



# At the heart of innovation

201 Président-Kennedy Avenue  
Montréal, Québec

Direct connection to Place-des-Arts metro station

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Office and lab space for lease

**AVISON  
YOUNG**



## High-quality office and laboratory spaces in a university setting

At the heart of Montréal's knowledge and innovation ecosystem, the office and laboratory spaces at UQAM's Président-Kennedy Pavilion offer a distinctive environment where research reaches its full potential.

Designed to support advanced activities in biology and microbiology, including cell culture and specialized analyses, these laboratories are part of a dynamic academic setting recognized for its scientific expertise. The equipment shown on the plans reflects the current layout and is provided for illustrative purposes only: only fixed elements will remain in place, giving future occupants the flexibility to configure the spaces according to their ambitions and operational needs.



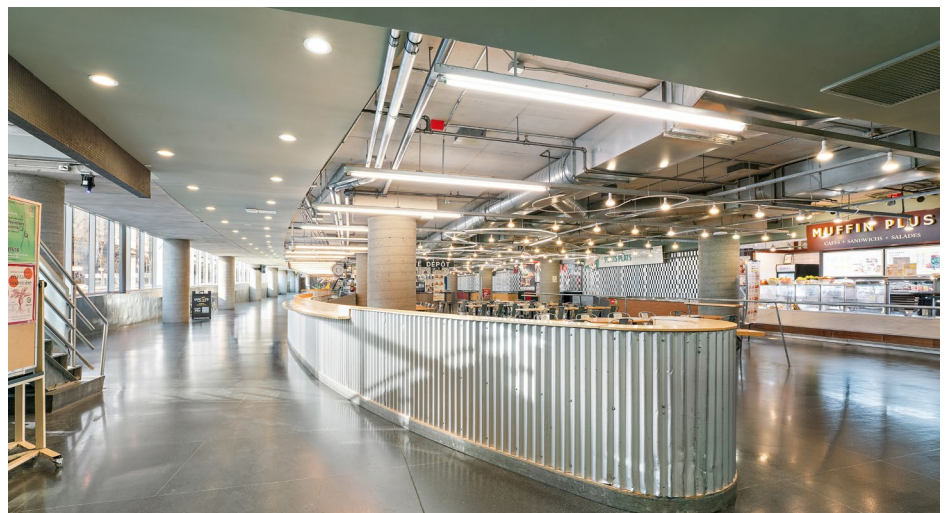
A total of 30,569 square feet available for lease, featuring a mix of office and laboratory spaces.

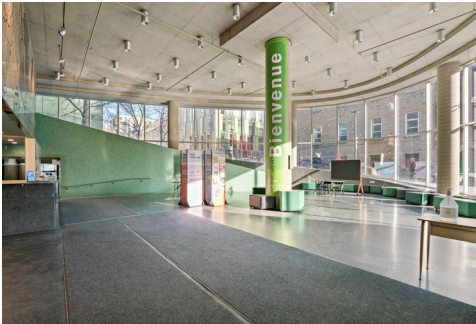


The building was designed to meet several LEED criteria, including accessibility requirements such as elevators and barrier-free access.



A food court is located directly within the Président-Kennedy Pavilion, offering several quick-service dining options.





