





**YOUR HAVE-IT-ALL WORKSPACES
IN THE AI HUB**

6650 / 6666 SAINT-URBAIN ST. | MONTRÉAL

CLASS A **LOFT** **OFFICE SPACE**

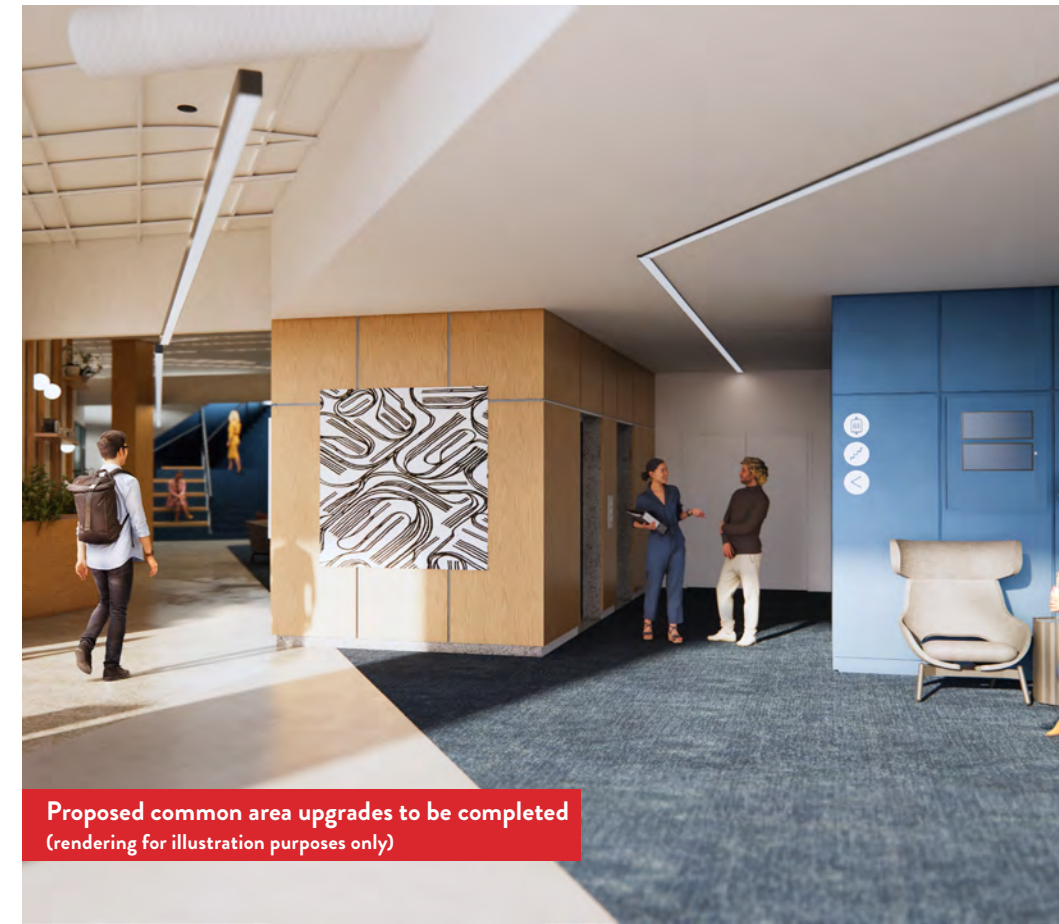
○ Mile-Ex was conceived and designed with the idea that a location influences creativity and results.

The two interconnected buildings create modern work spaces that encourage audacious and stimulating interactions while respecting the industrial character of their past.

- Industrial-style office lofts
- Stunning views of the city & Mount Royal
- Exposed ceilings
- Concrete floors
- Abundant natural light



ARCHITECTURE
THAT PROVIDES
AN OPTIMAL
SETTING
**FOR THE
DEVELOPMENT
OF COMPANIES**



MEETING SPACES. BREAKOUT PLACES. **HELPFUL SERVICES.**

- New Lobby Flex Area
- Coffee Shop / Catering
- Gym & Yoga Room
- Landscaped Urban Plaza & Alleyway
- Bicycle Parking
- Showers & Lockers
- Daycare
- Int./Ext. Parking with EV Charging Stations



Proposed common area upgrades to be completed
(rendering for illustration purposes only)

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(rendering for illustration purposes only)

A PLEASANT AND DYNAMIC ENVIRONMENT **PROMOTES HAPPINESS AND THE DESIRE TO CREATE AND INNOVATE**

BEST IN-CLASS TENANTS

○ **Mile-Ex** is fortunate to be home to Mila (Montreal Institute for Learning Algorithms), the result of a partnership between Université de Montréal and McGill University that rallies close to 900 researchers specializing in artificial intelligence and machine learning.

