

REPOSITIONED CHABANEL LANDMARK

IMMEDIATE VALUE-ADD UPSIDE

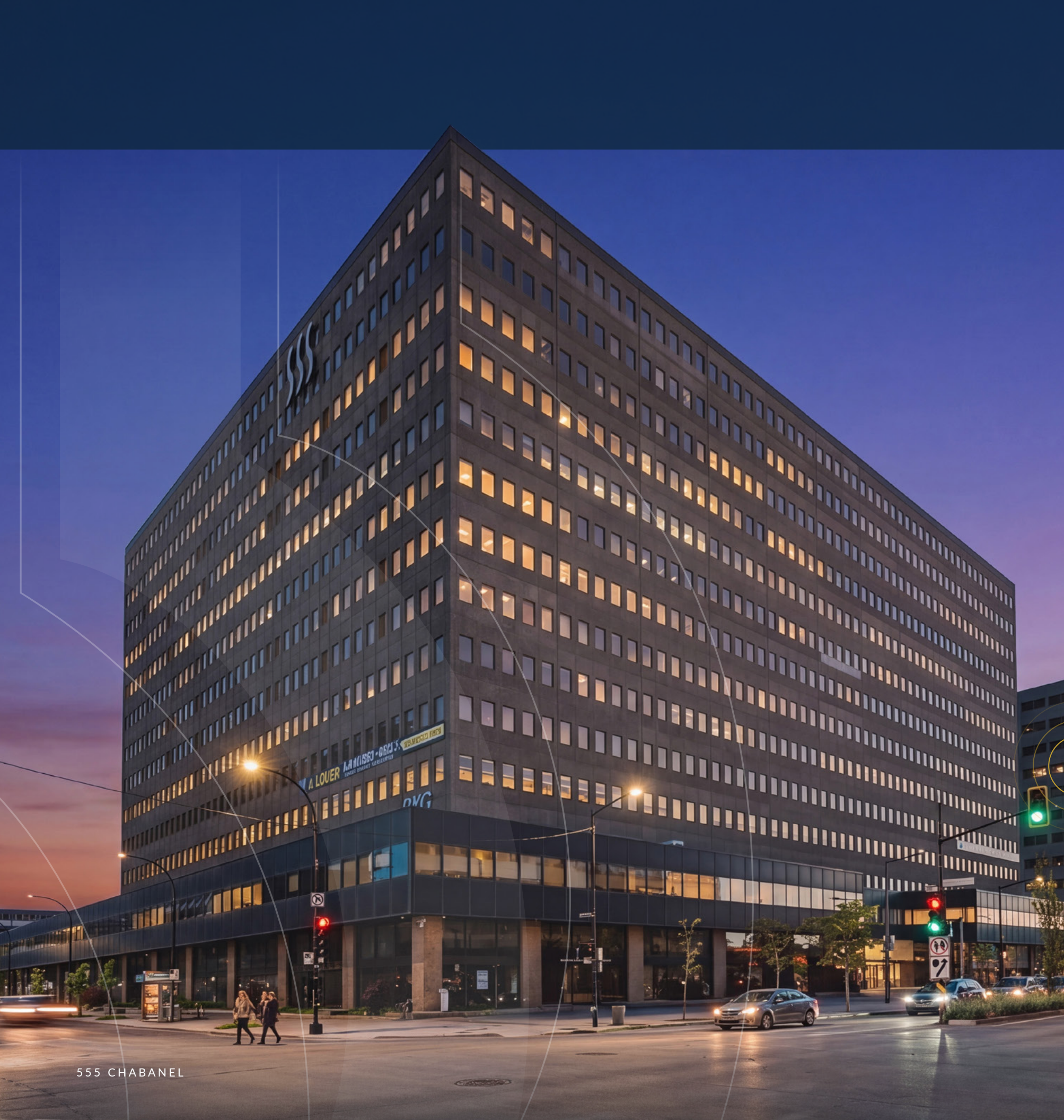
555

*chabanel*

MONTREAL, QC









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## EXECUTIVE SUMMARY

### **555 Chabanel: A Landmark Opportunity in a District Reborn**

Rare opportunity to acquire 555 Chabanel, a fully modernized, 883,000 SF commercial landmark at the heart of District Central's multi-billion-dollar transformation. With a recently completed capital improvement program and significant embedded upside, the property is poised for substantial growth.

-  **Property GBA: ±883,000 SF**
-  **Land Size: ±112,000 SF**
-  **Stories: 15**
-  **Underground Parking Spaces: 375**
-  **Truck-Level Doors: 16**
-  **Freight Elevators: 7**

# INVESTMENT HIGHLIGHTS

## 01 IMMEDIATE & SIGNIFICANT VALUE-ADD

In-place gross rents average \$15.00 PSF, presenting a 30-40% mark-to-market opportunity. This provides a clear path to substantial NOI growth through strategic leasing and renewals



## 02 EPICENTER OF URBAN TRANSFORMATION

The property is at the core of a city-led revitalization, including the new Louvain Eco-District mixed-use project and 5,000 planned residential units, new schools and modern infrastructure. This massive investment ensures sustained future demand in this new and upcoming TOD neighbourhood.