## BUILDING FEATURES

201 Président-Kennedy Avenue

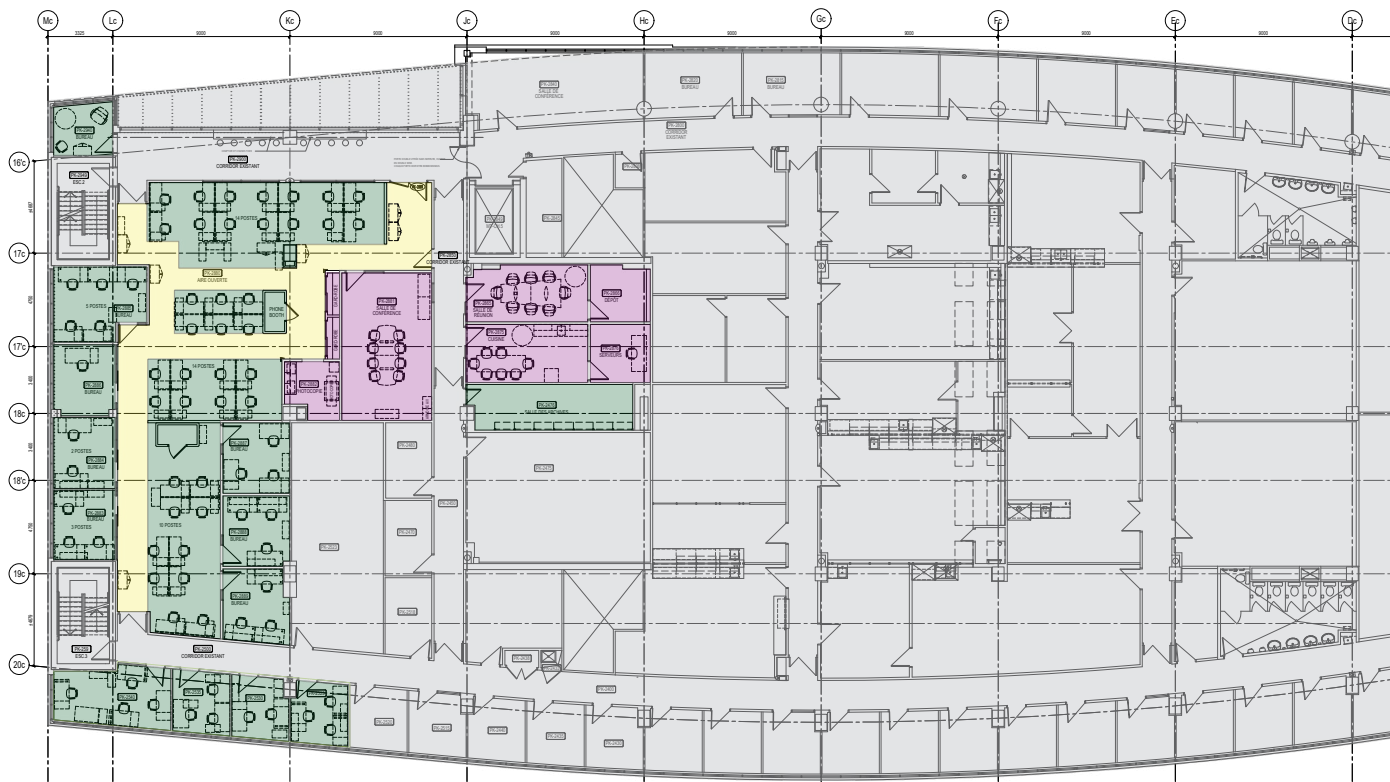
|                      |                           |
|----------------------|---------------------------|
| Total building area  | 268,688 square feet       |
| Total available area | <b>30,569 square feet</b> |
| Construction         | Between 1996 and 1998     |
| Number of floors     | 8                         |
| Typical floor        | 29,556 square feet        |
| Security             | 24h                       |



LEASE DETAILS

|                      |                                                             |
|----------------------|-------------------------------------------------------------|
| Total available area | 5,918 square feet                                           |
| Floor / suite        | 2 <sup>nd</sup> floor / Suite PK-2                          |
| Availability         | December 2026                                               |
| Closed offices       | ±12                                                         |
| Open area            | 1                                                           |
| Conference rooms     | 2                                                           |
| Support offices      | ±5                                                          |
| Other                | Kitchen, server room                                        |
| Gross rent           | \$32.00 psf                                                 |
| Additionnal rent     | Operating expenses, daily cleaning and electricity included |
| Municipal taxes      | Not included                                                |
| Paid parking (\$)    | Available                                                   |





