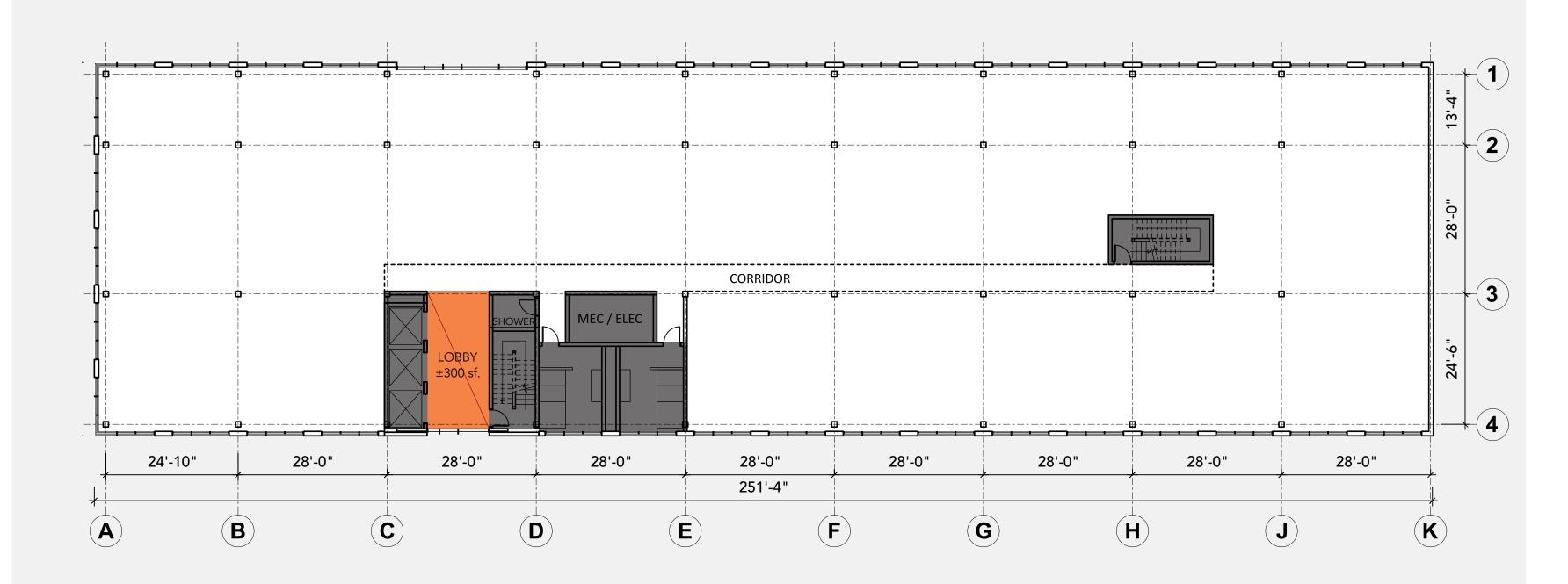


TYPICAL FLOOR





TOP FLOOR







ACCESS AND

TRANSPORTATION



DE CASTELNAU



PARC

6 MINUTES



JEAN TALON

9 MINUTES









NORTH-SOUTH ACCESS

Saint-Laurent Blvd. / du Parc Ave.

EAST-WEST ACCESS

Jean-Talon St. / Rosemont Blvd.

MAJOR HIGHWAYS

40 and 15: 3 km away Decarie Expressway : 6 km away



BUS LINE

- BUS LINE

 55 Saint-Laurent Blvd.
 - 80 du Parc Ave.
 - 92 Jean-Talon W.
 - 93 Jean-Talon E.
 - 179 de l'Acadie
 - 365 Express du Parc
 - 372 Express Jean-Talon
 - 435 Express
 - 480 Express



