

FOR LEASE - TURNKEY LAB SPACE

JADCO CORPORATION + CBRE



# INSPIRE

BIO INNOVATIONS

A WORLD-CLASS LAB FACILITY DEDICATED TO CREATING  
THE MEDICINE OF TOMORROW.





# Care. Collaborate. Innovate.

Welcome to downtown Montréal's newest and most modern life sciences ecosystem – Inspire Bio Innovations. The brand-new lab facility is poised to become the new home of the next generation of researchers and innovators who will drive the life sciences industry not only locally, but also globally.

Over the last few years, the province of Québec has devoted several billion dollars to improve its healthcare facilities and has made significant investments that have led to important medical discoveries. This new facility will play a role in furthering this initiative, bringing together talented teams of experts while facilitating the commercialization of cutting-edge discoveries.

# Inspire — Launching Montréal as the New Life Sciences Epicentre of Canada

Québec's commitment to the life sciences industry is followed through by its life sciences strategy with a financial framework of \$211 million over three years, from 2022–2023 to 2024–2025, including \$110 million in new contributions. This will provide \$569 million in funding to support an estimated \$2 billion in direct investment.

Currently, there are more than 40,000 students enrolled in life sciences and STEM-related (Science, Technology, Engineering and Mathematics) programs in the province's higher education institutions, and over 46,000 life science-based jobs in private companies in Québec.

Over the last few years, Montréal has attracted international companies who benefit from its life sciences ecosystem. With the development of Inspire Bio Innovations, Montréal is quickly becoming one of the most promising and dynamic international life sciences hubs.

# \$2B

Québec's direct investment to biotech industry



# 40K+

students in life sciences and STEM-related programs in the province's higher education institutions

