
2600

Alfred-Nobel Boulevard,
Saint-Laurent



*Move-in ready offices at the heart
of innovation in Montréal's Technoparc*

UNITS FROM 2,641 - 27,569 sq. ft. | FOR LEASE



Highlights



AN ECOSYSTEM OF INNOVATION

Located in the Technoparc Montréal, a leading Canadian technology hub with over 100 companies.



PRIME LOCATION

Easily accessible via Highway 40; a short walk from the new Marie-Curie REM station with fast connections to downtown and the airport (estimated opening in 2027).



MODERN & ELEVATED SPACE

This property benefits from high quality finishes, excellent luminosity due to its floor to ceiling windows, as well as a free gym for tenants.



BOMA BEST & LEED CERTIFIED

This building meets internationally-recognized standards of sustainability, efficiency and performance.



Unit 203	2,641 sq. ft.
Unit 300*	14,498 sq. ft.
Unit 301*	6,404 sq. ft.
Unit 302*	6,777 sq. ft.
*Possibility to combine units 300, 301 and 302 for a total of 27,569 sq. ft and full-floor occupancy.	

Availability	Immediate
Parking	Exterior
Amenities	Fully equipped gym, outdoor terrace
Floor plate	27,500 sq. ft.
Year built	2015
Class	A
Zoning	104-004

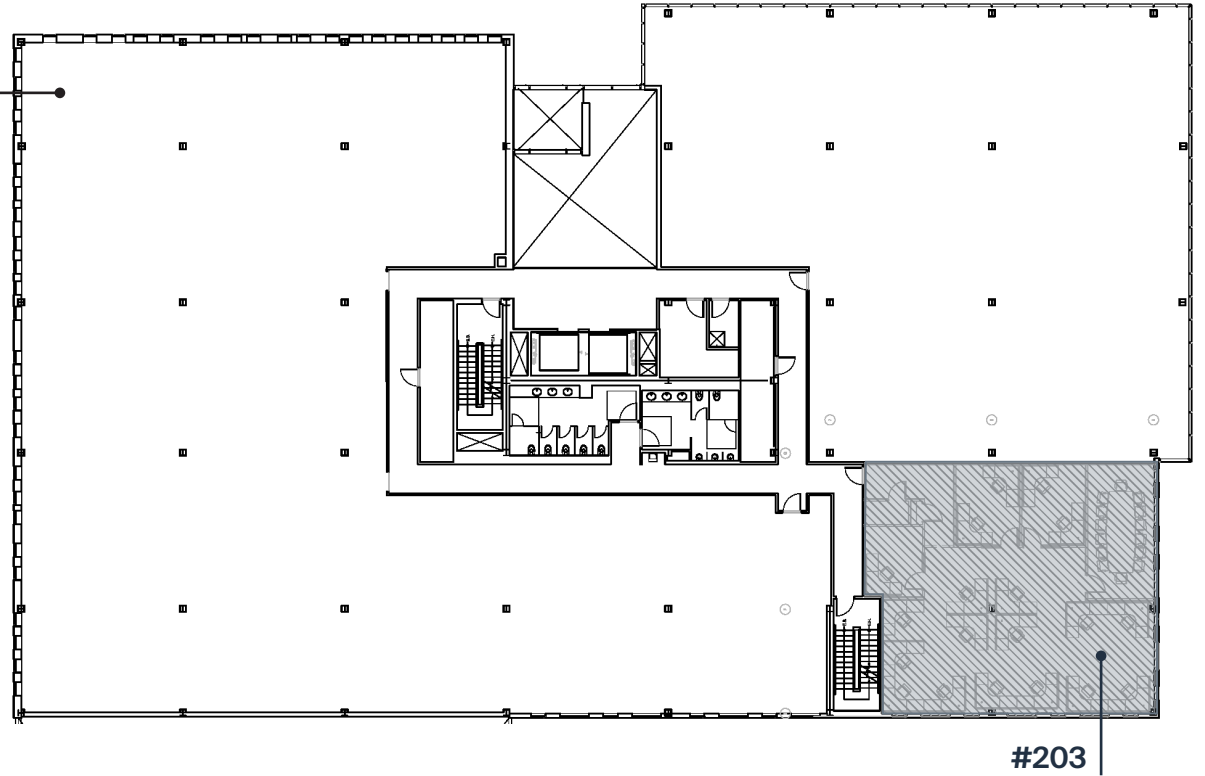
UNIT 203: 2,641 sq. ft.

