



THE CENTRAL DISTRICT THE "PLUG- AND-PLAY" BUILDING

42,000 sq ft and 45 parking spaces

9855 Rue Meilleur

MONTREAL - QC - H3L 3J6

A NEW ADDRESS FOR YOUR BUSINESS

9855 Rue Meilleur, Montreal

A mixed-use building in the heart of the Central District, dedicated to office and warehouse use. This space, with over 40 parking spots, has been fully renovated to offer a modern and secure environment. Improvements include a new access control system, advanced video surveillance, dedicated internet access for each business, and a state-of-the-art VoIP phone solution.



To make this space even more welcoming, we partnered with **La Cabane CitiPouss**. This publicly accessible space invites you to enjoy a coffee or tea in a friendly setting. But La Cabane CitiPouss also has a social mission. It offers young people with disabilities the opportunity to integrate into the workforce through an adapted environment. They will be happy to welcome you during your breaks and lunches!



AN ADDRESS FOR LIGHT INDUSTRIAL USE

A **mixed-use building** for industrial and commercial purposes.

Comprising one floor with clear heights up to 17 ft and an indoor loading dock plus a side garage for deliveries of approximately 22,000 sq ft. A second floor capable of supporting a uniformly distributed load of 3.6 kPa, ideal for laboratory or high-tech office activities for nearly 20,000 sq ft.