METRO STATION

- De Castelnau
- Parc
- Jean Talon



PARC STATION

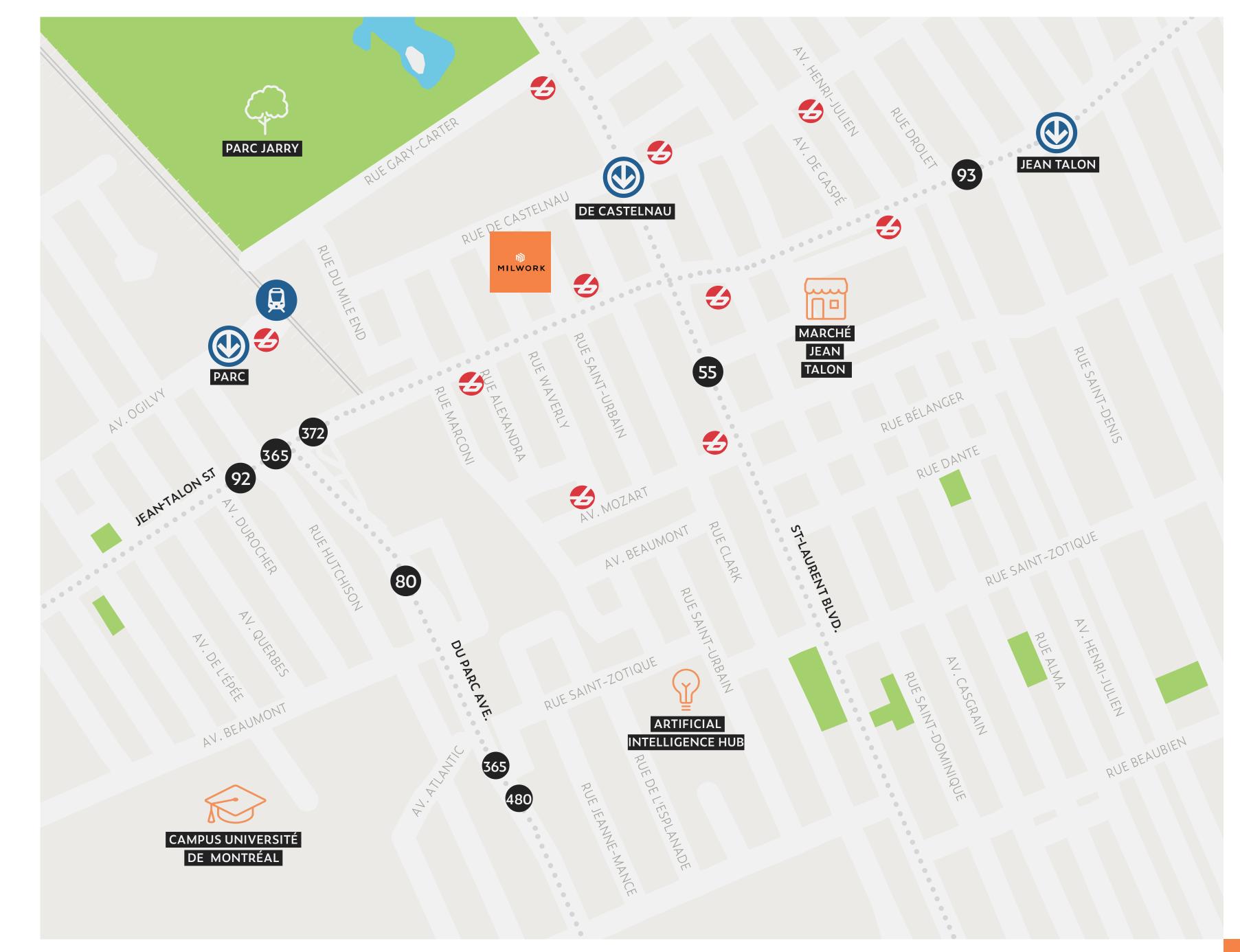
6-minute walk, servicing the following lines:

- Saint-Jérôme
- Deux-Montagnes
- Mascouche



SEVERAL BIXI STATIONS ONLY STEPS AWAY



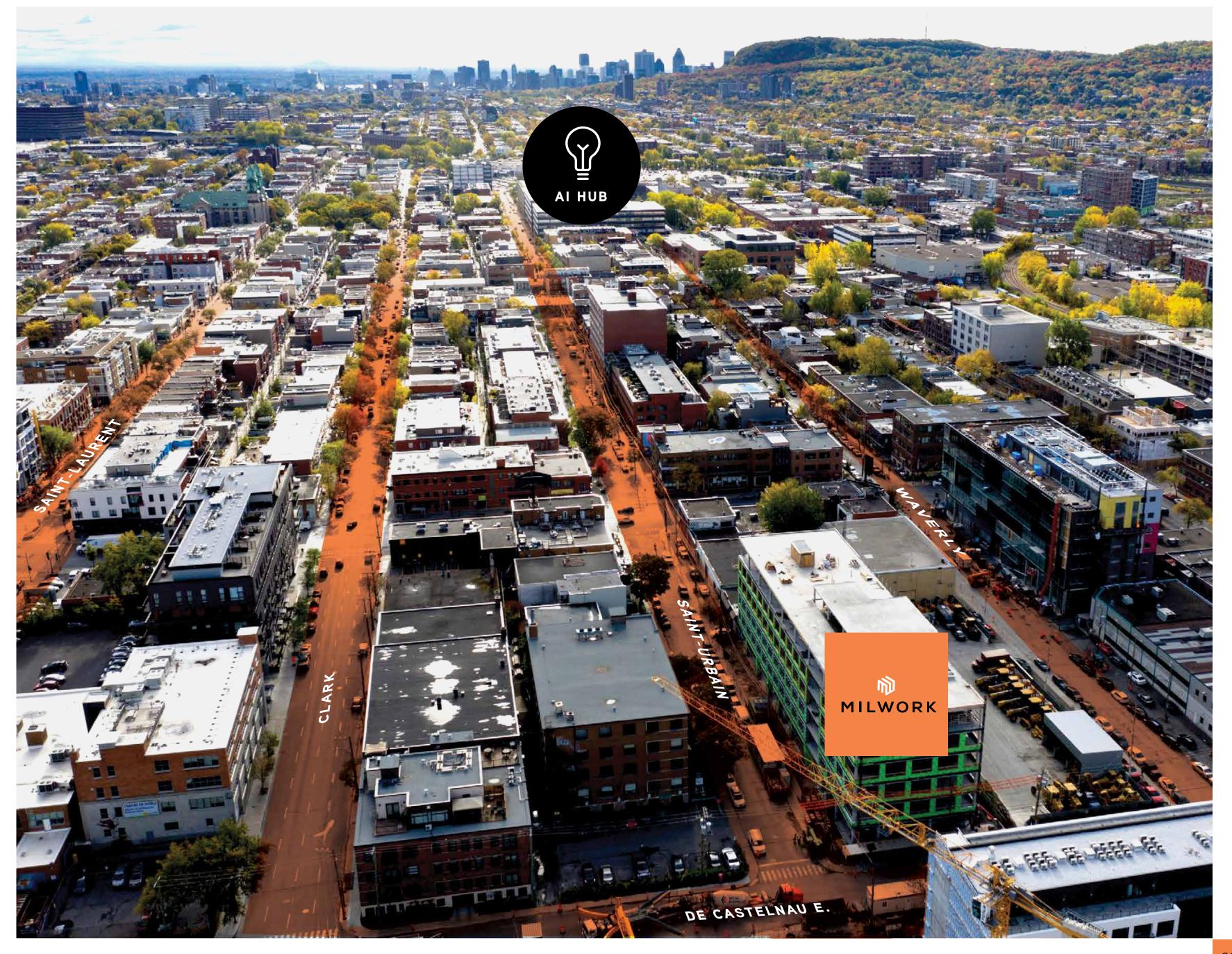




AI & GAMING



AT THE CENTER OF THE AI HUB





AI & GAMING

Montreal boasts the world's largest concentration of Al scientists and is home to the most prestigious group of deep learning researchers, the Montreal Institute for Learning Algorithms (Mila).

Montreal is one of the largest centres for video game development, anchored by major players such as Ubisoft and Behaviour Interactive.