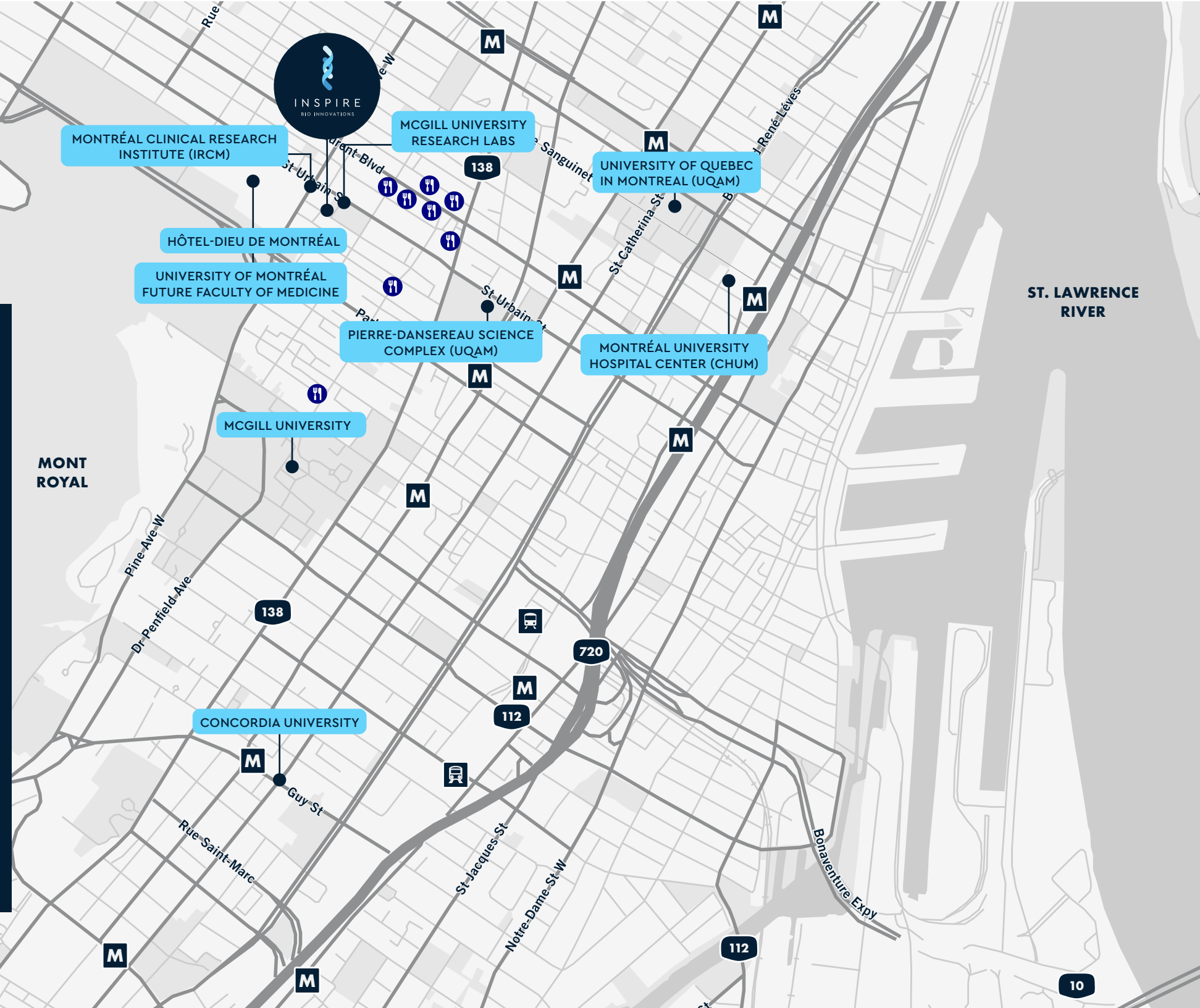
# 46K

life science-based jobs in private companies

# Part of a complete ecosystem

The southwestern part of the Plateau-Mont-Royal is an integral part of Montréal's life sciences knowledge and expertise, and Inspire Bio Innovations is ideally located right at its centre. Found on Saint-Urbain Street between Avenue des Pins and Prince-Arthur Street, the facility will be down the street from the CHUM super hospital and adjacent to the Montréal Clinical Research Institute (IRCM). Further, Inspire Bio Innovations will be just one block away from Hotel Dieu Hospital where Université de Montréal's faculty of medicine will be located, while its geographic proximity to the main players in the life sciences ecosystem including researchers from McGill, UQAM, Université de Montréal and Concordia, offers Inspire Bio Innovations the opportunity to promote the creation, sharing and transfer of knowledge.

The location of the facility not only has all the institutions and talent for a thriving life sciences hub, but it is also in close proximity to an amazing selection of restaurants, shopping, bike paths, greenspace, and is just a 5-minute walk to both Mount Royal Park and Saint Laurent Street.



TRAVEL TIME (Minutes)	DRIVE	WALK	BUS
McGill University Research Labs	1	2	-
Montréal Clinical Research Institute (IRCM)	2	3	-
McGill University	5	14	13
University of Québec in Montreal (UQAM)	7	20	13
Concordia University	8	30	20
University of Montréal	9	44	18
Hôtel-Dieu De Montréal	1	2	2
Montréal University Hospital Center (CHUM)	8	27	21
Place-des-Arts Metro Station	4	13	8
Saint-Laurent Metro Station	5	12	7
Road 136	9	-	-
Highway 15	14	-	-
Highway 20	15	-	-
Trans-Canada Highway	20	-	-
Montréal International Airport (YUL)	27	-	-
USA Border (Champlain, New York)	50	-	-

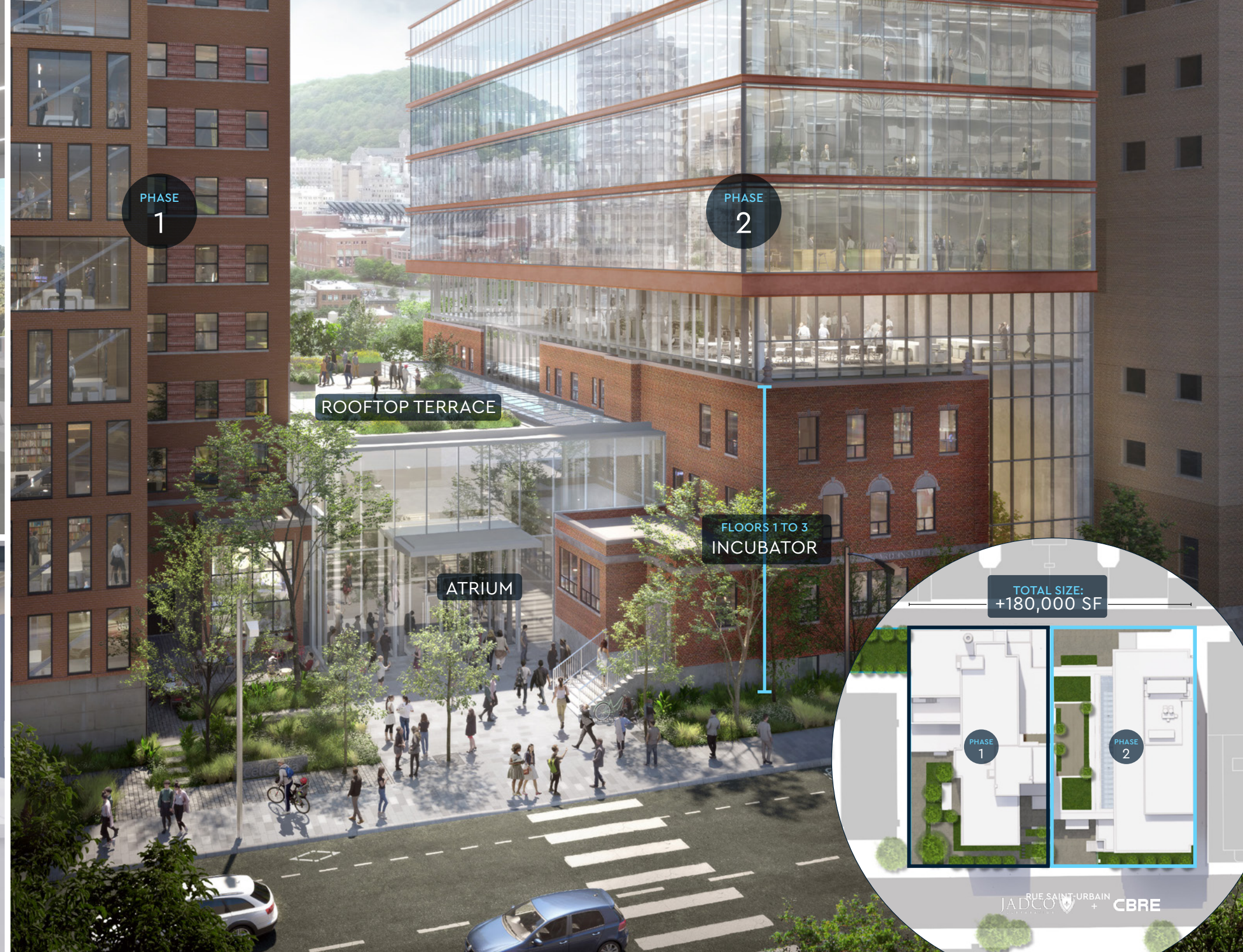
# Transforming the biotech industry of Montréal