*Bright office space
built-out for a variety
of needs, with its
3 closed offices,
conference room
and open workspace.*



UNIT 203: 2,641 sq. ft. (cont'd)

Floorplan & build-out



**Excellent
luminosity**



**Space for
open workstations**

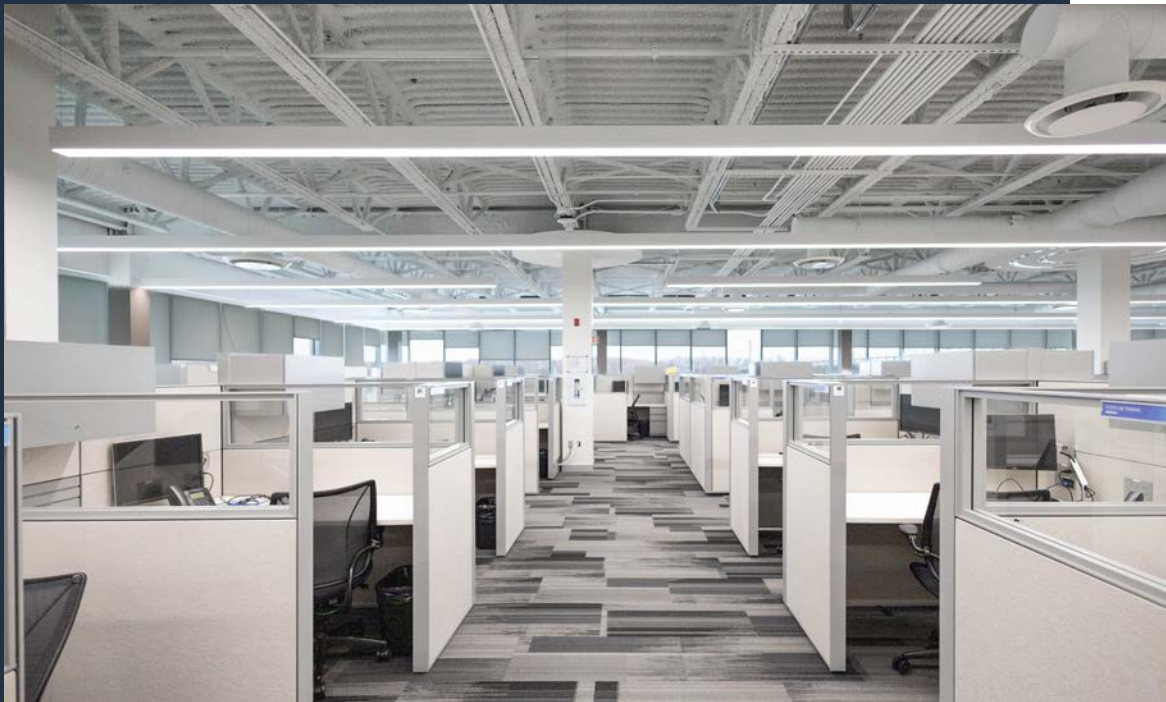


**Closed offices
& conference rooms**



UNIT 300: 14,498 sq. ft.

Sunlit and spacious unit with open ceiling concept, space for *high-density workstations*, 12 closed offices, 2 conference rooms and a dining area.



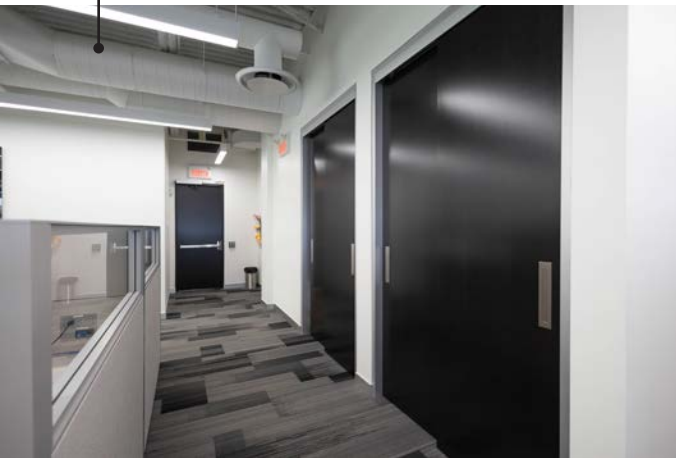
UNIT 300: 14,498 sq. ft. (cont'd)

