



# Your Compagny at the Technopôle Angus

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**Technopôle  
Angus**

# A Central District in Montreal

The Technopôle Angus is a bustling district that offers significant benefits for businesses. It is located in a strategic area in the heart of Montreal's Rosemont borough, adjacent to the Plateau Mont-Royal and downtown core. Here you can find: 70 SMEs, 35 points of service and local shops, along with a significant residential population.

The district was designed with the well-being of occupants in mind, and includes a plethora of green spaces, public squares and sports facilities.







# Key Stats on the Technopôle Angus



In only 20 years, Technopôle Angus was transformed from an industrial park into a welcoming, bustling, avant-garde district. The sector is thriving thanks to the establishment of many organizations, businesses and shops in the area.



+ 2 million SF of land

+ 16 buildings

+ 900,000 SF already built

+ 3,000 jobs

+ 70 businesses

+ 35 local shops and  
points of service





# What makes Angus better?





## Quality spaces

- + Turnkey spaces available
- + Offices designed to meet your needs
- + Large windows and unobstructed views
- + Bountiful green space
- + Public squares
- + LEED-certified buildings
- + State-of-the-art sporting facilities

## Local and independent shops

- + 35 on-site shops and services for the convenience of professionals

## A community of over 70 businesses

- + An opportunity to create new partnerships with other engaged entrepreneurs for a wide variety of industry

## Easy to get to

- + Indoor and outdoor parking
- + 8 charging stations for electric vehicles
- + 2 BIXI stations, including one electric station
- + On-site Communauto car-sharing service
- + 2 bike paths on Rachel and Molson streets
- + A dedicated bus line - 25 Angus
- + Préfontaine metro station 800 m away
- + 10 minutes from Jacques Cartier Bridge







# An Unparalleled Work Environment

The Angus Eco-district is a LEED Platinum certified neighborhood located across from Jean-Duceppe park, and includes green pathways, an urban forest and two lush public squares to provide maximum comfort to tenants.





At Angus, you will benefit from environmental best practices in the heart of an avant-garde district

## A unique eco-district in Quebec

What sets the Technopôle apart is undoubtedly its avant-garde design, which prioritizes residents and workers in its urban development. The district also has LEED-ND (Neighbourhood Development) v4 Platinum certification. This type of living space cannot be found anywhere else in Quebec.

- + Pleasant outdoor living space
- + A main tree-lined pedestrian walkway
- + A 45,000 SF urban forest
- + Two public squares
- + Green pathways for biodiversity
- + An all-new water management system
- + An innovative energy loop





# A Thriving Neighbourhood

580,000 SF developed since 2021

The district is undeniably successful. In 2021, over 330,000 SF of office and residential space was completed with 18 new businesses and 120 new residential units.

In 2023, three new buildings, with a total of 250,000 SF, will be ready with student housing, a new residential block and a leading autism centre.







## Cité médicale Angus: 100,000 SF dedicated to health care

The Cité médicale Angus, located on the corner of Molson and William-Tremblay streets, was inaugurated in the spring of 2021. In addition to housing the largest family medicine group in Quebec (30,000 SF), it includes a pharmacy, sleep clinic, podiatry clinic and aesthetic clinic, along with a physiotherapy and chiropractic clinic.

## 200 new residential units

This is in addition to the numerous families that have moved into the 120 condo units in Cité Angus since December 2020 and the other 88 units that will be completed as part of phase 2 of the project in 2022.

## A centre of excellence for autism

In 2023, the Giant Steps autism centre will be opening, with a 60,000 SF space. The project will include a specialized school, a training centre for adults, a resource centre and an autism research centre.

## lg2 at the Technopôle Angus

lg2 - Canada's biggest independent creative agency moved its head office to the Technopôle Angus in the summer of 2021. Their office space, which is nearly 40,000 SF, spans across 3 floors and includes a green rooftop terrace, where their 250 employees can enjoy the new facilities.

The building's 10,000 SF main floor is now home to the head office of the Caisse d'économie solidaire Desjardins.









