

OFFICE SPACE FOR LEASE

Morguard

# PLACE INNOVATION

2351 ALFRED-NOBEL BOULEVARD, SAINT-LAURENT, QC



## MULTI-TENANT OFFICE SPACE LOCATED IN TECHNOPARC MONTRÉAL

- Located in Technoparc Montréal, the city's hub of successful enterprises.
- **Future Marie-Curie REM station will be located at the corner of Place Innovation.** Travelers will be able to reach Montréal - Trudeau International Airport within 2 minutes and downtown Montréal in 20 minutes.
- Strategically located at the intersection of highways 40 and 13, just north of Montréal - Trudeau International Airport.
- Floor plans designed to accommodate both single and multi-tenant occupancy with an abundance of natural light.

### Immediate Availability

- 4 floor campus helps with managing elevator capacity and floor access via large staircases.
- Plenty of natural green space featuring a network of paths and generous landscaped areas.

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## BUILDING DETAILS

Total Available Space: 59,669 SF +/-

Number of Floors: 4

Year Built: 1999

Office Class: A

Leasing District: Technoparc Montréal

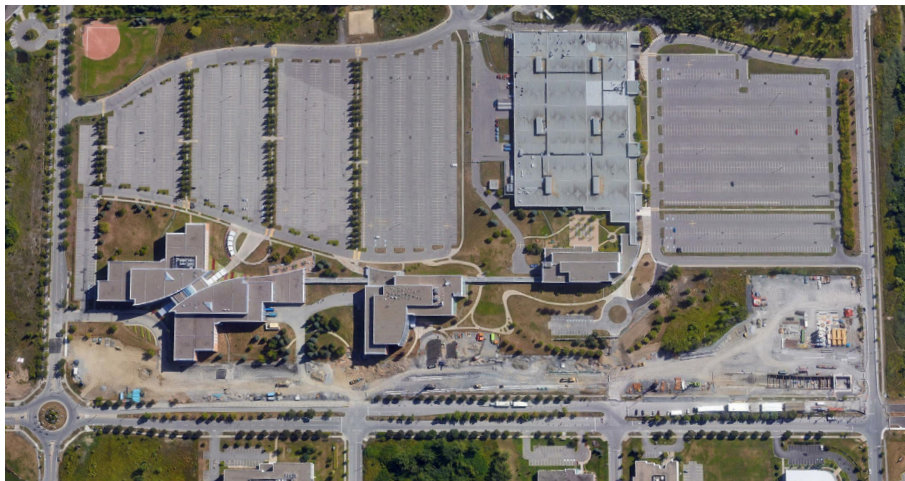
Sustainability: BOMA BEST Silver

## BUILDING AMENITIES

Sports fields, cafeterias, fitness center, auditorium and other amenities on-site.

Ample exterior employee and visitor parking.

Large common areas and conference rooms ideal for social distancing.

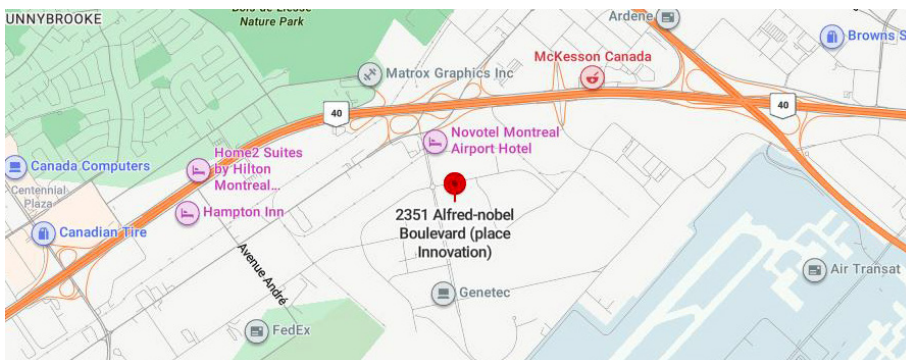


Aerial View



Exterior Front

## LOCATION



2351 Alfred-Nobel Boulevard, Saint-Laurent, QC

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