Floorplan & build-out



#300

Storage available



Kitchen and dining area

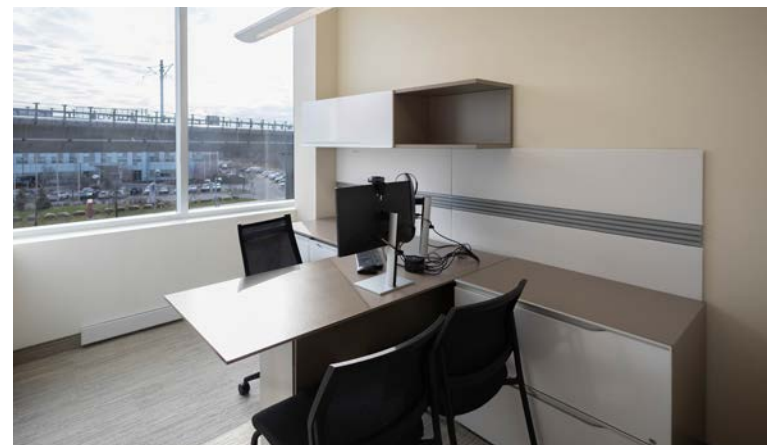


Bathrooms accessible directly within the unit



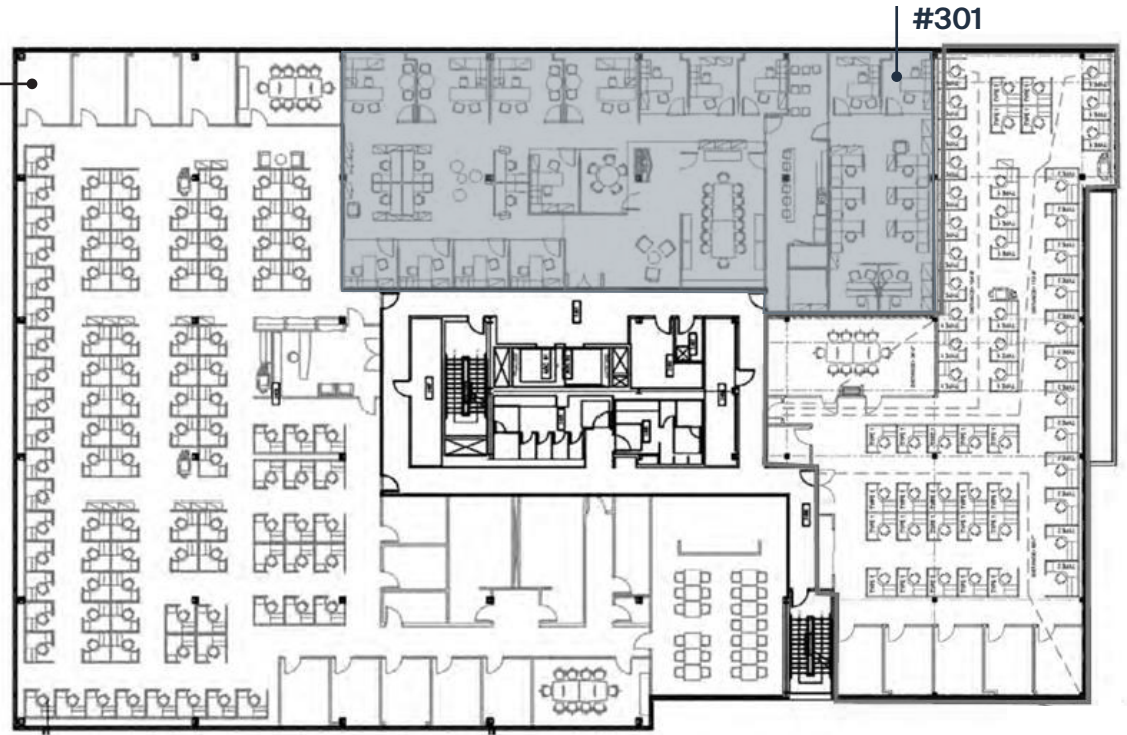
UNIT 301: 6,404 sq. ft.