- office
- conference / kitchen
- circulation area

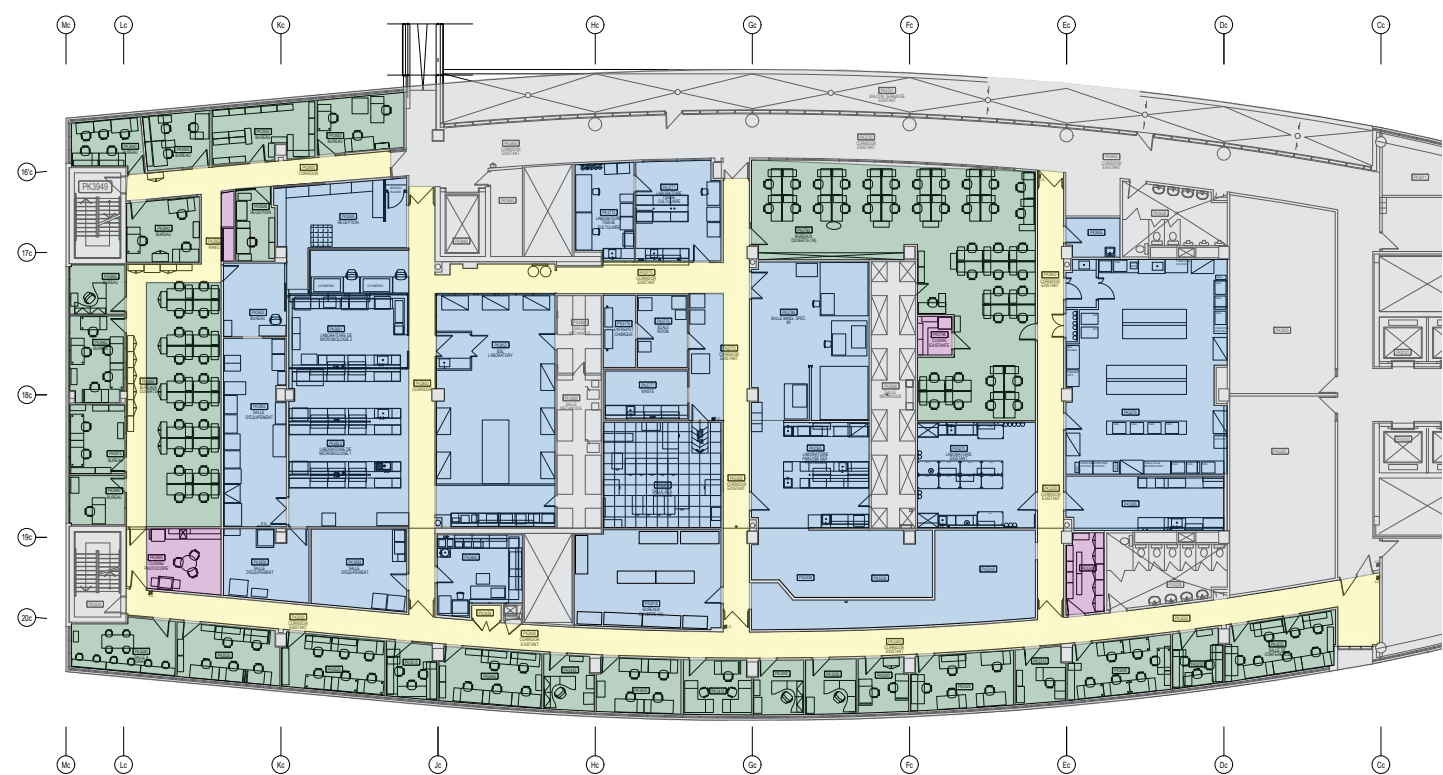




LEASE DETAILS

|                      |                                                             |
|----------------------|-------------------------------------------------------------|
| Total available area | 23,329 square feet                                          |
| Floor / suite        | 3 <sup>rd</sup> floor / Suite PK-3                          |