Large spaces to customize

Infrastructure for remote building management

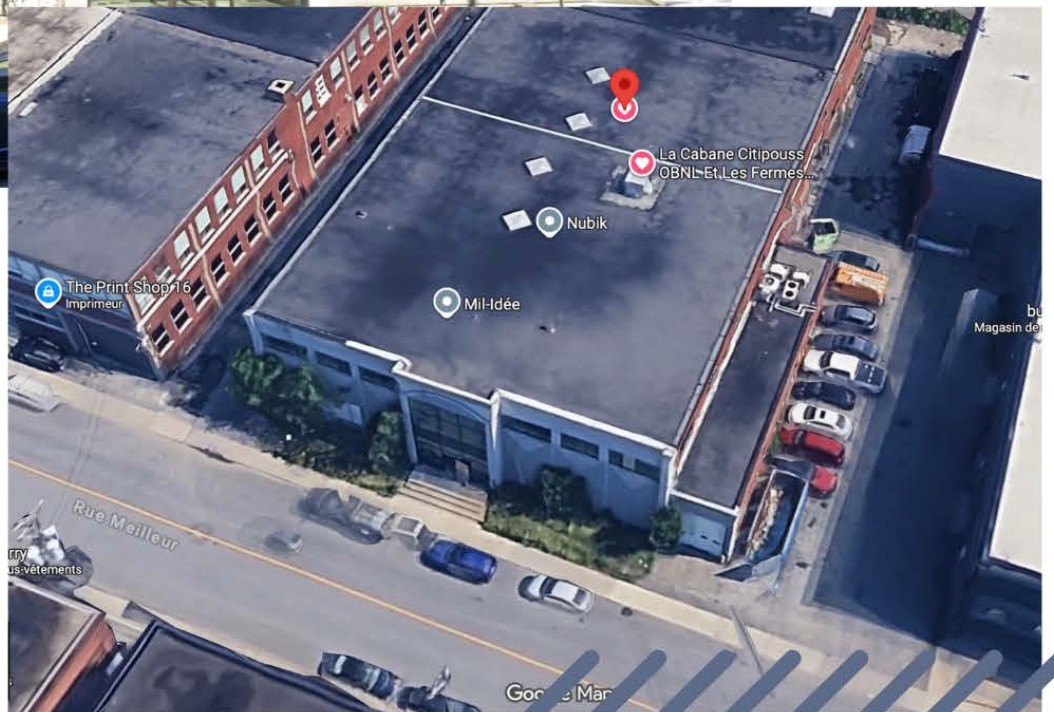