Move-in ready office unit featuring a hybrid layout with *open workstations, 12 private offices, 2 conference rooms,* and a dedicated dining area.



UNIT 301: 6,404 sq. ft. (cont'd)

Floorplan & build-out



Conference room



Kitchen and dining area

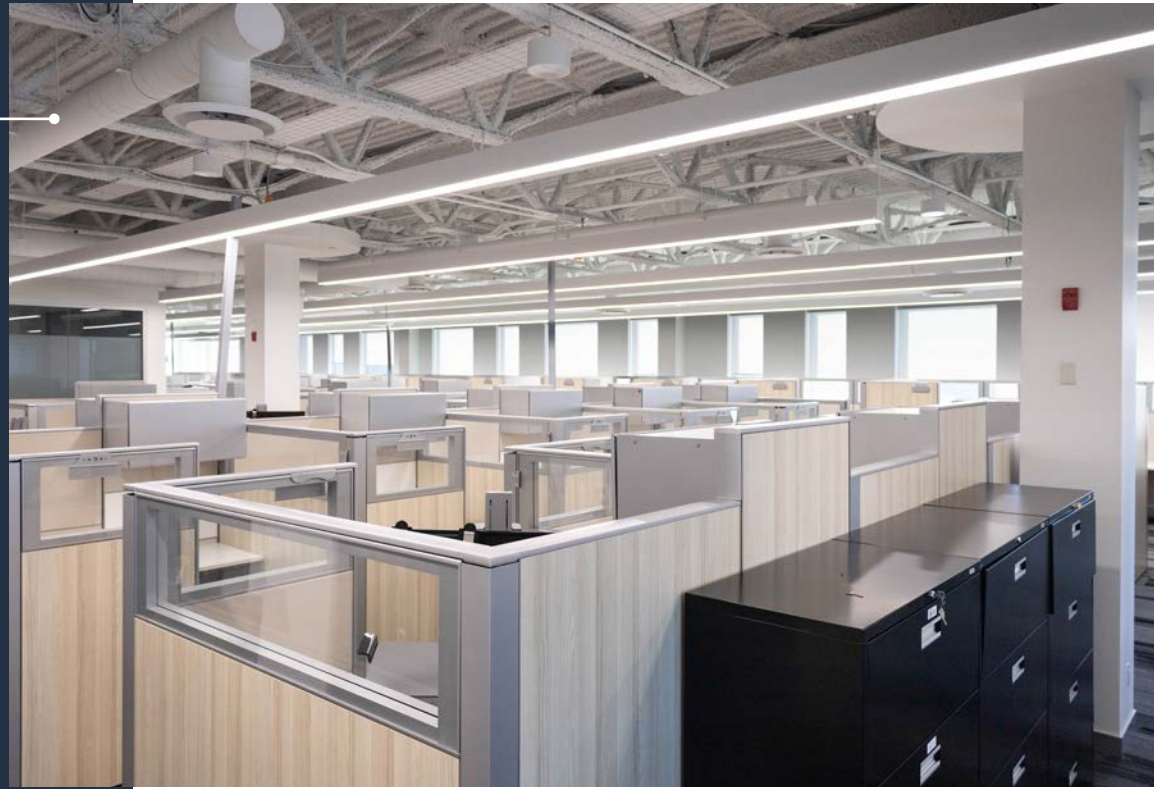


Open workstations



UNIT 302: 6,777 sq. ft.

Bright *move-in ready* unit with *open ceiling concept*, space for *high-density workstations*, 5 closed offices, and a divisible conference room.



UNIT 302: 6,777 sq. ft. (cont'd)

