





YOUR HAVE-IT-ALL WORKSPACES IN THE AI HUB

6650 / 6666 SAINT-URBAIN ST. | MONTRÉAL

CLASS A **LOFT** **OFFICE SPACE**

O Mile-Ex was conceived and designed with the idea that a location influences creativity and results.

The two interconnected buildings create modern work spaces that encourage audacious and stimulating interactions while respecting the industrial character of their past.

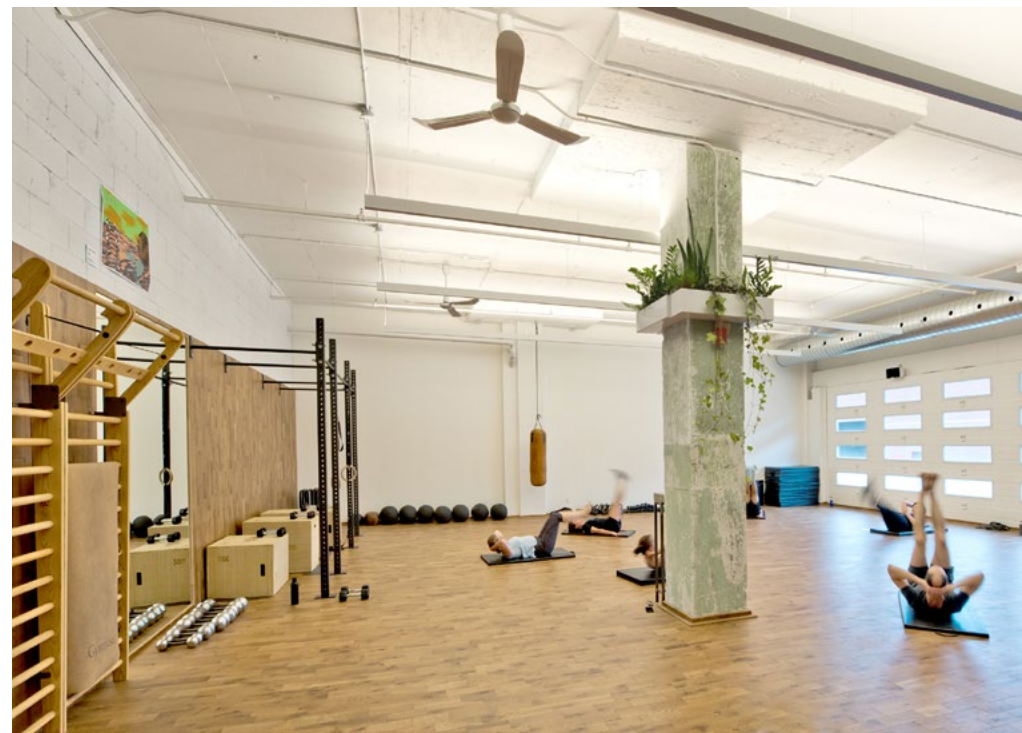
- Industrial-style office lofts
- Stunning views of the city & Mount Royal
- Exposed ceilings
- Concrete floors
- Abundant natural light





MEETING SPACES. BREAKOUT PLACES. **HELPFUL SERVICES.**

- New Lobby Flex Area
- Coffee Shop / Catering
- Gym & Yoga Room
- Landscaped Urban Plaza & Alleyway
- Bicycle Parking
- Showers & Lockers
- Daycare
- Int./Ext. Parking with EV Charging Stations



A PLEASANT AND DYNAMIC ENVIRONMENT **PROMOTES HAPPINESS AND THE DESIRE TO CREATE AND INNOVATE**

BEST IN-CLASS TENANTS

O Mile-Ex is fortunate to be home to Mila (Montreal Institute for Learning Algorithms), the result of a partnership between Université de Montréal and McGill University that rallies close to 900 researchers specializing in artificial intelligence and machine learning.

Other prestigious tenants at **O Mile-Ex** include Behaviour, IVADO, Meta Platforms, Nasdaq, ServiceNow and Thales, only to name a few.