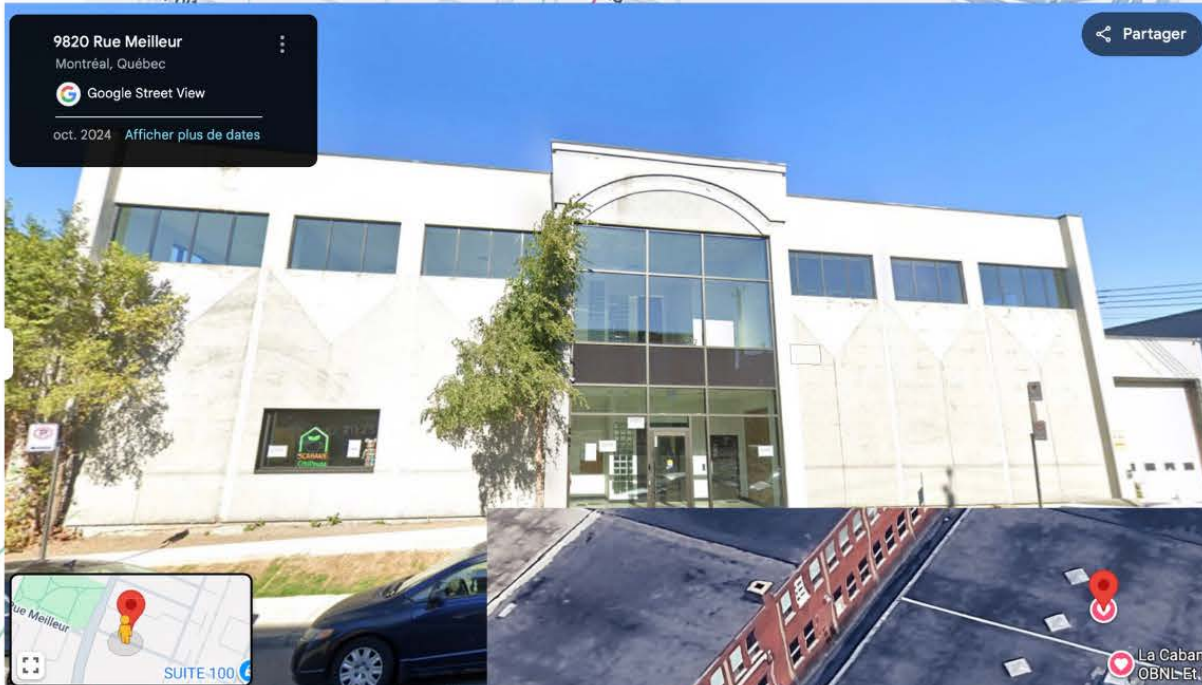
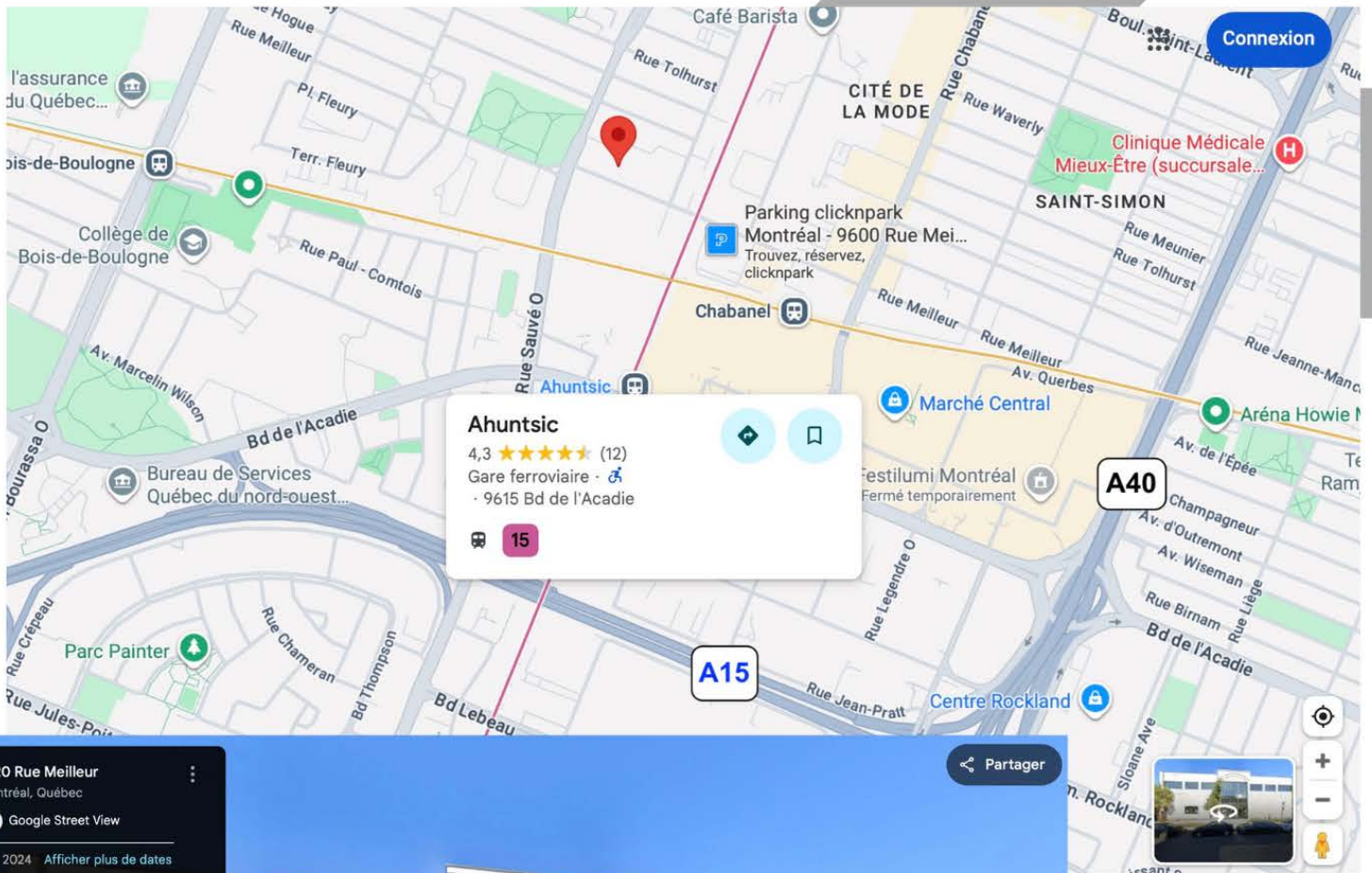