Floorplan & build-out



#302

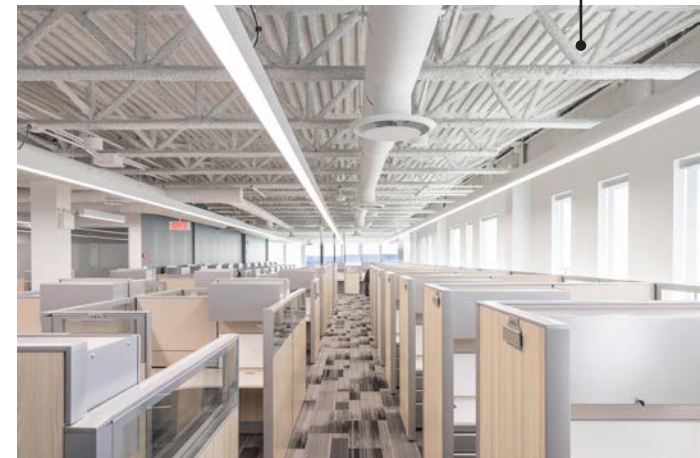
Private offices



Divisible conference room



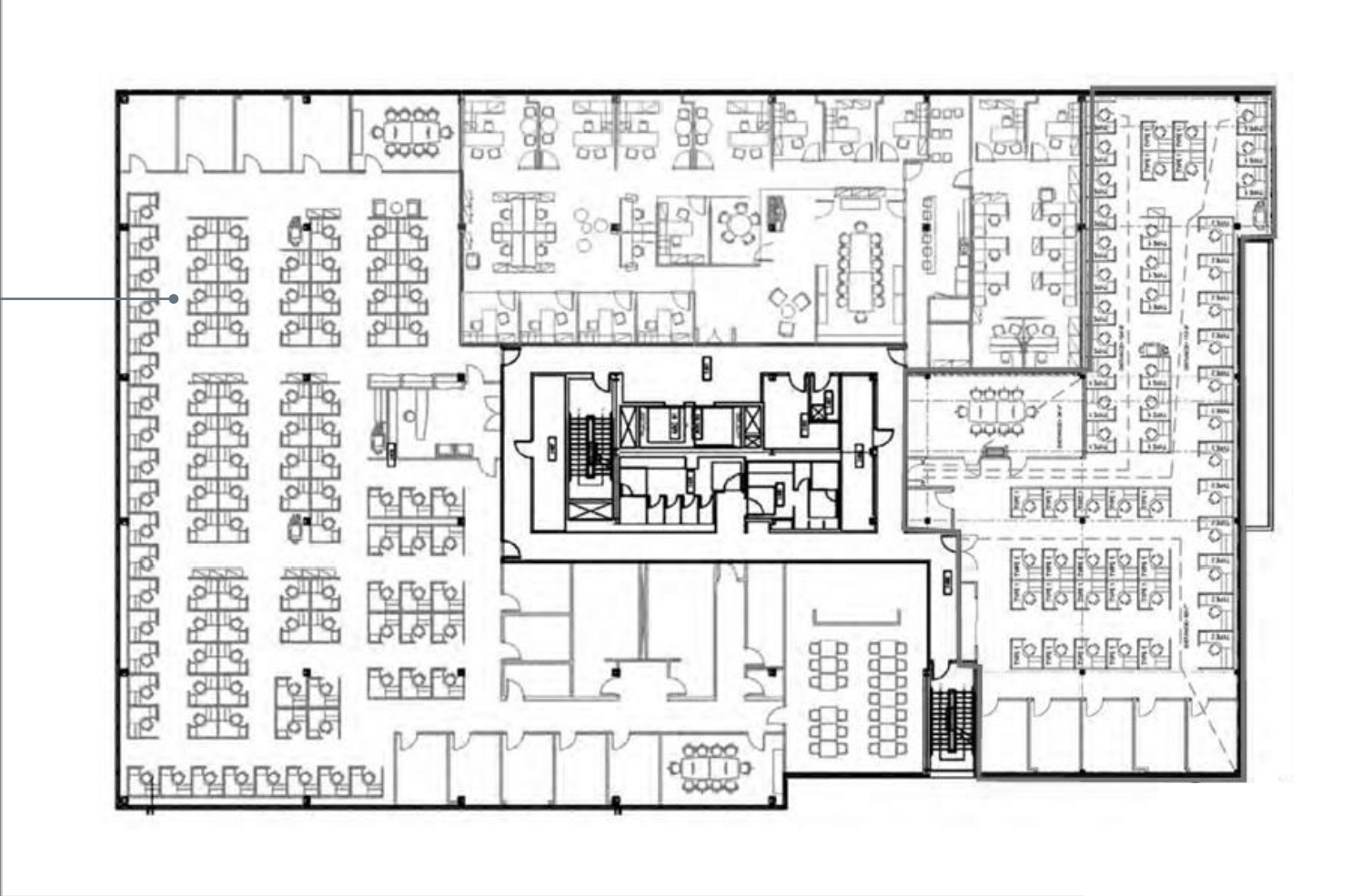
Open space for high-density workstations



3RD FLOOR: 27,569 sq. ft.