Other prestigious tenants at ○ **Mile-Ex** include Behaviour, IVADO, Meta Platforms, Nasdaq, ServiceNow and Thales, only to name a few.

These users have all gravitated to Montreal's AI and gaming hub where they have access to world-class talent in a diverse and collaborative environment.

Choosing to locate at ○ **Mile-Ex** provides your business with an unrivaled opportunity to join a unique community of like-minded talent in Montreal's Mile-Ex neighborhood.





AN ADDRESS WHERE TALENT WANTS TO BE

To create and innovate, the mind needs to be inspired. Welcome to the Mile-Ex, a vibrant neighborhood an exceptional sector that is home to some of the city's most on-trend places.

BARS, COFFEE SHOPS AND RESTAURANTS

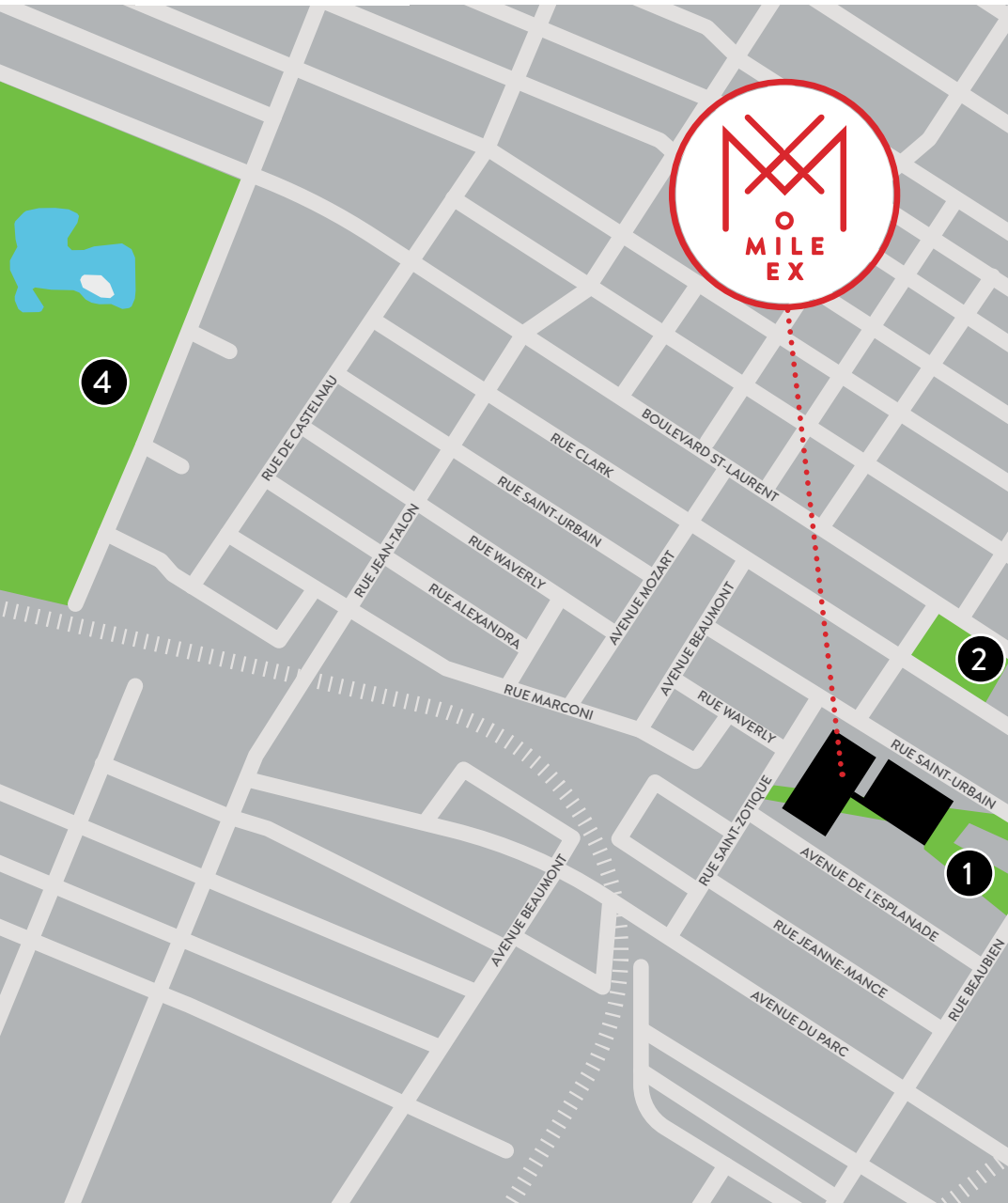
- 1 Bar Harricana
- 2 Bar Cicchetti
- 3 Café Dispatch
- 4 Café Guerrero
- 5 Le Mile-Ex
- 6 Le Diplomate
- 7 Dinette Triple Crown
- 8 Wills Bar & Brewery
- 9 Tricot Principal
- 10 La Cornetteria
- 11 Caffé Italia
- 12 Milano
- 13 Lucca
- 14 Bottega
- 15 Impasto
- 16 Pastaga
- 17 Taverne Atlantic

