

BUILT-TO-SUIT FOR LEASE LIFE SCIENCES/RESEARCH & DEVELOPEMENT

25,000 - 45,000 SF | TECHNOPARC MONTRÉAL

Rue Albert-Einstein, Saint-Laurent, Québec



Marcus & Millichap
GROUPE SPH

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YOUR VISION. BUILT TO PERFORM.

Design a facility tailored to your workflow, whether for research in lifesciences, pharma, laboratory, or technology.

We deliver a turnkey solution aligned with your technical, operational, and regulatory requirements.



PURPOSE-BUILT FOR SCIENCE



FLEXIBLE DEVELOPMENT



FUTURE-PROOF DESIGN



TURNKEY DELIVERY



**LIFE SCIENCES
& PHARMA**



AEROSPACE



**TECHNOLOGY
& AI**

THE OPPORTUNITY

Position your organization in the heart of Montreal's leading innovation ecosystem.



KEY DETAILS

BUILDING SIZE

25,000 SF to 45,000 SF

CONFIGURATION

2 Storeys

ZONING

Supports Lab & Research Use

LOCATION

Technoparc, Saint-Laurent

ESTIMATED DELIVERY

Q1 2027



Strong Demand & Growth

Life sciences momentum with strong investor interest



Talent & Innovation Hub

Near universities and hospitals
Facilitation recruitment & collaboration



Strategic Access

REM, Highways & Downtown Montreal



Flexible Development

Office, lab, and research potential



Prime Location

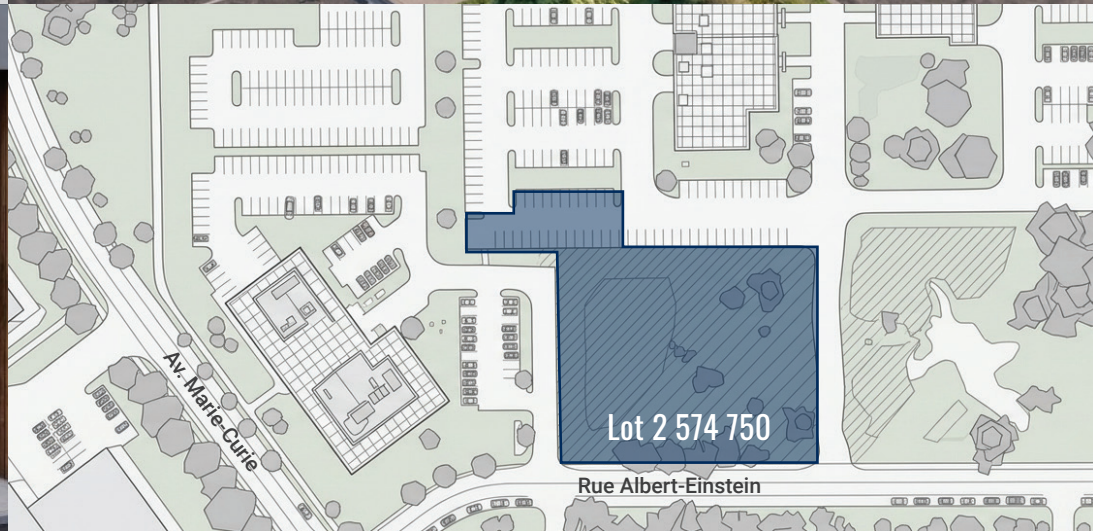
Close to amenities and daycare

THE BUILD-TO-SUIT PROCESS

- 1 TENANT FIT ANALYSIS
- 2 MUNICIPAL PERMIT
- 3 CONSTRUCTION
- 4 HANDOVER



ILLUSTRATION OF POTENTIAL BUILDING CONCEPT



CONTACT US

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