



Welcome to **Haleco**—the first seed planted towards a **better tomorrow**.

# RETHINKING URBAN LIFE



MONTREAL'S FIRST TRUE GREEN DEVELOPMENT.



### NO COMPROMISES

## 100% Green from Day One

Haleco is not just another 'green' building. It's Montreal's first true green development, where sustainability is not an afterthought but the foundation.

In a world where green can mean many things, Haleco stands apart. From the ground up, we were designed to leave a lighter footprint and create a positive impact.

## OUR STRENGTHS

**100%** RENEWABLE ENERGY



RAINWATER TREATMENT

**50%** OF LAND IS GREEN SPACE



LEED PLATINUM IN PROGRESS

**25%** OF LAND IS VEGETATED

**HALECO**  
**Mixed-Used**  
**Urban Development**

OFFICES | RETAIL | RESIDENTIAL

**ENERGY EFFICIENCY**

- **100%** electric, **100%** renewable in Quebec.
- **100%** electric system and advanced heat pumps on each floor, designed to minimize energy consumption and optimize performance.
- Reduction of energy consumption by **19%** compared to a conventional building.

**CIRCULAR ECONOMY**

- Haleco embodies the principles of a circular economy, reducing waste and maximizing resource efficiency throughout the lifecycle of the building.

**WINNER OF THE PRESTIGIOUS C40 REINVENTING CITIES COMPETITION**

- A transformative project contributing to the city's evolution.

**CARBO-NEUTRALITY**

- Aimed within **20 years** of project delivery.

**BIODIVERSITY**

- Only **43%** of the land used freed up **57%** of the ground for public outdoor spaces.



**OUR AMENITIES**



**ONSITE SERVICES**

on ground floor, promoting local shops and the circular economy.



**SHOWERS**

dedicated to tenants



**ELECTRIC CAR**

charging stations



**GREEN SPACE 2,400 M<sup>2</sup>**

Community garden, fruit trees, pollinator garden to promote biodiversity regeneration.



**25**

reserved bicycle parking

HALECO **F**ORMS THE GATEWAY TO A GREENER, MORE VIBRANT CITY.

**PLANTING THE FIRST SEED**  
**For a greener urban community**

Just as the first seed planted grows into something extraordinary, Haleco is setting a new standard for urban development. It's the gateway to a greener, more vibrant city—transforming not just the skyline, but the way we think about urban living.

## OFFICES FOR LEASE



### OUR AVAILABILITIES

**2<sup>ND</sup> FLOOR**  
21,500 sq. ft.



**3<sup>RD</sup> FLOOR**  
21,500 sq. ft.



RESIDENTIAL  
OFFICES  
RETAIL

### DELIVERY DATES

Residential	September 2024
Office & Retail	November 2024

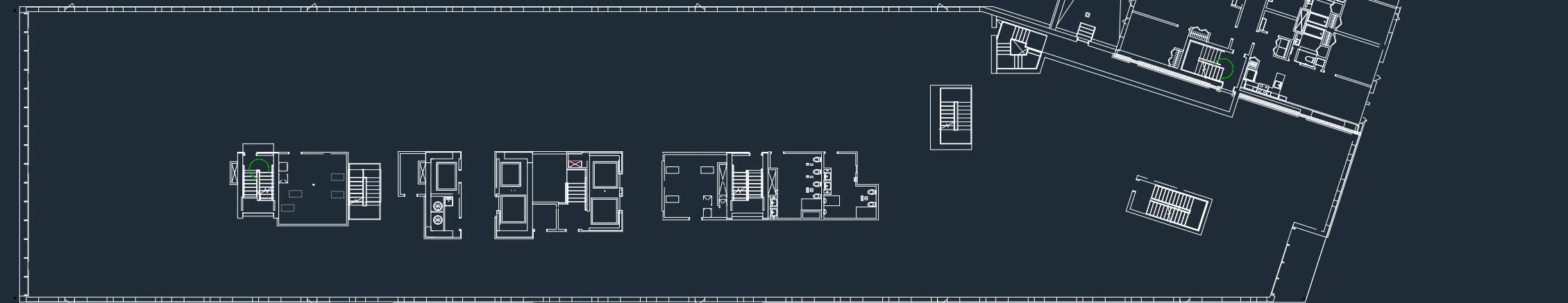
### PREMISES DESCRIPTION

Term	10 years
Area	43,000 sq.ft. of leasable space (21,500 sq.ft. divisible)
Base rent	Please contact broker
Additional rent	Please contact broker
Tenant allowance	Please contact broker