# The Eco-District is Rapidly Developing

In 2023, the Technopôle Angus will be developing two new office and laboratory buildings, with a total of 240,000 SF. By 2030, the Technopôle Angus will have completed the construction of 6 new buildings with up to an additional 640,000 SF that will house hundreds of jobs in the sector.

Today, it is a unique opportunity to establish your business in a custom-made space in the heart of the only mixed eco-district in Quebec.









# Units Available for Pre-Lease

Strategically located on Molson Street, this new building will have space for several new tenants. The new units will be designed to meet the needs of the tenants, whether as office space, laboratories or for other uses.

## Sizes

Floor	Size	Possession
1	18 000 SF	Fall-Winter 2024
2	18 000 SF	Fall-Winter 2024
3	18 000SF	Fall-Winter 2024
4	15 500 SF	Fall-Winter 2024
5	15 500 SF	Fall-Winter 2024





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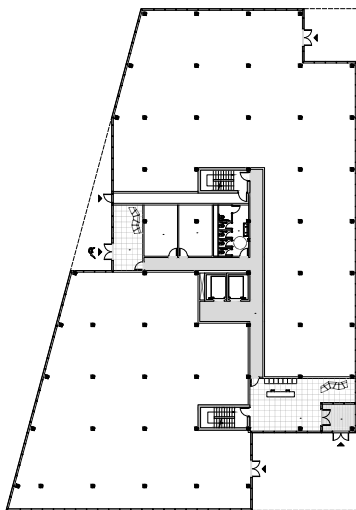


# 4151 Molson Street

## Features

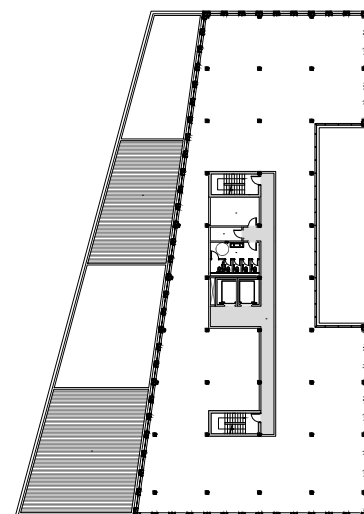
- + Scheduled for completion: Fall-Winter 2024
- + Superficie de l'immeuble : 85 000 pi ca
- + 5 floors, with 17,000 SF per floor
- + 175 underground parking spaces
- + Indoor bike parking
- + Delivery area
- + On-site security 24/7
- + Rooftop terrace open to all tenants
- + Private terrace

## 1st, 2nd and 3rd floors



MOLSON STREET

## 4th and 5th floors



MOLSON STREET

## A building with exceptional environmental standards

- + LEED certification pending
- + 100% carbon neutral
- + 26% reduction in GHG due to the energy loop
- + Photovoltaic panels on the roof
- + Green rooftop patios

## Zero-carbon building

A zero-carbon building is a very energy-efficient building that uses renewable carbon-free energy or a fair amount of very high-quality carbon credits that compensate for the annual carbon emissions associated with the building's materials and use.