These users have all gravitated to Montreal's AI and gaming hub where they have access to world-class talent in a diverse and collaborative environment.

Choosing to locate at **O Mile-Ex** provides your business with an unrivaled opportunity to join a unique community of like-minded talent in Montreal's Mile-Ex neighborhood.





AN ADDRESS WHERE TALENT WANTS TO BE

To create and innovate, the mind needs to be inspired. Welcome to the Mile-Ex, a vibrant neighborhood an exceptional sector that is home to some of the city’s most on-trend places.

BARS, COFFEE SHOPS AND RESTAURANTS

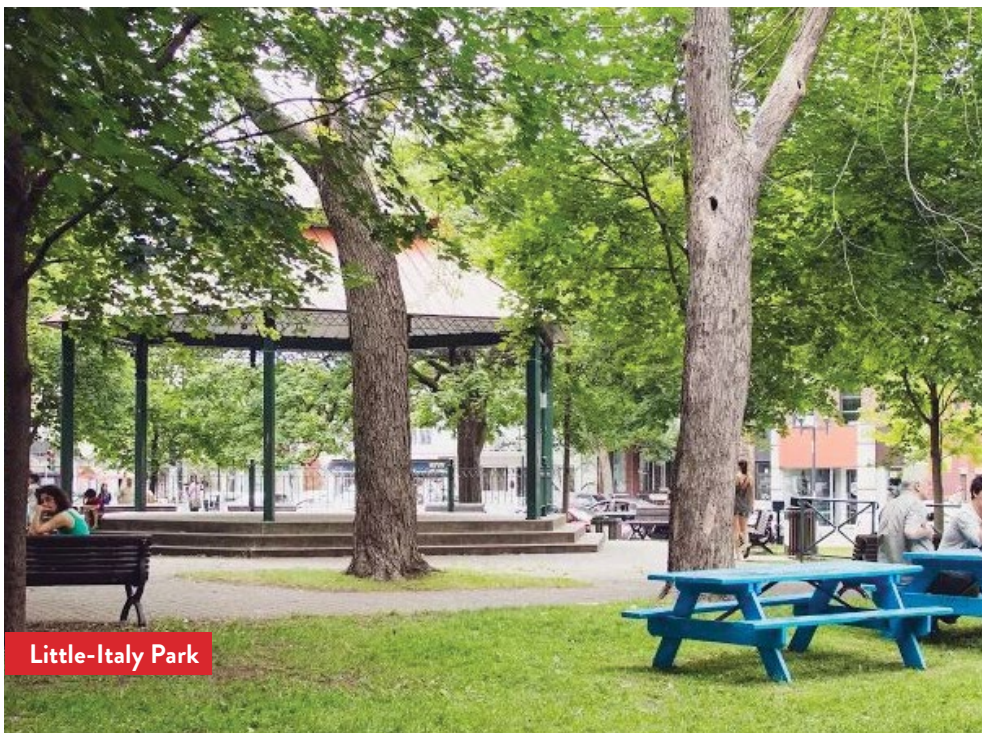
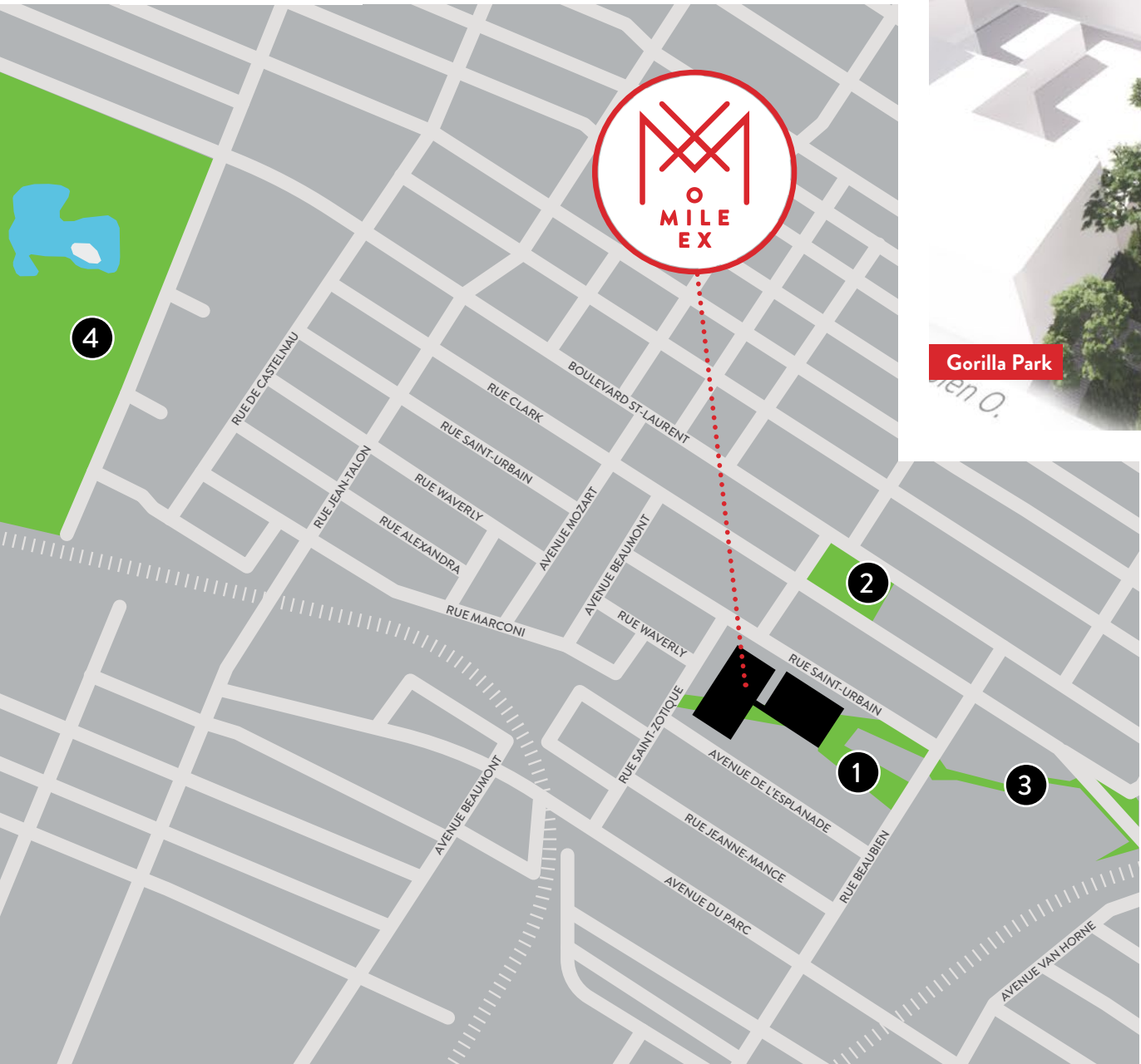
- 1 Bar Harricana
- 2 Bar Cicchetti
- 3 Café Dispatch
- 4 Café Guerrero
- 5 Le Mile-Ex
- 6 Le Diplomate
- 7 Dinette Triple Crown
- 8 Wills Bar & Brewery
- 9 Tricot Principal
- 10 La Cornetteria
- 11 Caffé Italia
- 12 Milano
- 13 Lucca
- 14 Bottega
- 15 Impasto
- 16 Pastaga
- 17 Taverne Atlantic

AI & GAMING NOTABLE TENANTS

- A Microsoft
- B NetEase
- C IVADO
- D Publicis
- E Moment Factory
- F Behaviour Interactive
- G Thales
- H ServiceNow
- I Meta Platforms
- J Mila
- K Borealis AI
- L Telecon
- M Tencent

GREEN SPACES NEARBY

- 1 Gorilla Park (opening Fall 2024)
- 2 Little-Italy Park
- 3 Réseau-Vert Linear Park
- 4 Jarry Park



AVAILABILITIES & FINANCIAL PARAMETERS

6650 SAINT-URBAIN ST.

SUITE #	AREA	AVAILABILITY
GF	9,915 SF*	Immediate
350	8,906 SF	Jan. 2025

* 9,915 SF divisible into 6,320 SF (suite 100) and 3,596 SF (suite 140).
Plug & Play space with high-quality furnishings, ready for immediate move-in.