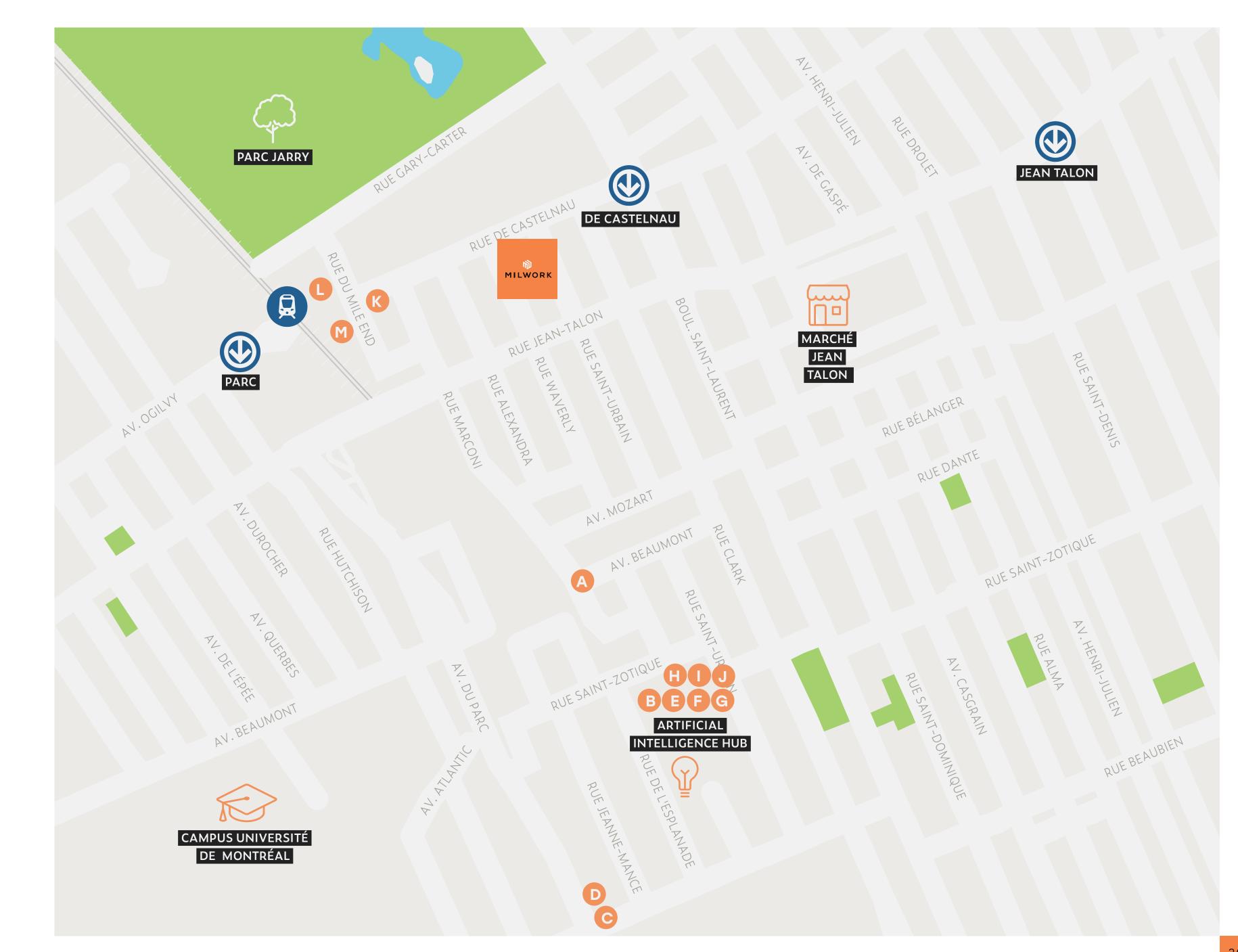
BEST IN-CLASS NEIGHBORS

Adjacent to firms including Microsoft, Facebook, and Thales, Tisserie 6750 provides prospective tenants an unrivaled opportunity to join a unique community of tenants in the Mile-Ex neighborhood.

Steps away from the new Université de Montréal Science Campus, a center for research, teaching and innovation hosting thousands of students, professors, and researchers.

NOTABLE NEIGHBORS

- Microsoft
- B Ivado
- Moment Factory
- Publicis
- Behaviour Interactive
- Thales
- © Element Al
- Facebook
- Mila
- Borealis Al
- Gameloft
- Telecon
- TD Bank & BNP Paribas







