



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 M²

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



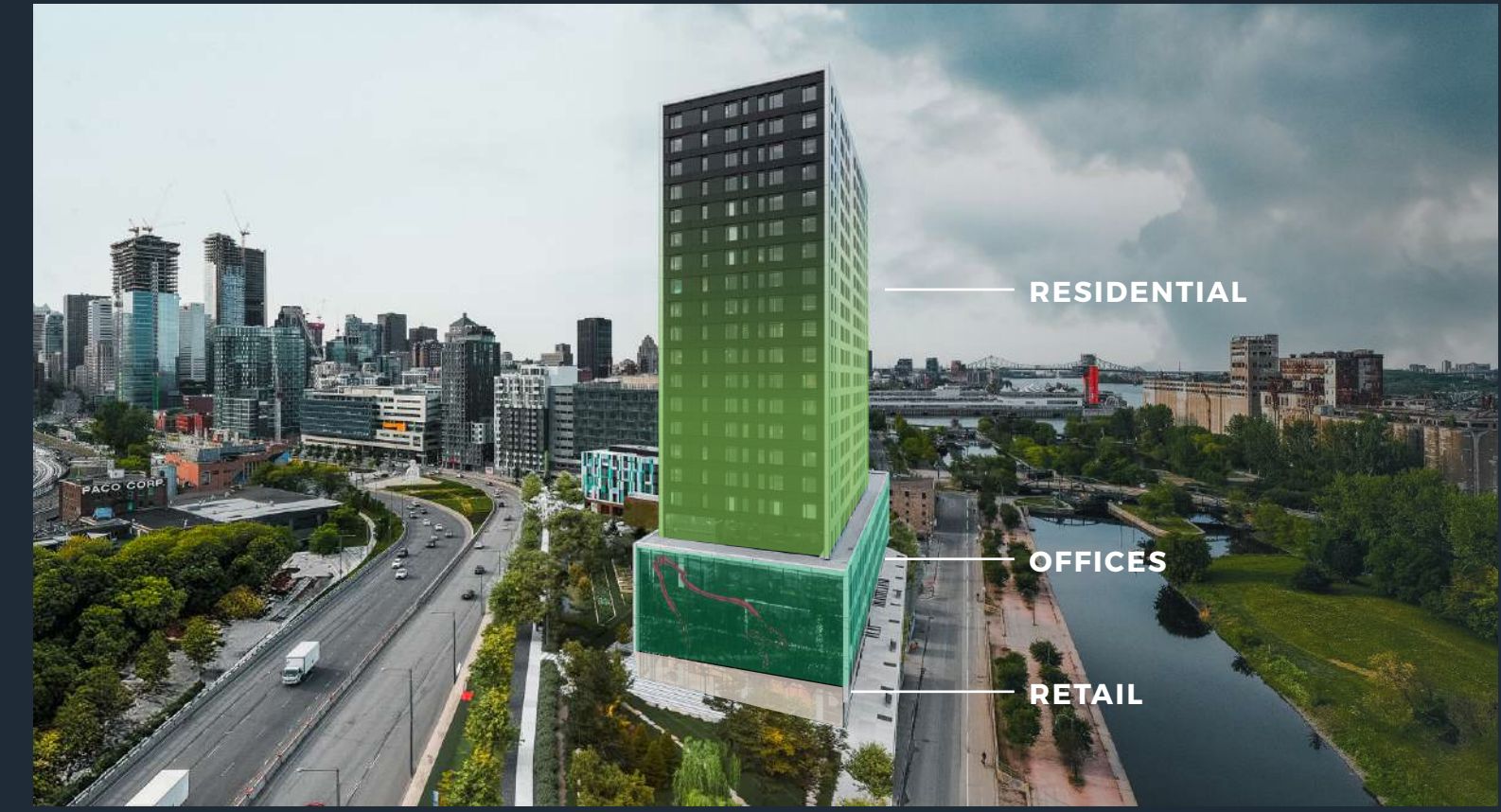
OUR AVAILABILITIES

2ND FLOOR
21,500 sq. ft.