| Availability         | December 2026                                               |
| Closed offices       | ±22                                                         |
| Open area            | 2 (15 + 16 workstations)                                    |
| Conference rooms     | ±6                                                          |
| Other                | Kitchen, server room                                        |
| Lab portion          | 60% (±14,000 sf)                                            |
| Gross rent           | \$50.00 psf                                                 |
| Additional rent      | Operating expenses, daily cleaning and electricity included |
| Municipal taxes      | Not included                                                |
| Paid parking (\$)    | Available                                                   |





- laboratory
- office
- conference / kitchen
- circulation area





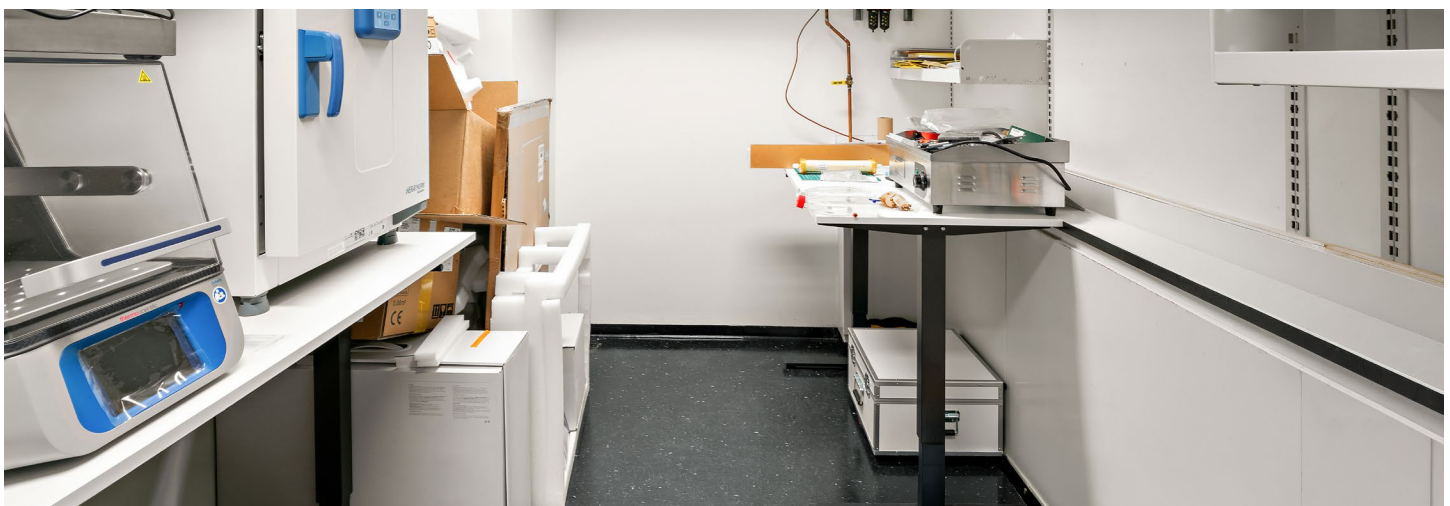
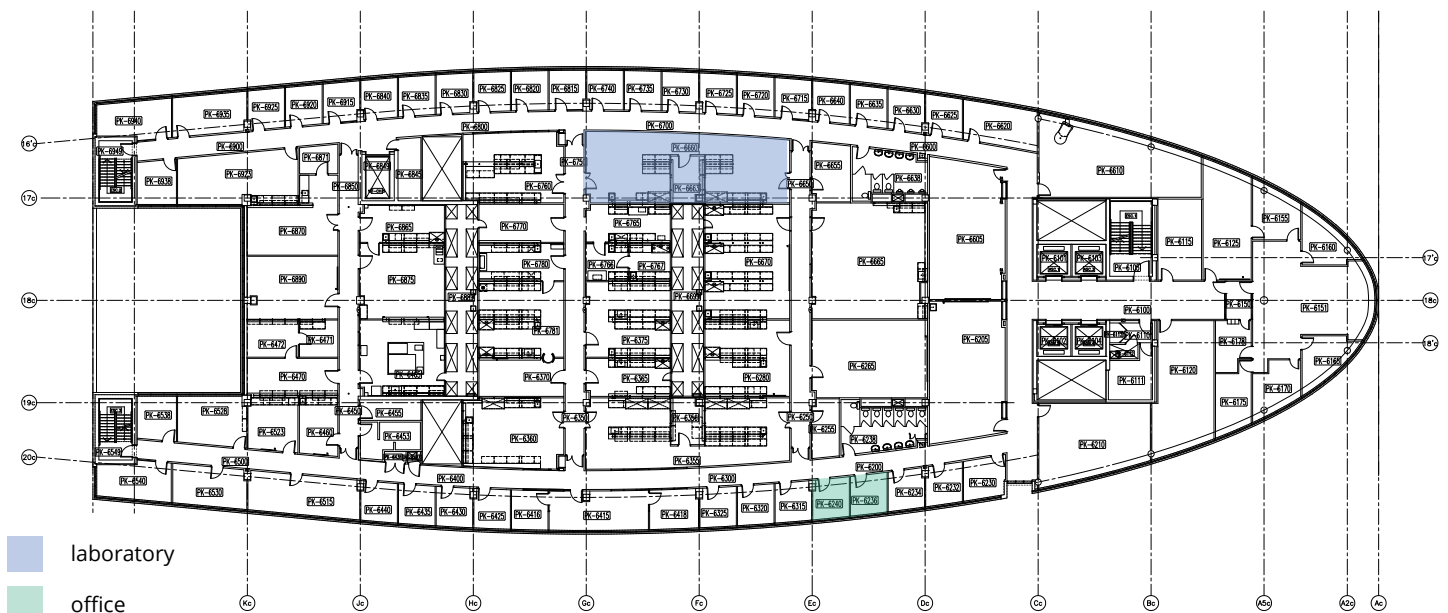
LEASE DETAILS