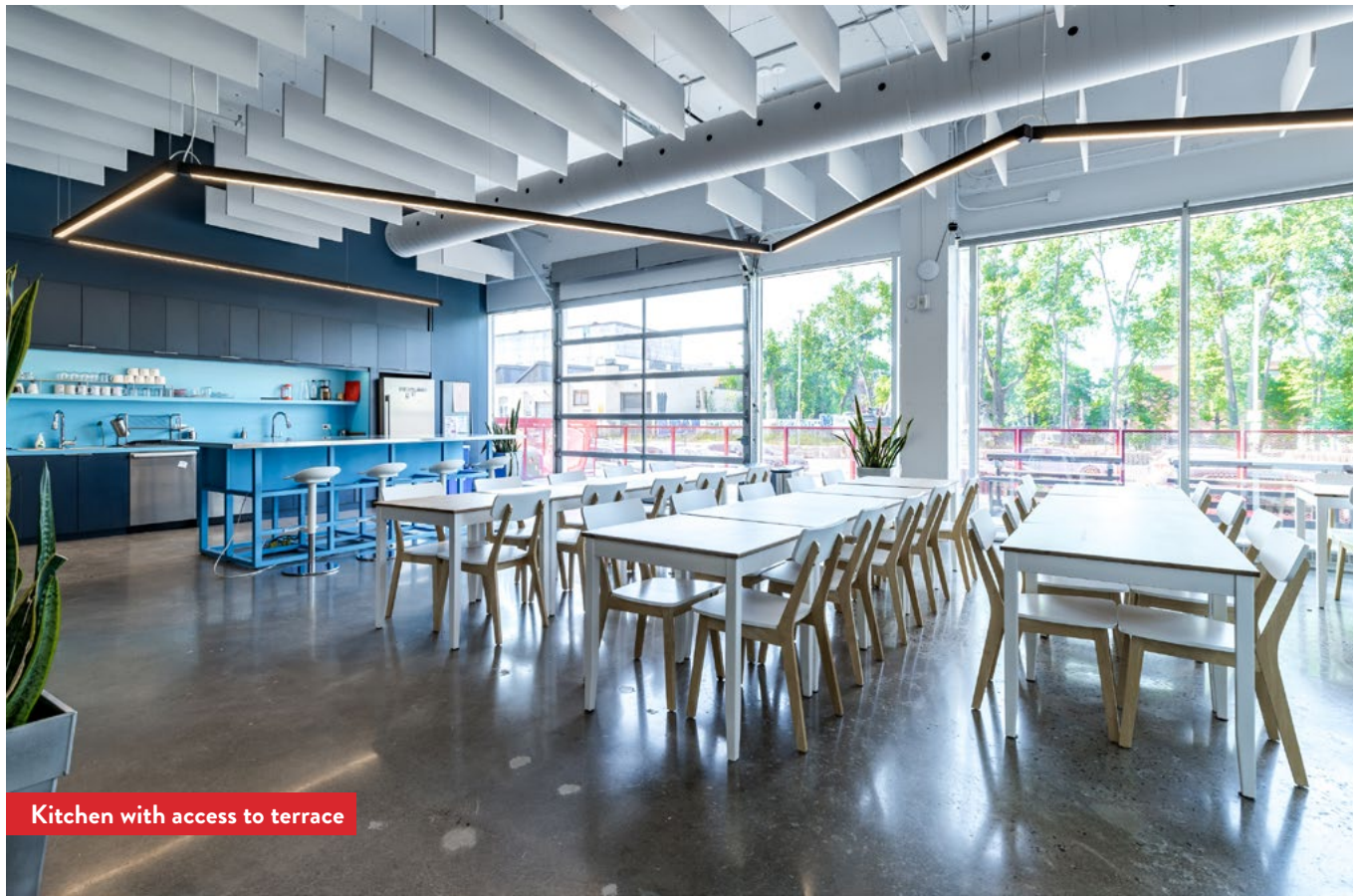