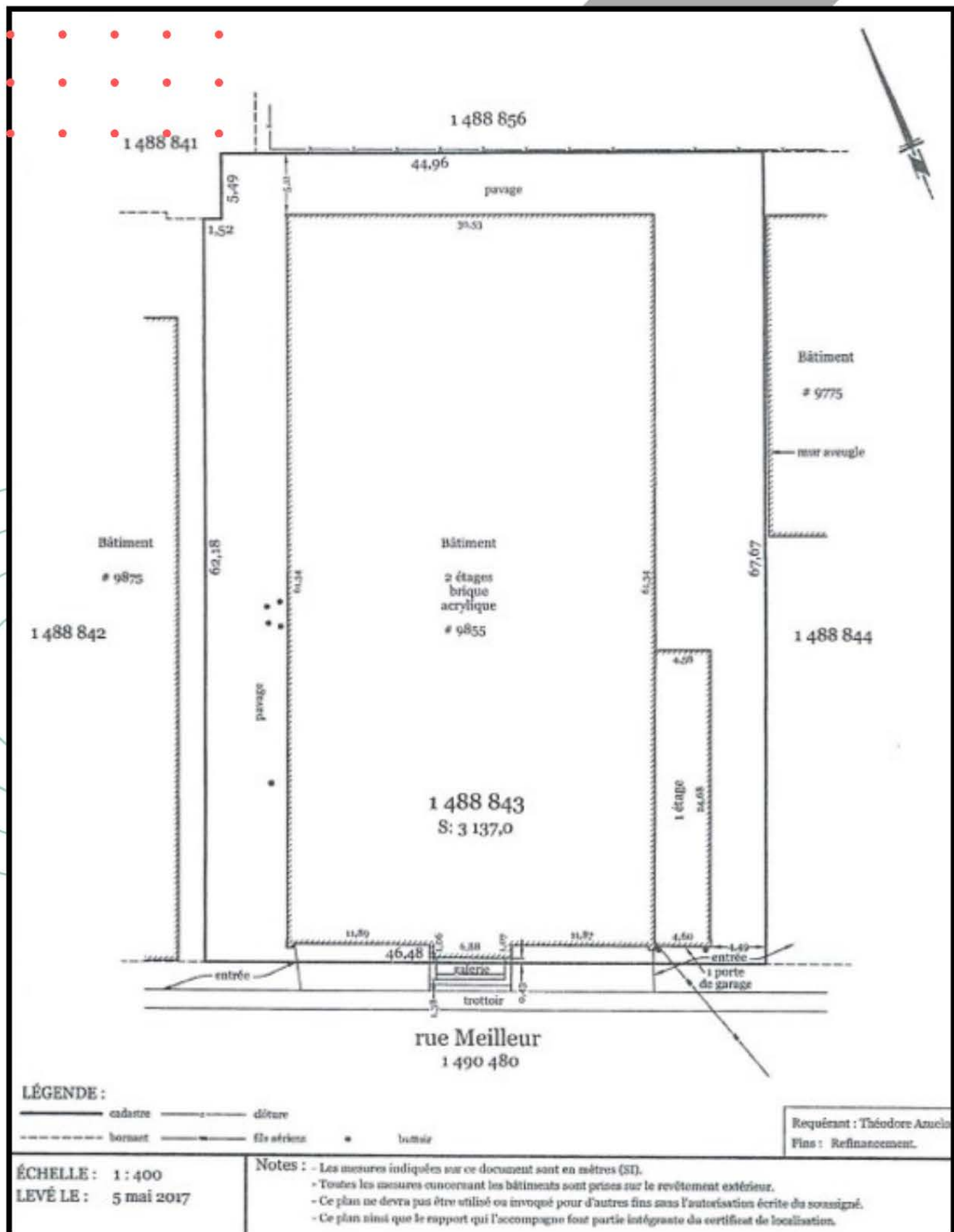


2026 MIXED- USE OFFICES

**Exclusive
Services**

Catégorie	Caractéristiques et Spécifications
Localisation	9855 Rue Meilleur, Montréal, QC, H3L 3J6
Vocation	Mix Building : Offices and Warehouses
Zonage	Commercial (C.2) et Light Industrial (I.4). Up to 6 floors
Surfaces	Total: 42,000 square feet across two levels
Capacity	Floor slab: 3.6 kPa (~75 lbs/ft²), optimal for high-density office spaces or light storage. (ideal for Medtec, Biolabs, 3d Printing, Wlleness Center)
Électricité	600A @ 600V (Power ~620 kW) Equipment: New transformers and switchgear (end of June 2026).
Connectivité	Fiber optic: Pro Bell Fiber connection at 1.5 Gbps. Network: Ubiquiti implementation (UI Network) and VoIP telephony (UI Talk) in every area.
Sécurité & Accès	Ubiquiti ecosystem: Sophisticated video surveillance (UI Protect) and smart access control (UI Access). Protection: Enhanced sprinkler system (2024).
Accessibilité	PMR: Comprehensive access for individuals with reduced mobility. Floor: Installation of a specialized passenger elevator.
Stationnement	Plus de 40 places de stationnement privées sur un terrain de 3 137 m².
Rénovations (2024)	1st floor doors and windows, plumbing complete 1st floor insulation, and new H.Q. electricity station (2026).
Espace Distincif	The CitiPouss Cabin: A welcoming café environment dedicated to fostering social integration for young individuals with disabilities. (May be available upon request)





LOOKING FOR A BUILDING IN THE HEART OF THE CENTRAL DISTRICT (AHUNTSIC), ONE OF MONTREAL'S MOST DYNAMIC INNOVATION HUBS?

THEN CONTACT MATHIEU CARTIER: 9855M@LACRAUHOLDINGS.COM