# Leasing Opportunities

## 2600 William-Tremblay Street

Locoshop Angus

Suite	Size	Possession
221	6,018 SF	Immediate

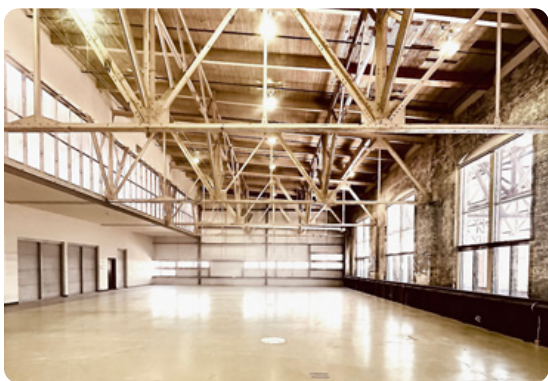


## 4050 Molson Street

Suite	Size	Possession
340	2,204 SF	April 2022







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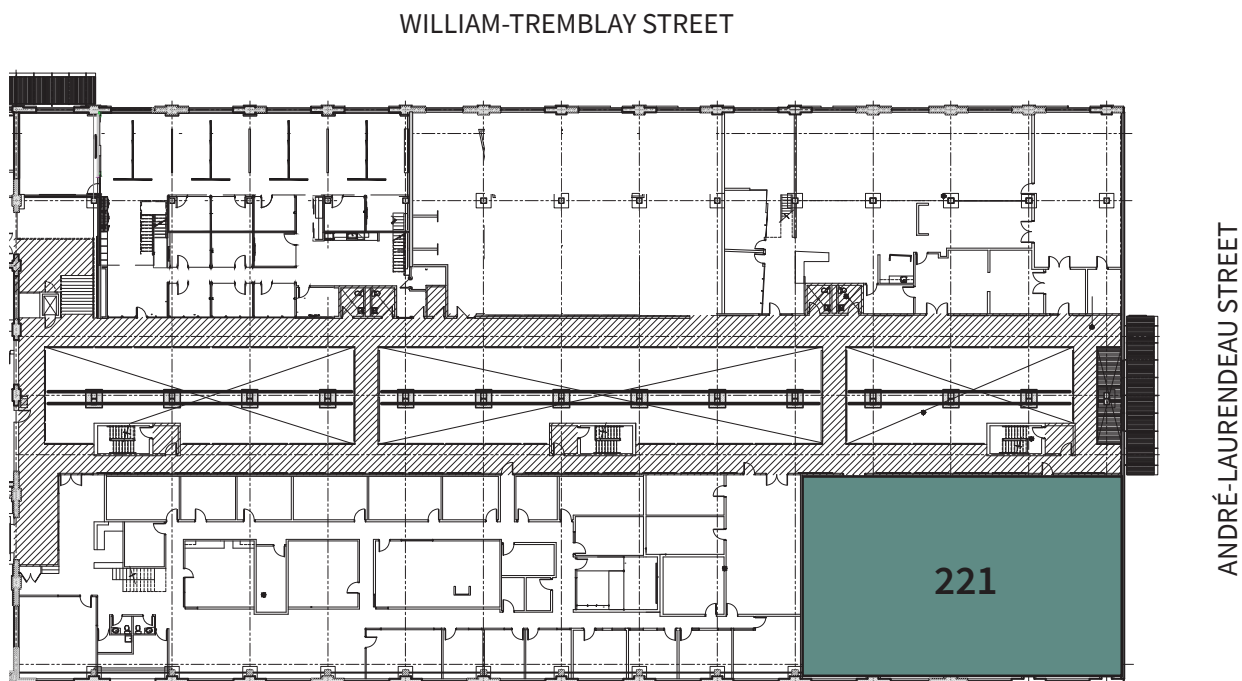


# 2600 William-Tremblay Street

Locoshop Angus

## Features

- + Year Built: 1903 / Restored: 1999
- + Building Size: 89,200 SF
- + Average Floor Plan: 44,600 SF
- + First green industrial building in Canada
- + Historic industrial building
- + Ceiling height: 26 feet, 14-18 feet clearances
- + #of floors: 2
- + Units for immediate occupancy
- + Turnkey designs available
- + On-site security 24/7
- + Delivery area
- + Outdoor parking



## 2nd Floor

Suite	Size	Possession
221	6,018 SF	Immediate



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# 4050 Molson Street

## Features

- + Year Built: 2006
- + Building Size: 41,402 SF
- + Average Floor Plan: 13,800 SF
- + Ceiling height: 11 feet
- + #of floors: 3
- + Outdoor and underground parking
- + 2 charging stations for electric vehicles
- + Turnkey designs available
- + On-site security 24/7