NEIGHBORHOOD

ROUNDUP



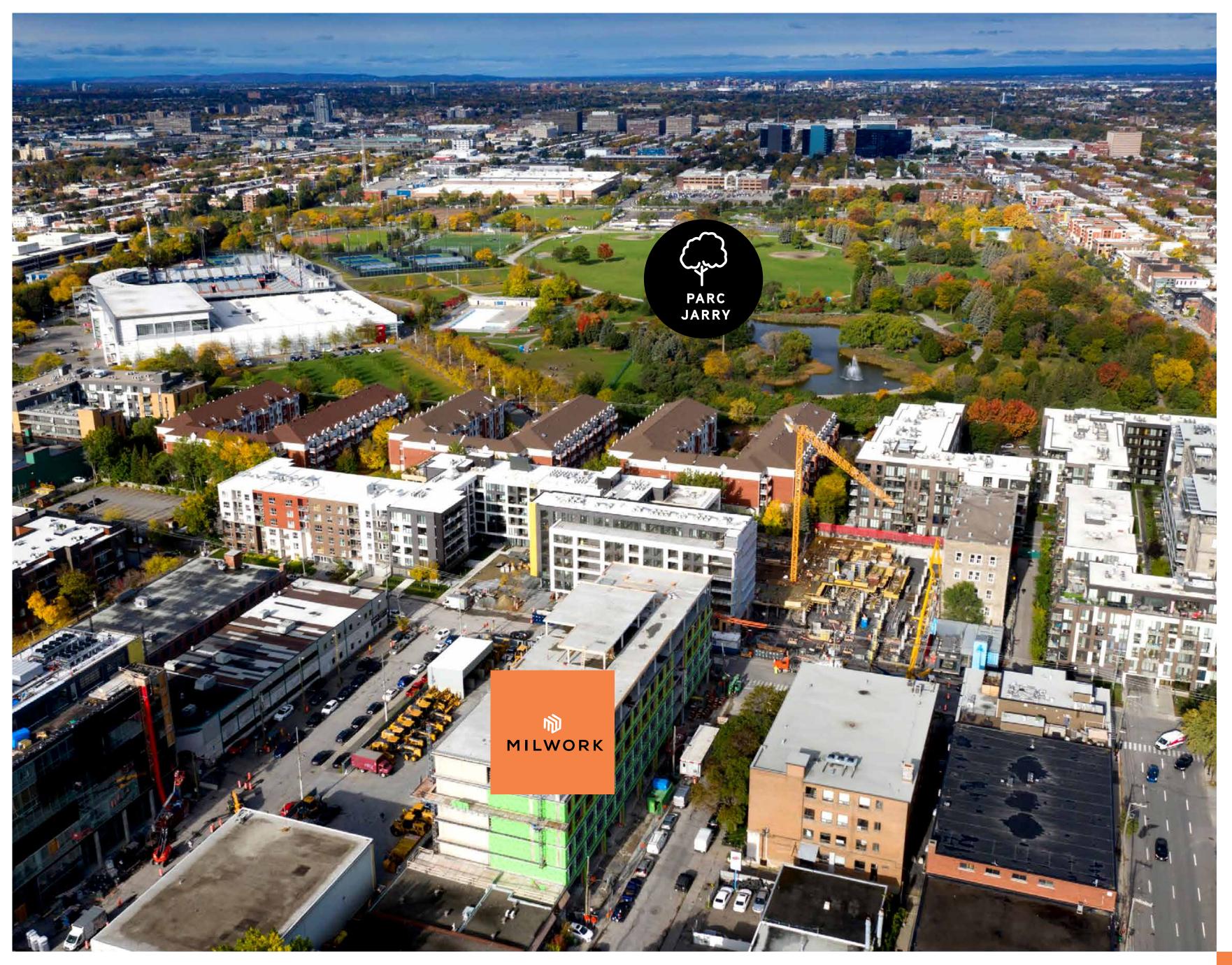


98 WALK SCORE





10'
DOWNTOWN

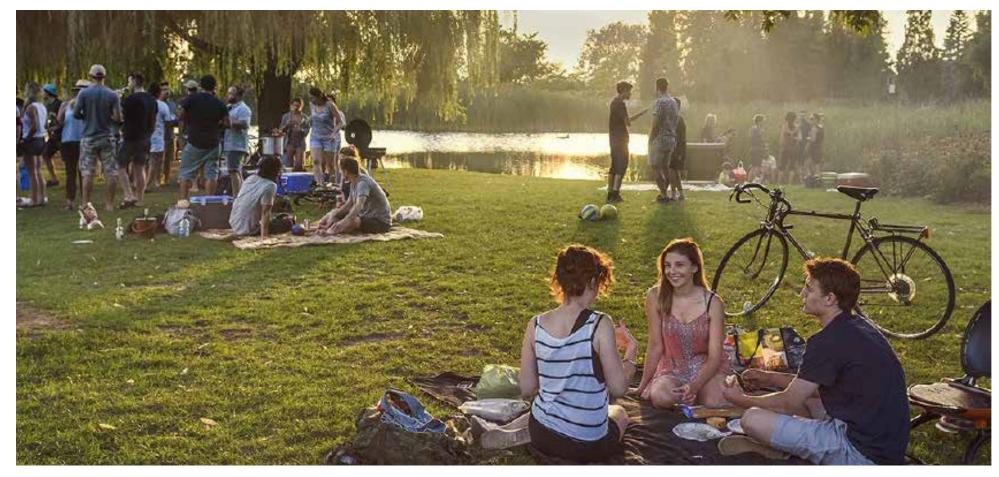






















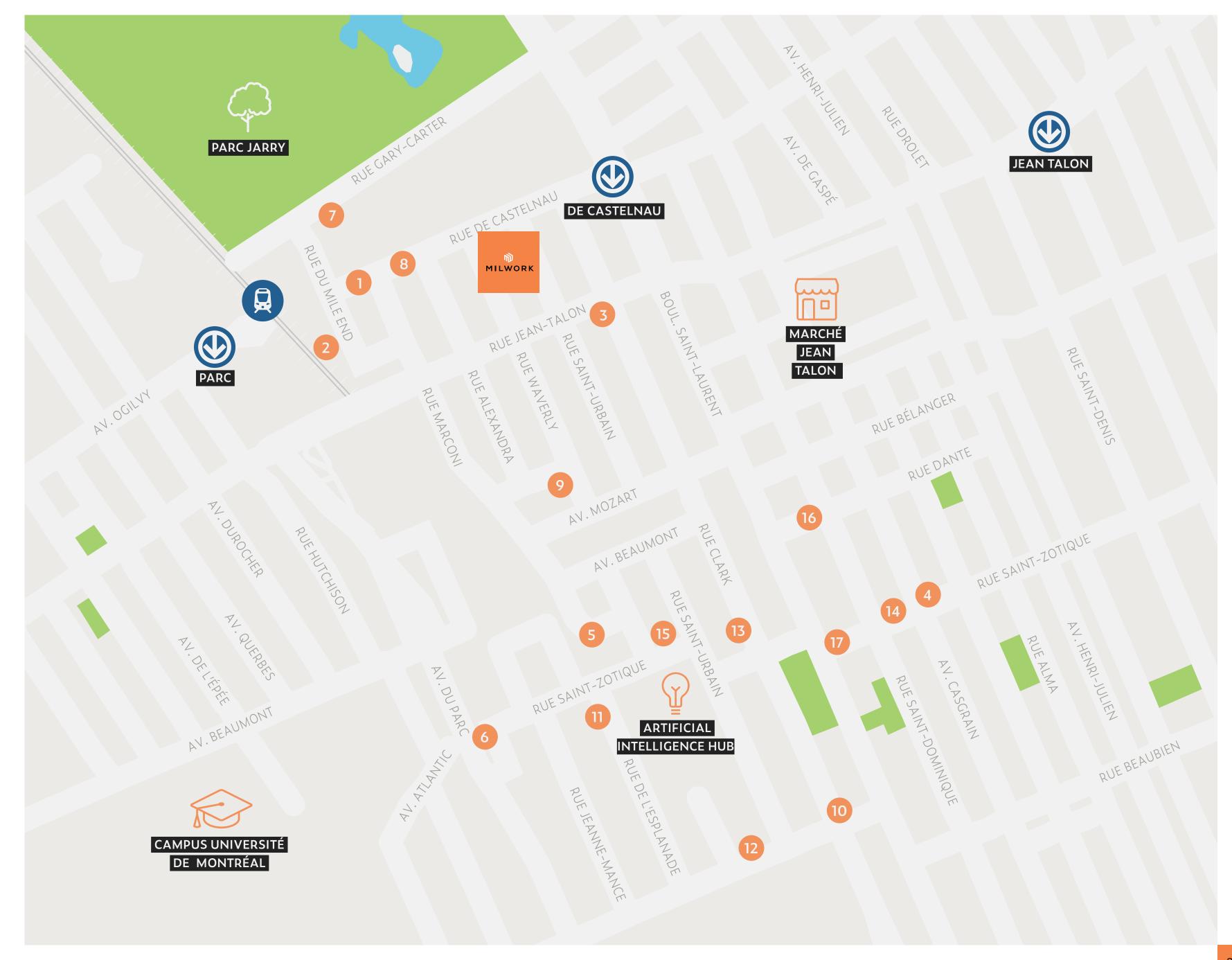


BARS / CAFÉS

- 1 Café St-Henri
- 2 Presse Café
- 3 Brasserie Harricana
- 4 Café Ciccheti
- 5 Café Dispatch
- 6 Bar à Vin

RESTOS

- Basterd
- Brocca
- 9 Le Pickup
- 10 Le Manitoba
- 11 Le Mile-Ex
- 12 Le Diplomate
- 13 Dinette Triple Crown
- 4 La Cornetteria
- Tricot Principal
- 16 Lucca
- 10 Bottega







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