# INVESTMENT HIGHLIGHTS

## 03 DE-RISKED WITH COMMITTED TENANCY

The asset is anchored by stable, investment-grade tenants, including the City of Montreal, which has demonstrated a 19-year commitment to this location. Asset quality is further validated by a recent \$6.0 million, tenant-funded investment, confirming their commitment to the property and the sustained demand in the area.



## 04 UNMATCHED SCALE AND FLEXIBILITY

Expansive 58,000 SF floor plates and highly permissive zoning (office, industrial, light manufacturing, and now retail) accommodate a diverse tenant mix and future-proof investment.

## 05 TURNKEY ASSET WITH MODERN INFRASTRUCTURE

A comprehensive \$20 million+ capital program is complete. An investor will acquire a fully modernized, turnkey asset with minimal near-term capital needs, allowing for immediate focus on revenue growth.



## 06 SUPERIOR TRANSIT CONNECTIVITY

The property offers direct, all-season access to the Chabanel EXO train station and is minutes from major autoroutes, the REM, and the airport, making it a prime location for attracting and retaining top talent.



### FEATURED AMENITIES



**±883,000 SF**  
GBA



**±112 000 SF**  
LAND SIZE



**15**  
FLOORS



**372**  
INTERIOR PARKING



**~58,000 SF (floors 3-15)**  
FLOOR PLATE



**10,000 amp/600 volts (dual supply: 25,000V)**  
POWER



**5**  
PASSENGER ELEVATORS



**7 (capacity 4,000-6,000 lbs)**  
FREIGHT ELEVATORS



**16**  
DOCK DOORS



**Multiple Uses Allowed**  
FLEXIBLE ZONING

# LOCATION OVERVIEW

## STRATEGIC POSITION IN MONTREAL'S FOURTH-LARGEST EMPLOYMENT HUB

555 Chabanel Ouest is strategically located in District Central at the intersection of major transportation corridors and surrounded by significant commercial and retail amenities. Superior connectivity and accessibility make it ideal for businesses prioritizing operational efficiency and employee convenience.



## A HUB FOR INNOVATION & CREATIVITY

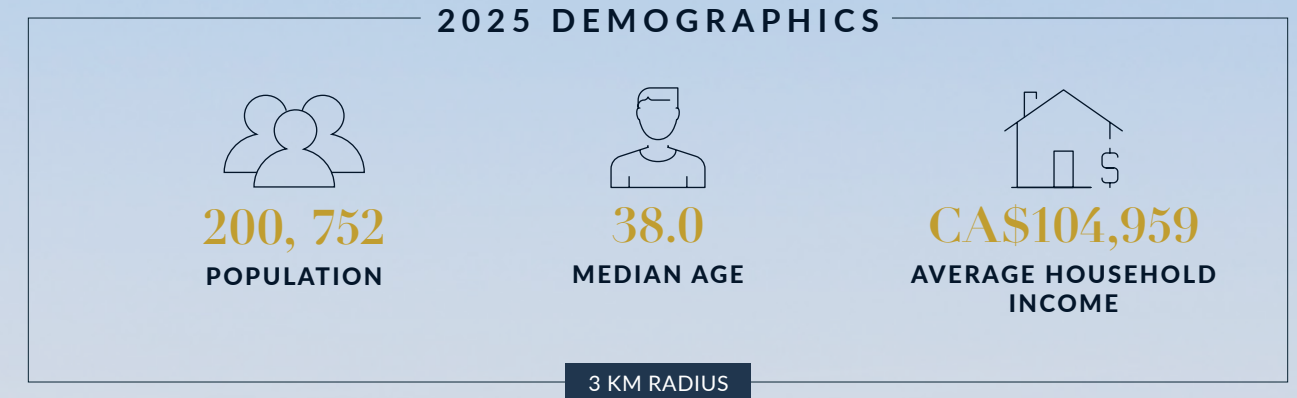
- ✓ 2,170+ companies - Montréal's 4th-largest employment hub
- ✓ Attracting artists, designers, tech firms
- ✓ Diversifying beyond garment industry roots
- ✓ Dynamic, modern workforce environment

## THE LOUVAIN ECO-DISTRICT PROJECT

- ✓ 485,000 SF Zero-Carbon Mixed-Use Development at 150 Louvain Ouest
- ✓ City-led international RFP – steps from 555 Chabanel
- ✓ 1,000 social/affordable housing units
- ✓ New school + community center
- ✓ Retail, green spaces & public plazas
- ✓ Major catalyst bringing residents and services to immediate area

## GREENING & URBAN IMPROVEMENT INITIATIVES

- ✓ Goal: Montréal's greenest borough by 2040
- ✓ "La Prairie Louvain" immersive urban garden
- ✓ Chabanel Street revitalization: new furniture, lighting, 60+ trees
- ✓ Enhanced walkability and aesthetic appeal



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FOR MORE INFORMATION

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