AI & GAMING NOTABLE TENANTS

- A Microsoft
- B NetEase
- C IVADO
- D Publicis
- E Moment Factory
- F Behaviour Interactive
- G Thales
- H ServiceNow
- I Meta Platforms
- J Mila
- K Borealis AI
- L Telecon
- M Tencent

GREEN SPACES NEARBY

- 1 Gorilla Park (inaugurated in September 2024)
- 2 Little-Italy Park
- 3 Réseau-Vert Linear Park
- 4 Jarry Park



Gorilla Park



Jarry Park



Réseau-Vert Linear Park



Little-Italy Park

AVAILABILITIES & FINANCIAL PARAMETERS

6650 SAINT-URBAIN ST.

| SUITE # | AREA | AVAILABILITY |
|---------|-----------|--------------|
| GF | 9,915 SF* | Immediate |
| 350 | 8,906 SF | Immediate |

* 9,915 SF divisible into 6,320 SF (suite 100) and 3,596 SF (suite 140).
 Plug & Play space with high-quality furnishings, ready for immediate move-in.

6666 SAINT-URBAIN ST.

| SUITE # | AREA | CONT. | AVAILABILITY |
|---------|----------|----------|--------------|
| 315 | 1,680 SF | 5,352 SF | Immediate |
| 316 | 3,672 SF | | Immediate |
| 380 | 2,952 SF | | Immediate |
| 440 | 2,163 SF | 5,122 SF | Immediate |
| 445 | 2,959 SF | | Immediate |
| 480 | 7,694 SF | | May 2025 |

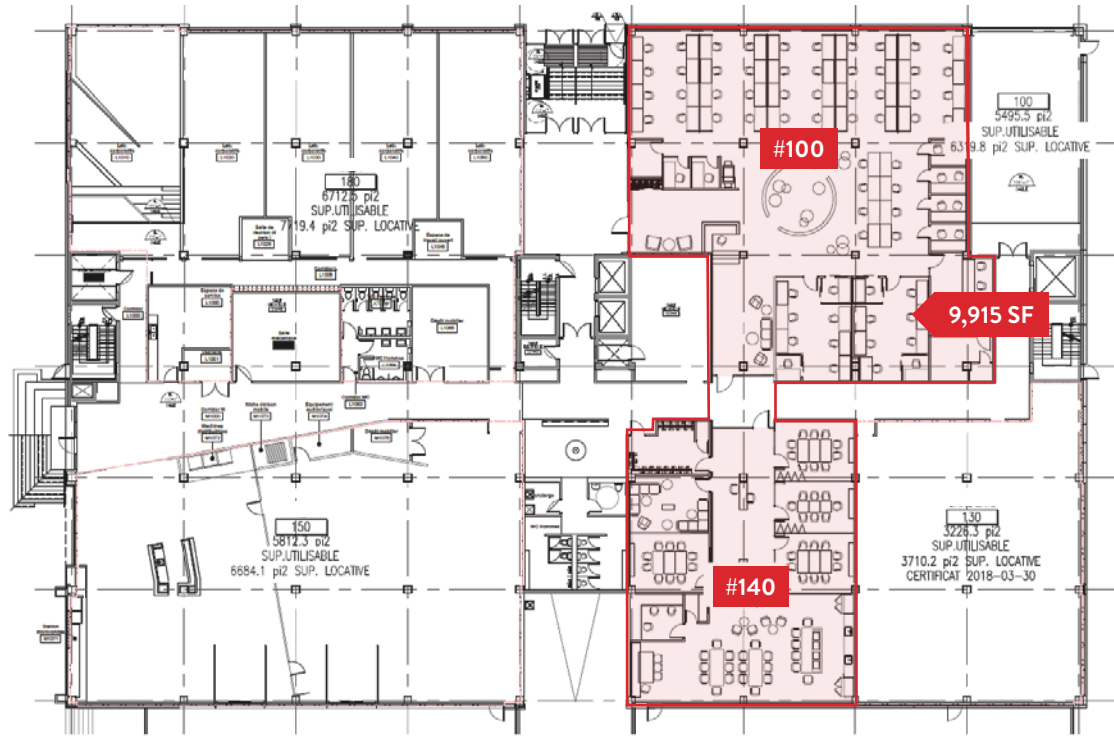
| FINANCIALS | 6650 | 6666 |
|-----------------------------|--------------|--------------|
| Taxes | \$8.39 / SF | \$8.69 / SF |
| Opex | \$9.67 / SF | \$9.64 / SF |
| Cleaning | Included | Included |
| Electricity / HVAC | Included | Included |
| Total Add. Rent (2024 est.) | \$18.06 / SF | \$18.33 / SF |



Suite #445

SUITE #100-140

6650 SAINT-URBAIN ST.



SUITE #350
6650 SAINT-URBAIN ST.