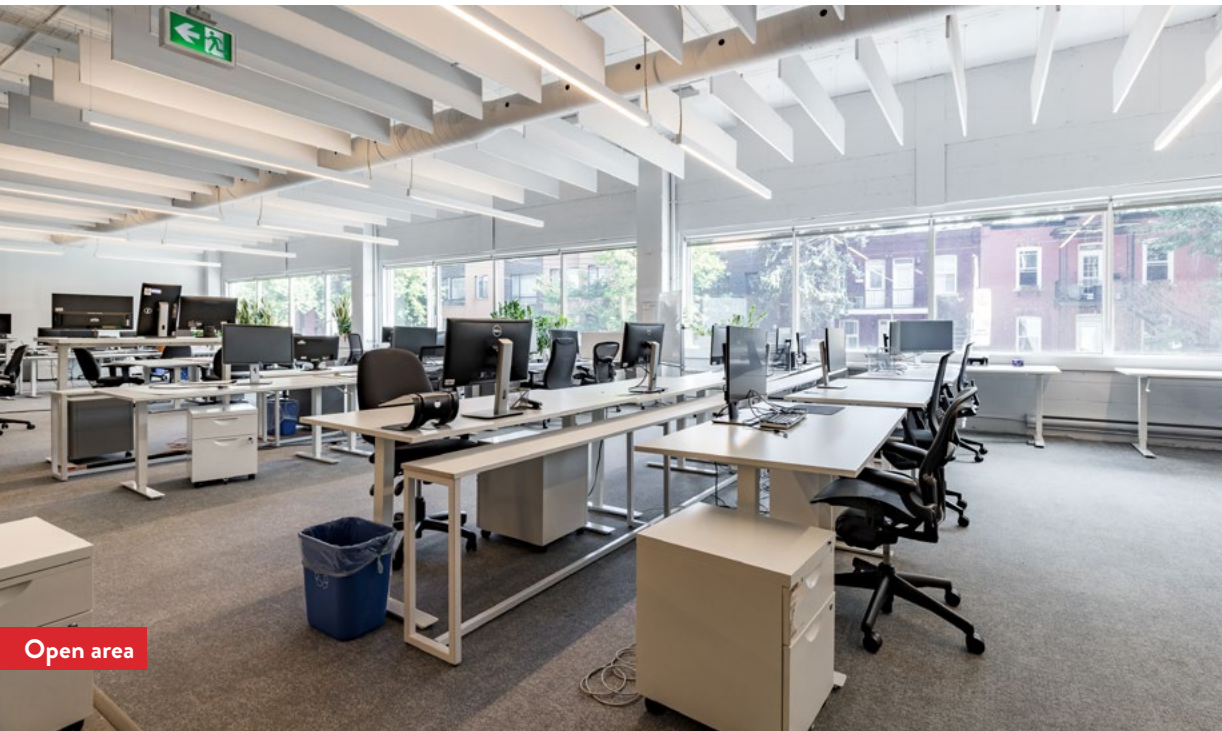
