





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

6650 / 6666 SAINT-URBAIN | 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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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

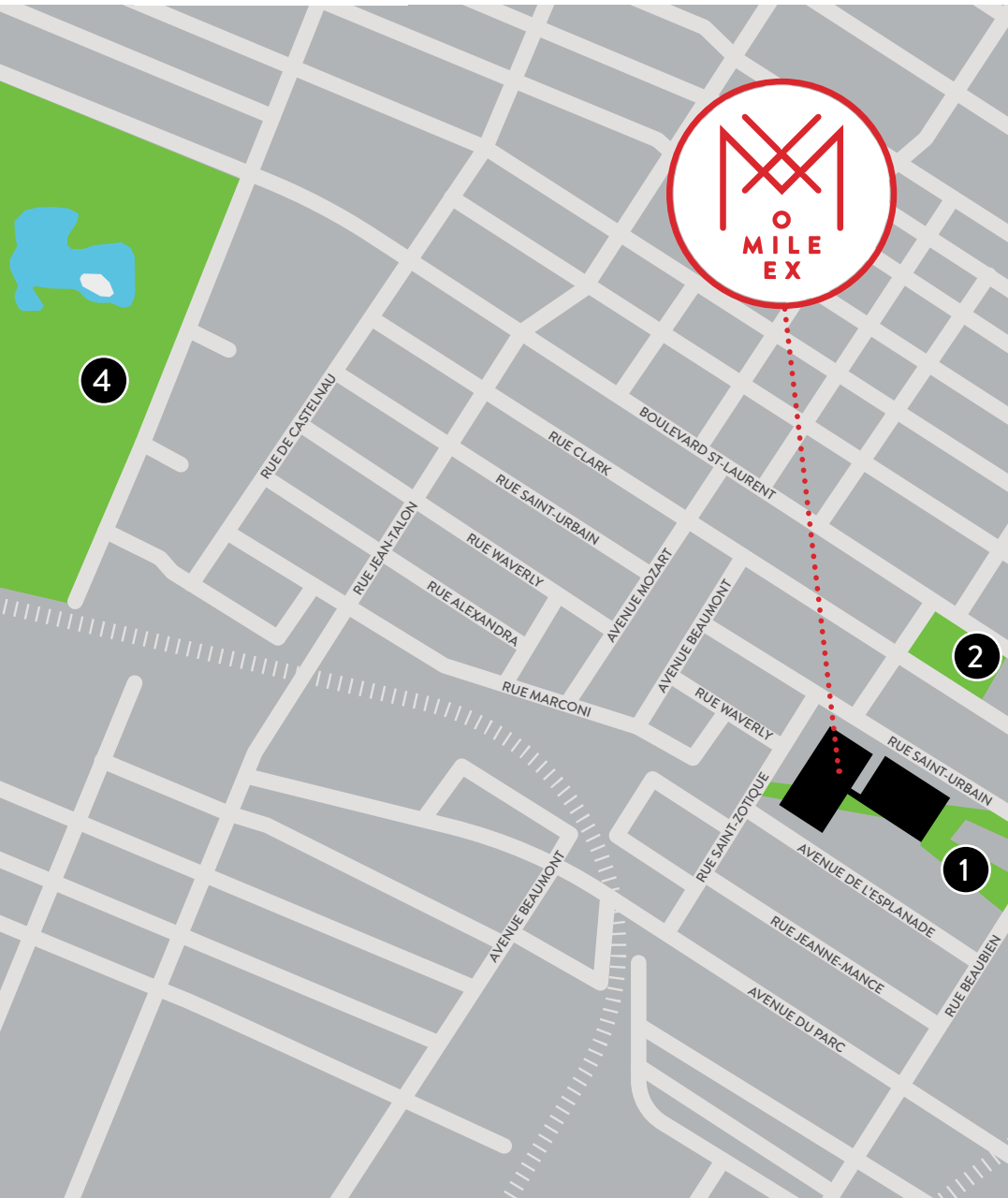
- 1 Bar Harricana
- 2 Bar Cicchetti
- 3 Café Dispatch
- 4 Café Guerrero
- 5 Le Mile-Ex
- 6 Le Diplomate
- 7 Dinette Triple Crown
- 8 Wills Bar & Brewery
- 9 Tricot Principal
- 10 La Cornetteria
- 11 Caffé Italia
- 12 Milano
- 13 Lucca
- 14 Bottega
- 15 Impasto
- 16 Pastaga
- 17 Taverne Atlantic