**2<sup>ND</sup> FLOOR**  
21,500 sq. ft.

**TURNKEY OFFICE SPACE OPTION**

✓ Available 6-9 months following lease signature



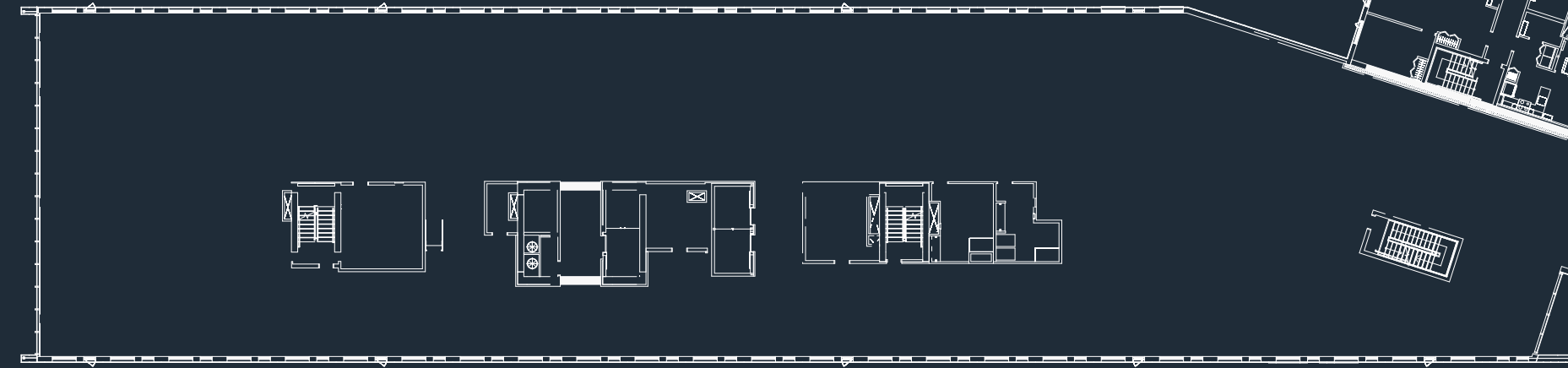
**TURNKEY OFFICE SPACE RENDERINGS**



**3<sup>RD</sup> FLOOR**  
21,500 sq. ft.

**TURNKEY OFFICE SPACE OPTION**

✔ Available 6-9 months following lease signature



TURNKEY OFFICE SPACE RENDERINGS







## GENUINELY GREEN

### Designed green from inception without Compromises

In a world full of green certifications and claims, Haleco stands apart—not because we follow the trend, but because we were 'Born Green.' Our sustainability isn't about optics; it's about real, measurable impact.



GREENWASHING

JUST A  
COMMITMENT  
TO DOING  
THINGS RIGHT.

**MARKET LEADERSHIP**

is for everyone who dares to innovate.  
At Haleco, we believe in empowering every  
business to grow sustainably and create a  
positive impact.



**TOGETHER, WE ARE BUILDING A GREENER,  
MORE INCLUSIVE MONTREAL.**



## TURNING THE WHEEL OF CHANGE

### It takes a leader to take the first step;

Haleco is accelerating adoption for tenants focused on green principles. Every first turn of a wheel requires effort to overcome inertia. At Haleco, we've taken the first hard step in transforming our urban community. Now, with momentum building, the path to a sustainable future is clear—and it's accelerating.

## ART BY MARC SÉGUIN

Marc Séguin is a French Canadian painter and novelist whose work is held in several important collections.



**JOIN US IN BUILDING A GREENER FUTURE**  
**If you're ready to be part of something groundbreaking – literally and figuratively – Haleco is your space.**

Join a community that's making real change and setting new standards in urban development.





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