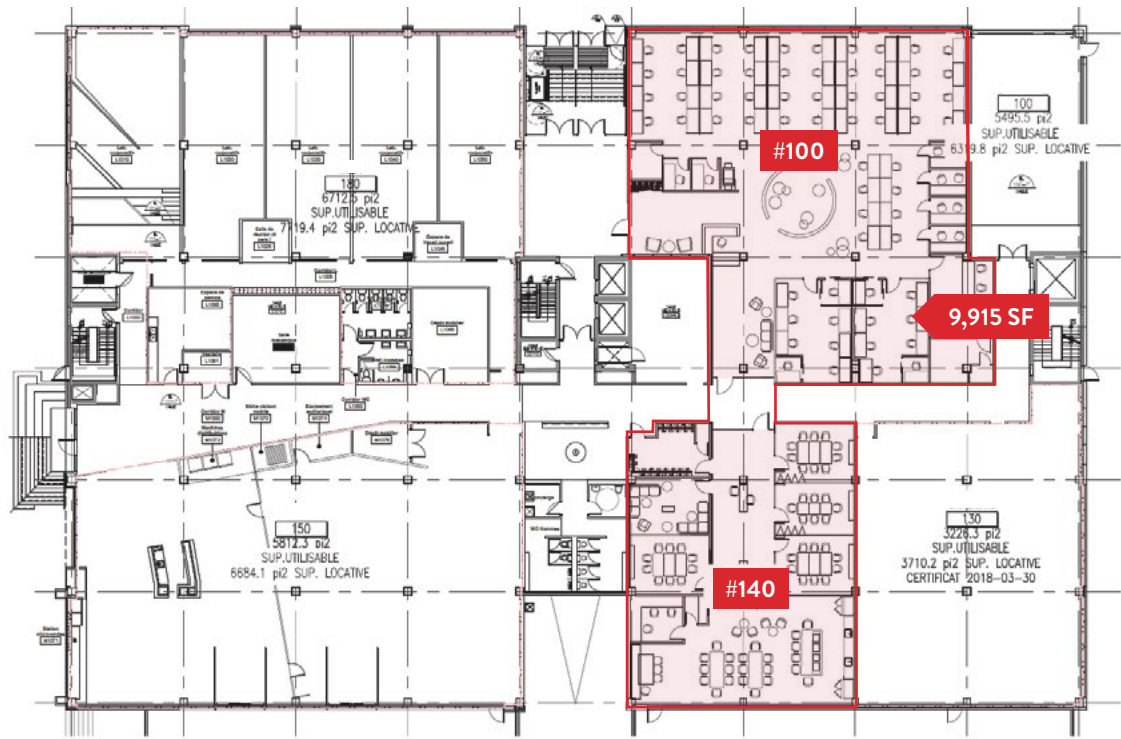
6666 SAINT-URBAIN ST.