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 (opening Fall 2023)
- 2 Little-Italy Park
- 3 Réseau-Vert Linear Park
- 4 Jarry Park



AVAILABILITIES & FINANCIAL PARAMETERS

6666 ST-URBAIN

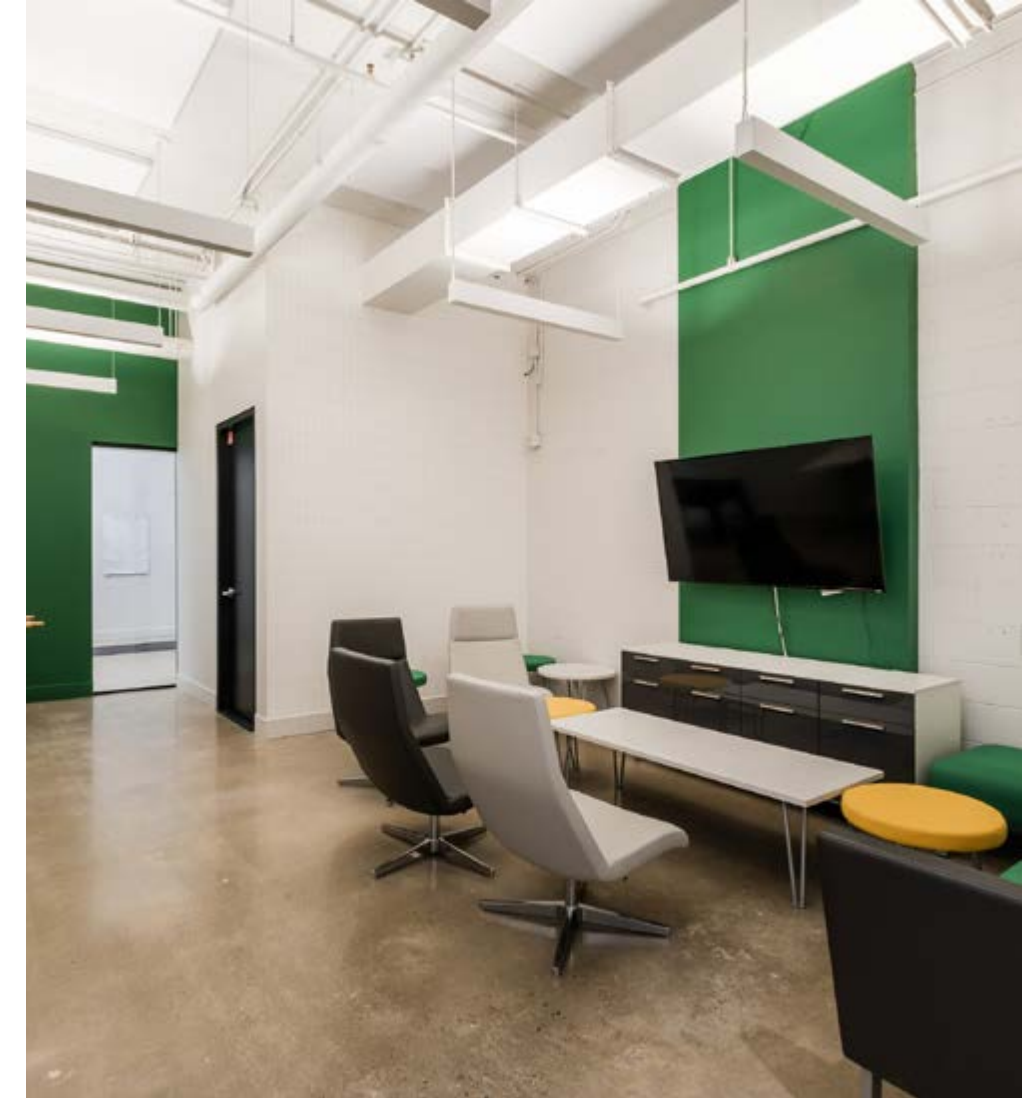
SUITE #	AREA	CONTIGUOUS	AVAILABILITY
100	8,367 SF		Sept. 1st, 2023
315	1,680 SF	5,352 SF	Immediate
316	3,672 SF		Jan. 1st, 2024
440	2,163 SF	5,122 SF	Jan. 1st, 2024
445	2,959 SF		Jan. 1st, 2024
450	11,468 SF		Jan. 1st, 2024