|                      |                                                             |
|----------------------|-------------------------------------------------------------|
| Total available area | 1,322 square feet                                           |
| Floor / suite        | 6 <sup>th</sup> floor / Suite PK-6                          |
| Availability         | Immediate                                                   |
| Closed offices       | 2                                                           |
| Lab portion          | 82% (1,086 sf)                                              |
| Gross rent           | \$50.00 psf                                                 |
| Additional rent      | Operating expenses, daily cleaning and electricity included |
| Municipal taxes      | Not included                                                |
| Paid parking (\$)    | Available                                                   |

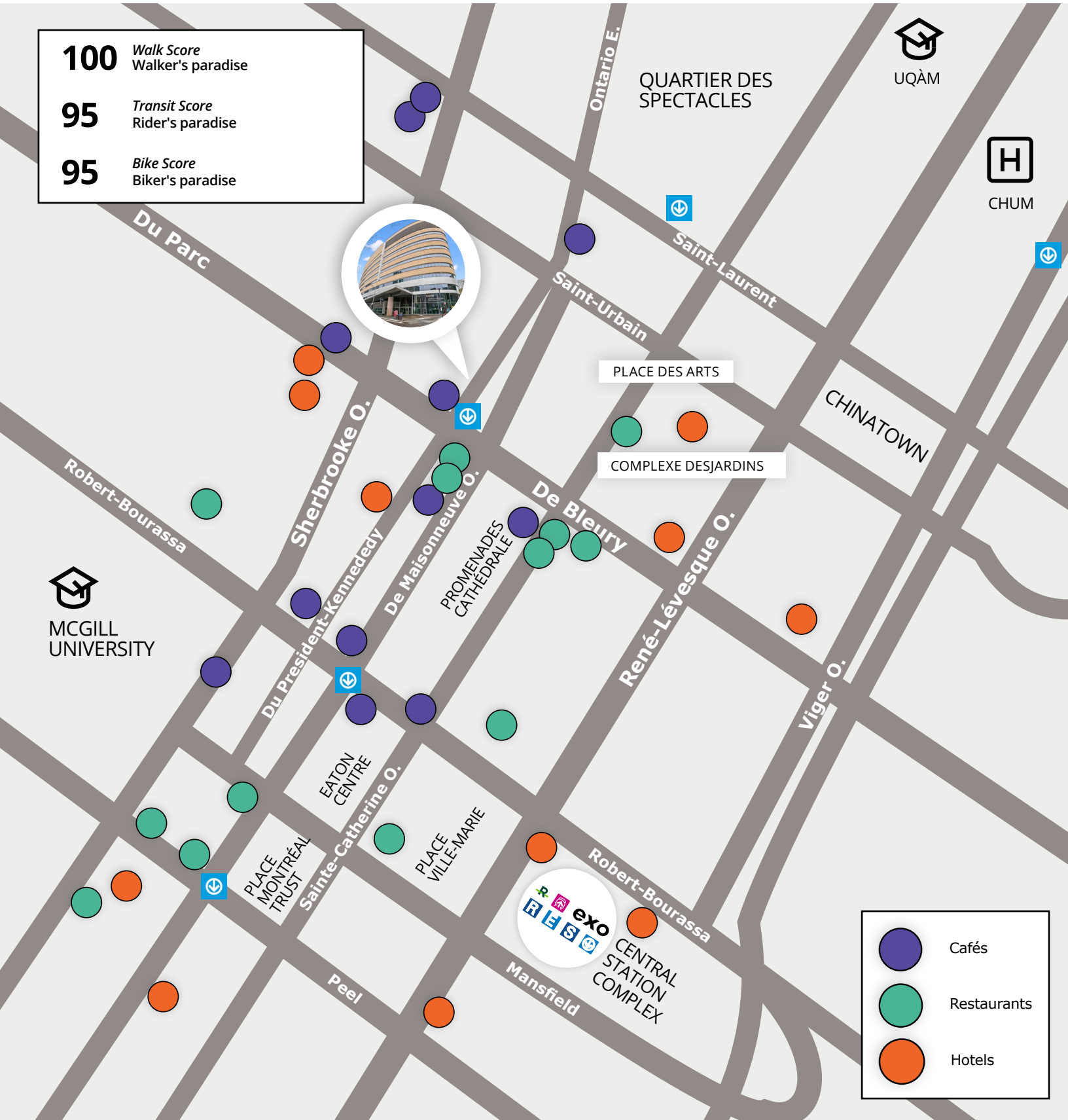


## Space plan | PK-6

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Montréal, Québec



# Neighbourhood overview





The building is connected to Place-des-Arts metro station, providing direct access to Montreal's underground network (RÉSO), as well as to the rest of the Science Complex via interior pedestrian walkways.



Several urban green spaces are just steps away, offering a calming environment in the heart of downtown—ideal for breaks, relaxation, or informal outdoor meetings—in an area recognized for its excellent walkability.



Located in the heart of the Quartier des spectacles, the property offers immediate access to a wealth of cultural, artistic, and urban activities. Just steps away are Place des Arts and its many performance venues, as well as the Promenade des Artistes, known for its public installations and lively atmosphere. Visitors can also enjoy the Esplanade Tranquille and its seasonal programming, along with the interactive fountains and outdoor concerts at Place des Festivals. The area also features cafés, terraces, public art, historic murals, and a vibrant urban lifestyle, making the immediate surroundings a true cultural and social hub in the heart of Montreal.



Photo: Vioth Arcut Mogane, Unsplash



Photo: Jay Thousand, Unsplash



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