Opportunity for
full-floor occupancy

3RD FLOOR:
27,569 sq. ft.



2600 Alfred-Nobel is located in *Technoparc Montréal*, the ideal environment for *innovation*.



EASY ACCESS TO HIGHWAYS 40 & 13



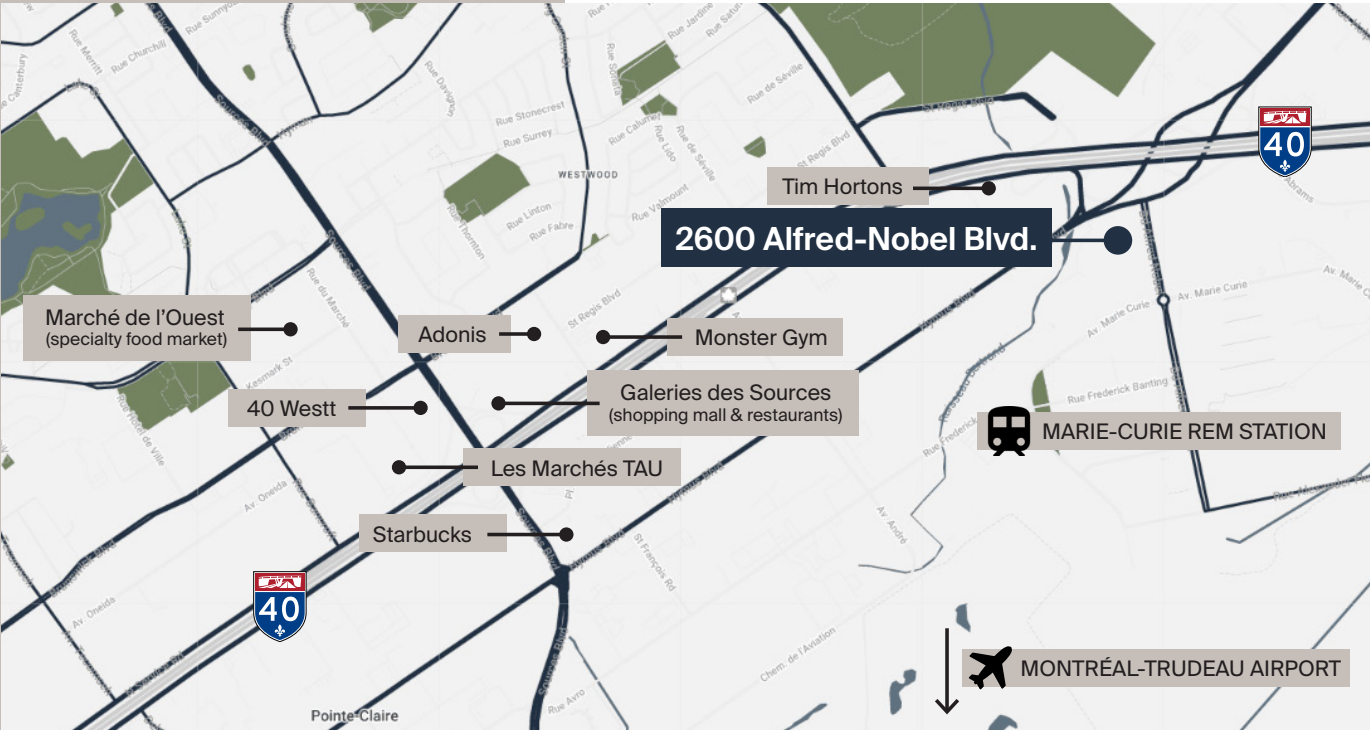
PUBLIC TRANSIT

Walking distance from Marie-Curie REM station, scheduled to open in 2027; bus 72 and 225 servicing Côte-Vertu metro and Fairview Terminus.



IN PROXIMITY TO AMENITIES

10-minute drive to several amenities including restaurants, shopping malls, hotels & more.



THE BUILDING

Technology and innovation meet functional workspaces at 2600 Alfred-Nobel, with practical common areas including a fully equipped gym and a lunchroom.





Let us help you build
the environment that
fits your vision.

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