Inspire Bio Innovations is equipping Montréal with all of the necessary tools to be a leader in the life sciences space. This multi-phased project will consist of over 180,000 square feet of labs, offices, and collaborative spaces that will offer industry professionals including pharmaceutical and biotech companies, research institutes, students, university researchers and innovative startups the resources to succeed, and will facilitate the creation, growth, and success of the next generation of life sciences companies.

Tenants will also have access to services offered by the IRCM via a shared service agreement, this includes an animal facility for pre-clinical trials, shared equipment, and instrumentation rooms that will include a bio-hazard level 3 facility.

Despite being in a densely populated and crowded central area, tenants will benefit from a parking ratio that is very accommodating and superior to any other lab or building located in the area.

Phase 1 of the project will house CellCarta, a global contract research organization (CRO). Phase 2 will feature an incubator, a plethora of shared services on floors 1 to 3, and five additional floors of lab and office space that are currently available for pre-lease. This second phase will retain the facade of the Montréal Chest Institute, while the remainder of the building will be completely redesigned and developed.



# Amenities and services that accelerate innovation and discovery



In addition to its collaborative spaces, including state-of-the-art laboratories, the new life sciences development will have an amazing outdoor terrace that will feature an abundance of plantings and comfortable seating, offering tenants a space away from the labs where they can enjoy the outdoors and scenery of downtown Montréal while they have lunch, take a break, or spend time with colleagues throughout the day.

The facility will also offer a multi-functional meeting/event space that will accommodate approximately 300 people at a time and will be perfect for conferences, training, and team-building events. Inspire Bio Innovations will facilitate networking between universities, research centres and companies to prepare tomorrow's scientific talent and develop entrepreneurial projects in life sciences.





## AVAILABLE FOR LEASE

Floor 8	12,250 SF
Floor 7	12,250 SF
Floor 6	12,250 SF
Floor 5	12,250 SF
Floor 4	11,250 SF
Floor 3	9,375 SF – Incubator
Floor 2	9,375 SF – Incubator
Ground	8,125 SF – Incubator (Overlaps with atrium)
Basement	5,625 sq. ft. – Shared lab services

**ADDRESS:**  
3650 Saint-Urbain Street, Montréal

**ANTICIPATED DELIVERY:**  
Q2 2026

**NUMBER OF FLOORS:**  
8 Floors

**NET RENT (\$/SF):**  
Please contact listing agent

**ADD. RENT (\$/SF):**  
Please contact listing agent

# Led by A Team of Undeniable Experts



JADCO is a leading owner, developer, and manager of real estate assets. With a 35-year history and a strong track record of performance across property types and market cycles, the company creates long-term value for its investors and partners, across the entire real estate spectrum.

Recognized for the high quality of its projects that meet the highest ESG standards, JADCO, in collaboration with its institutional partners, has made over \$1.2 billion in investments in the province of Québec.

Partnered with leading real estate firm CBRE, the two companies will curate a mix of forward-thinking life sciences establishments that will provide community and collaboration to their fellow neighbours at Inspire Bio Innovations.





# INSPIRE

BIO INNOVATIONS

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\*Real Estate Broker