Building Availabilities



3RD 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

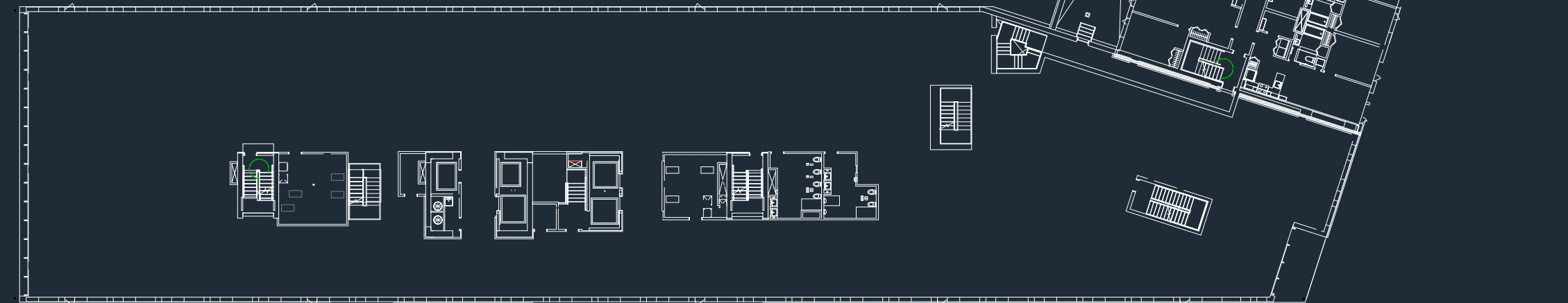
Additional rent Please contact broker

Tenant allowance Please contact broker

2ND FLOOR
21,500 sq. ft.

TURNKEY OFFICE SPACE OPTION

✓ Available 6-9 months following lease signature



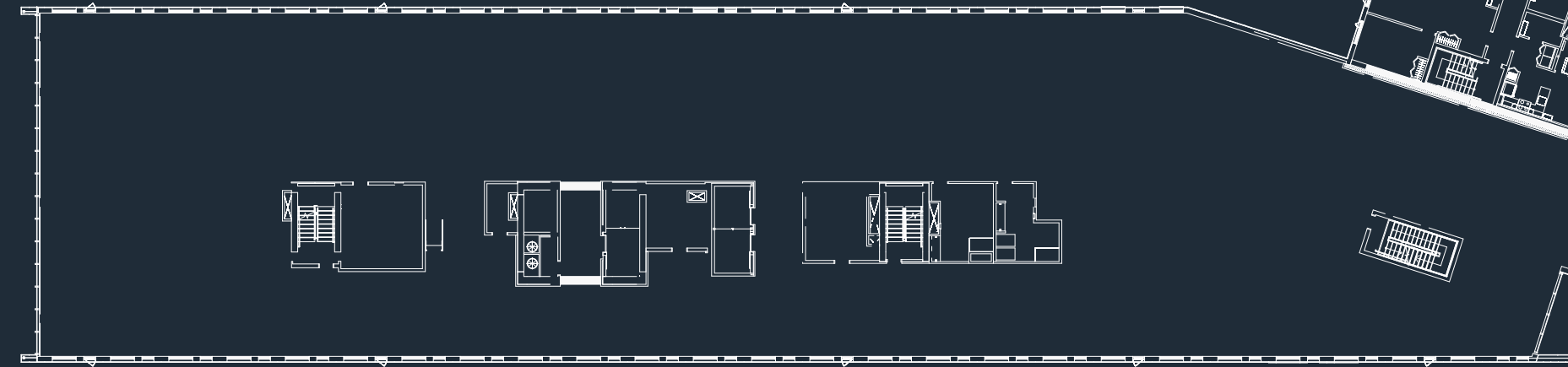
TURNKEY OFFICE SPACE RENDERINGS



3RD FLOOR
21,500 sq. ft.