## 3rd Floor

Suite	Size	Possession
340	2,204 SF	April 2022

# They Chose Angus

## Businesses

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Alto Design  
Association des Employeurs Maritimes  
Barry Callebaut  
Caisse d'Économie Solidaire Desjardins  
Collectif des entreprises d'insertion du Québec  
Centre financier aux entreprises Desjardins  
Commission canadienne des grains  
Côté-Jean et Associés  
CPU  
DNV  
Dynamo  
Effigis  
Fondaction  
Garantie de construction résidentielle  
Groupe Part  
Institut de développement de produits  
latse 514  
lg2  
MELS  
Octasic  
Placement St-Jérôme inc  
PMT  
Ribbon  
Réseau des services spécialisés de main-d'oeuvre  
Safilo  
Société de développement Angus  
Transat Tour  
Ubisoft

## Shops and Services

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CPE Coeur de cannelle  
CPE Coeur de l'île  
Dépanneur Toutes les choses parfaites  
Insertech  
La Maison tricotée  
La Shop artistes coiffeurs  
Locomotion - gym  
Spa Escale Santé

## Health Care Businesses

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Association des pharmaciens des établissements de santé du Québec  
Bayshore  
Blocs opératoires en ophtalmologie de l'Hôpital  
Maisonnette-Rosemont  
Clinique Carpediem  
Clinique dentaire  
Clinique Dermatologique de Rosemont  
Clinique Évolution  
Clinique Maxillo-Facial  
Clinique Ophtalmologique  
Clinique d'orthodontie Rosemont  
Clinique physiothérapie Universelle  
Clinique Podiatrique Angus  
CLSC  
Eye Am Soins oculaires  
Fondation de l'Institut de Cardiologie de Montréal  
Fondation des pompiers du Québec pour les grands brûlés  
Groupe Radiologix  
Hekalab  
HMR  
Ordre des Infirmières et Infirmiers du Québec (OIIQ)  
Mispro Biotech  
Oncodesign  
Pharmacie Uniprix  
Québec Transplant  
RadiologiX-Angus  
TooTelo Cliniques inc. (GMF)

## Restauration

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Café Station W  
Chocolats Favoris  
Hoogan et Beaufort  
La CaféShop  
La Chope Angus - microbrasserie  
La Cloche à fromage  
Magnolia  
Mamie Clafoutis  
Mito Sushis  
Pizzeria No.900



“For us, moving to the Technopôle Angus, which has become a worldwide reference in urban development, was a responsible, forward-looking business decision. As a local business, choosing Angus means that we can not only make a big difference in the lives of our employees, but help revitalize the area along with Montreal’s business community.”



— Claude Auchu  
Partner and CEO of Ig2 Group

“At the Technopôle Angus, we have the Angus Medical Clinic that partners with the Rosemont CLSC. We also have the Nurses Order just across the street. For a local resident, to be able to go to the doctor, the pharmacy, physiotherapy and get x-rays all in the same place is extremely positive.”



— Dr. François Loubert  
Head Doctor at the Angus Medical Clinic

“We were looking for a unique location in Rosemont. We wanted to get off the beaten path and found this fabulous location at Angus in the heart of a booming district.”



— Marc-André Jetté  
Chef/Owner of Hoogan & Beaufort Restaurant



# The Société de développement Angus





The Technopôle Angus was brought to life by the SDA (Société de développement Angus), a social-economy business founded in 1995 following the closure of the Canadian Pacific’s Angus Yards in Montreal’s Rosemont-La Petite-Patrie borough. The SDA builds real estate projects that drive urban revitalization. It believes in the principles of sustainable development that produce significant spin-offs.

SDA experts oversee all aspects of the company’s revitalization projects, from design to implementation, including:

- + Designing and planning according to sustainable development principles
- + Legal guidance and financial engineering, which includes mobilizing public and private investments and investing funds from the organization
- + Consulting with local communities and various stakeholders
- + Creating the partnerships required to carry out projects

- + Purchasing land and buildings
- + Designing LEED-certified buildings
- + Constructing turnkey buildings with guaranteed maximum prices
- + Managing construction sites according to urban ecological regulations
- + Marketing, leasing, and selling the spaces
- + Assessing economic spin-offs



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