SUITE #	AREA	CONT.	AVAILABILITY
315	1,680 SF	5,352 SF	Immediate
316	3,672 SF		Immediate
350	10,007 SF	12,959 SF	May 2025
380	2,952 SF		Oct. 2024
440	2,163 SF	16,590 SF	Immediate
445	2,959 SF		Immediate
450	11,468 SF		Immediate

FINANCIALS	6650	6666
Taxes	\$8.39 / SF	\$8.69 / SF
Opex	\$9.67 / SF	\$9.64 / SF
Cleaning	Included	Included
Electricity / HVAC	Included	Included
Total Add. Rent (2024 est.)	\$18.06 / SF	\$18.33 / SF



SUITE #100-140
6650 SAINT-URBAIN ST.





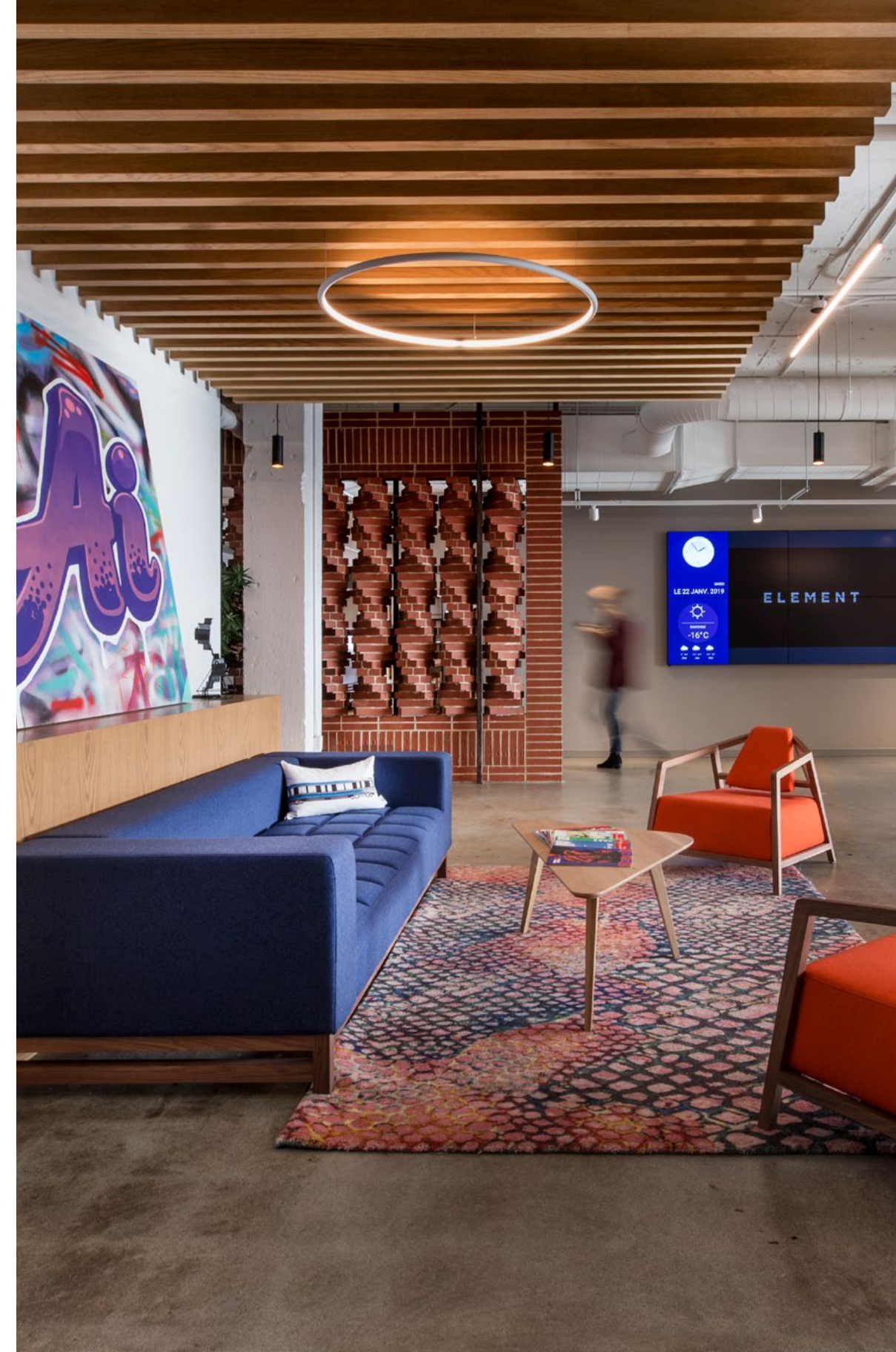
SUITE #450
6666 SAINT-URBAIN ST.



O MILE-EX TENANT LOOKBOOK

SEE HOW SOME TENANTS
HAVE DESIGNED THEIR
SPACES AT O MILE-EX





FEELING INSPIRED? CONTACT US

André G. Plourde*

Chartered Real Estate Broker
+1 514 764-8199
andre.plourde@colliers.com

François Laurence**

Chartered Real Estate Broker
+1 514 764-8197
francois.laurence@colliers.com

Julie Côté

Real Estate Broker
+1 514 764-8198
julie.cote@colliers.com

Patrick Vallières

Real Estate Broker
+1 514 792-4057
patrick.vallieres@colliers.com

collierscanada.com

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