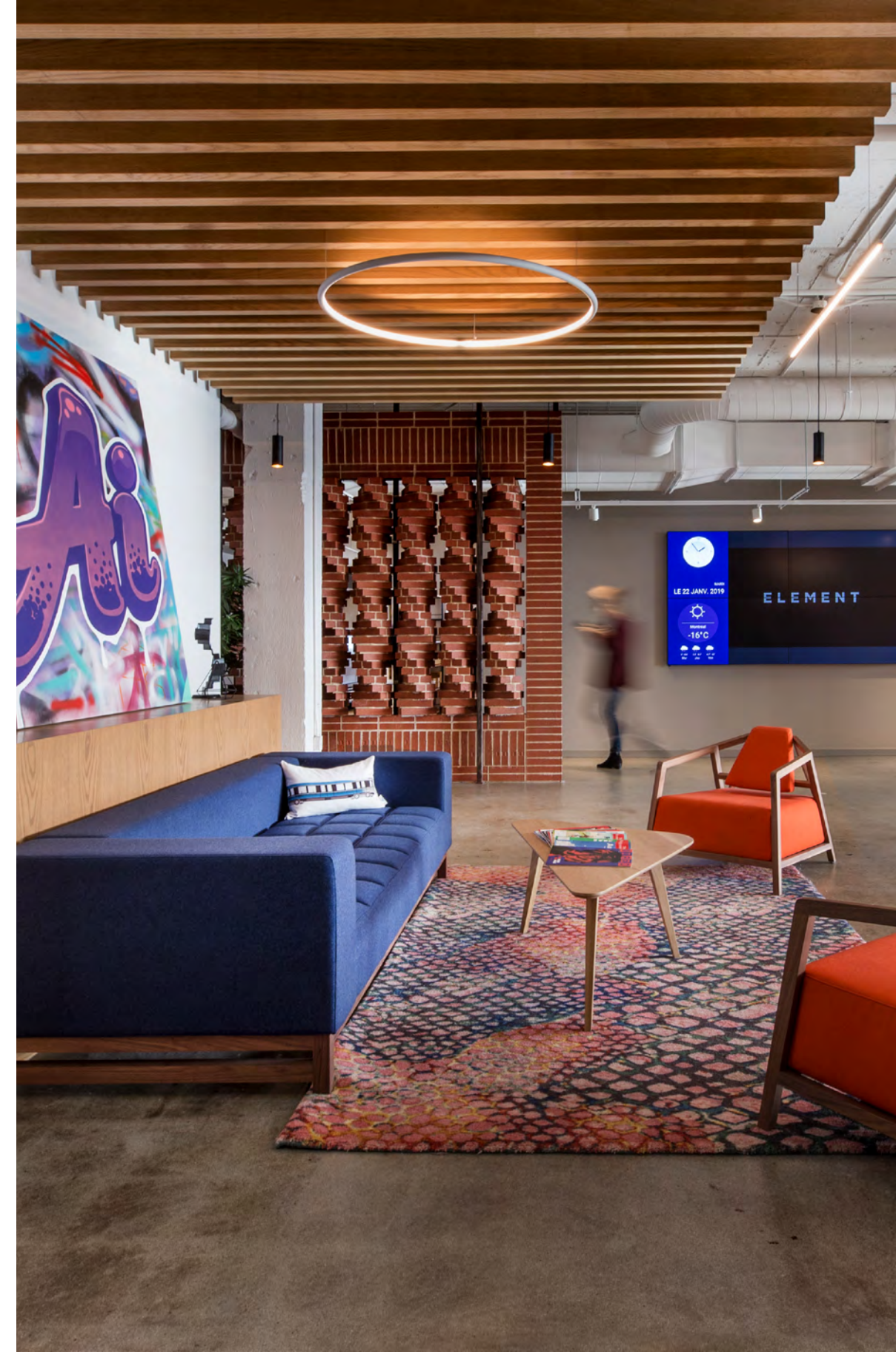




O MILE-EX TENANT LOOKBOOK

SEE HOW SOME TENANTS
HAVE DESIGNED THEIR
SPACES AT O MILE-EX





FEELING INSPIRED? CONTACT US

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