



OFFICE SPACE FOR LEASE

In partnership with:



With the financial support of:



ESPLANADE CARTIER. AT THE FOOT OF THE BRIDGE.

Esplanade Cartier, a new project by Prével (Loft Impérial, Lowney, 21^e Arrondissement), gives new life to the urban block delineated by Sainte-Catherine, de Lorimier, René-Lévesque and Parthenais in the district of Sainte-Marie.

This multi-functional development project includes an office component, which is spearheaded by TGTA Real Estate (O Mile-Ex, Castelnau).





A TRUE COMMUNITY LIFE. **LIVELY. DIVERSE. ACTIVE.**

Located at the foot of the Jacques-Cartier Bridge, this site, which will be completed in several phases totalling more than 2 million square feet above ground, will combine:



Office Space



Residential Units:
Condos and
Rentals



Local Shops



Sports Center



Attractive
Public Areas

The Placette: the perfect place to get together and unwind

The Parc: a green oasis within the urban landscape

The Project House: collaborative and community space

**A COMMON LOUNGE
WITH DIRECT LINK TO THE
PLACETTE, AT THE HEART
OF ESPLANADE CARTIER.**

A distinctive place to get together and relax.





±70,000 SF OF OFFICE SPACE
DIRECTLY ON **STE-CATHERINE ST.,**
A 3 MIN. WALK FROM THE METRO.

This new office project by TGTA in partnership with Prevel offers tenants a modern and urban work environment that opens onto the Esplanade Cartier multifunctional complex. Three floors of office spaces are made accessible via a contactless route, by elevator or by staircase and will benefit from high quality air systems. The common lounge offers a direct link to the esplanade with its placette, terraces and park.



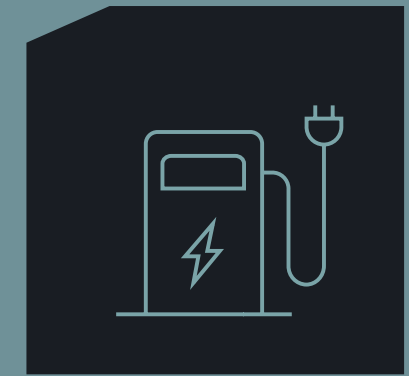
Papineau
Metro Station



Underground
Parking



Secure Bicycle
Parking



EV Charging
Stations



A PRIME LOCATION IN A DEEPLY TRANSFORMING AREA.

Select notable companies close by:

- 1 TVA Montréal
- 2 Bell Média
- 3 RDS
- 4 Maison Radio-Canada
- 5 Molson Site
- 6 Télé-Québec
- 7 Ministry of Education
- 8 Fondation

LEASING TEAM — OFFICE SPACE

Please send us your information request and we will be more than happy to reply.

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