FINANCIALS	6650	6666
Taxes	\$8.07 / SF	\$8.33 / SF
Opex	\$7.80 / SF	\$8.49 / SF
Cleaning	Excluded	Excluded
Electricity / HVAC	Included	Included
Total Add. Rent (2023 est.)	\$15.87 / SF	\$16.82 / SF

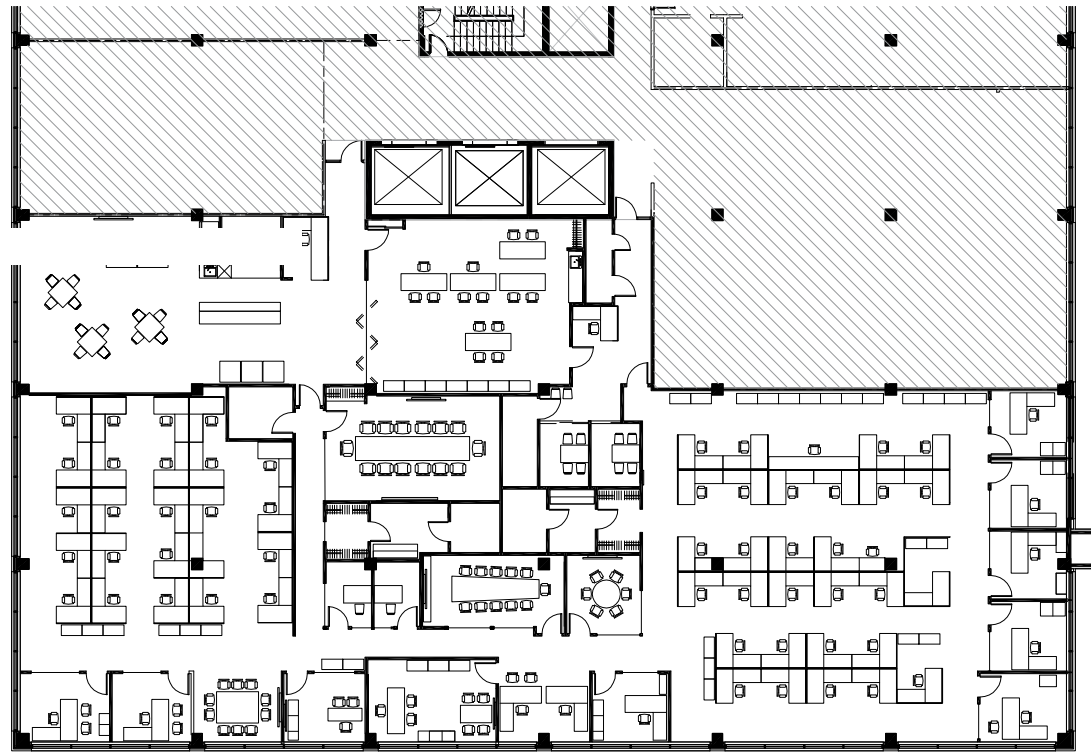


Suite # 445

SUITE #100



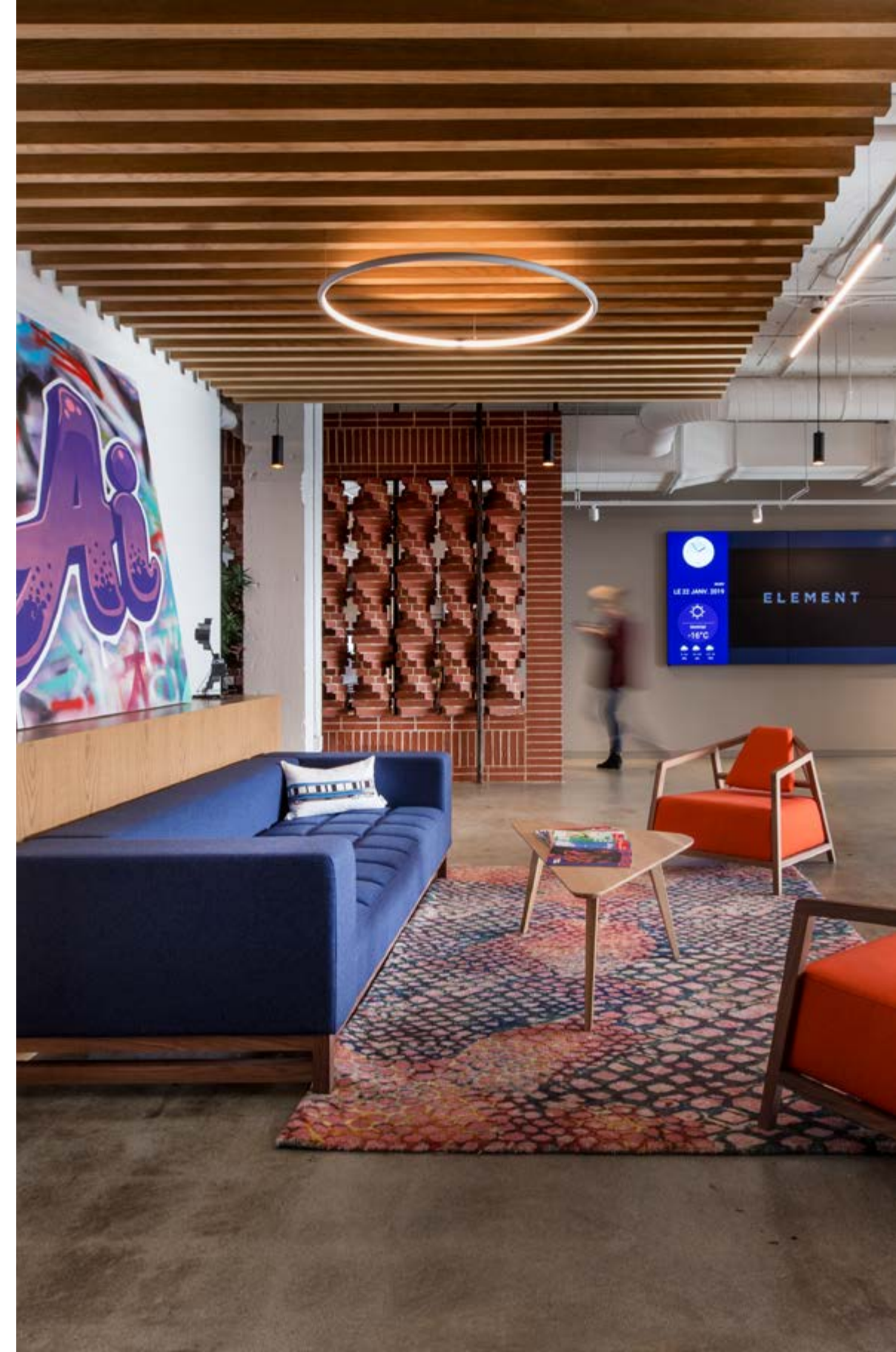
SUITE #450



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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