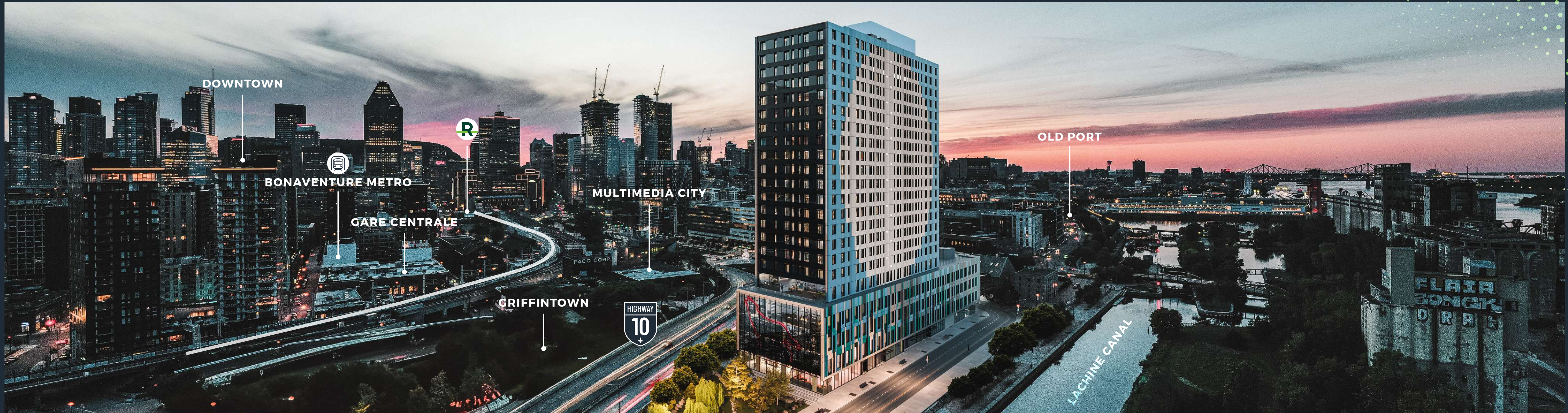
TURNKEY OFFICE SPACE OPTION

✔ 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.**



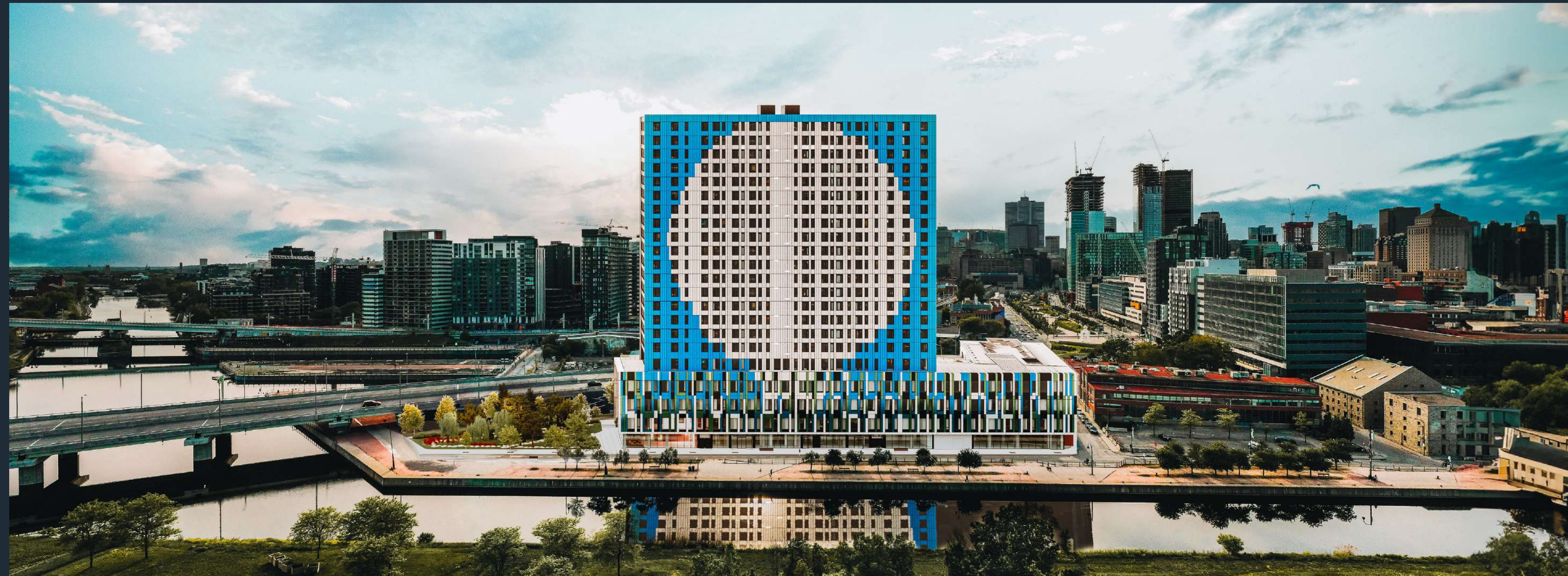
TURNING THE WHEEL OF CHANGE

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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