

FOR LEASE

7171 Frederick-Banting Street

Saint-Laurent, Québec



Flexible, Multi-Tenant Office and Lab
Space Available for Lease



7171 Frederick-Banting

7171 Frederick-Banting provides different spaces tailored for life sciences and health technology firms. The facility boasts professional teams with extensive experience and offers turnkey office and lab spaces to fulfill diverse client needs. Designed to enable tenants to focus on their research and development, avoid large capital investments and lengthy construction timelines, the facility offers tenants a range of private meeting rooms, community cafeteria, lounge areas, and an abundance of green space.



Highlights



LOCATION
Located in the heart of Montreal's prestigious Technoparc



FENESTRATION
Abundance of natural light



MARIE-CURIE REM STATION
Walking distance to REM station



LIFE SCIENCE HUB
Strong life science synergy



PARKING
Free exterior parking



CERTIFICATION
LEED Certified (Building 2)



ACCESSIBILITY
Easy access from highway 40 west, exit 60



ENVIRONMENTAL
Abundant green spaces

Flexible labs to support the next generation of Life Sciences companies

Each lab is fitted with benches and sinks, while select rooms include fumehoods. Additional requirements can be explored. Core services are available, including emergency power, glasswashing, autoclaving, purified water, compressed air & nitrogen, and management of chemical waste.

Flexibility is key. Some areas can be used as office space or adapted for classical lab purposes.

Lab suites vary from 250 to 3000 SF



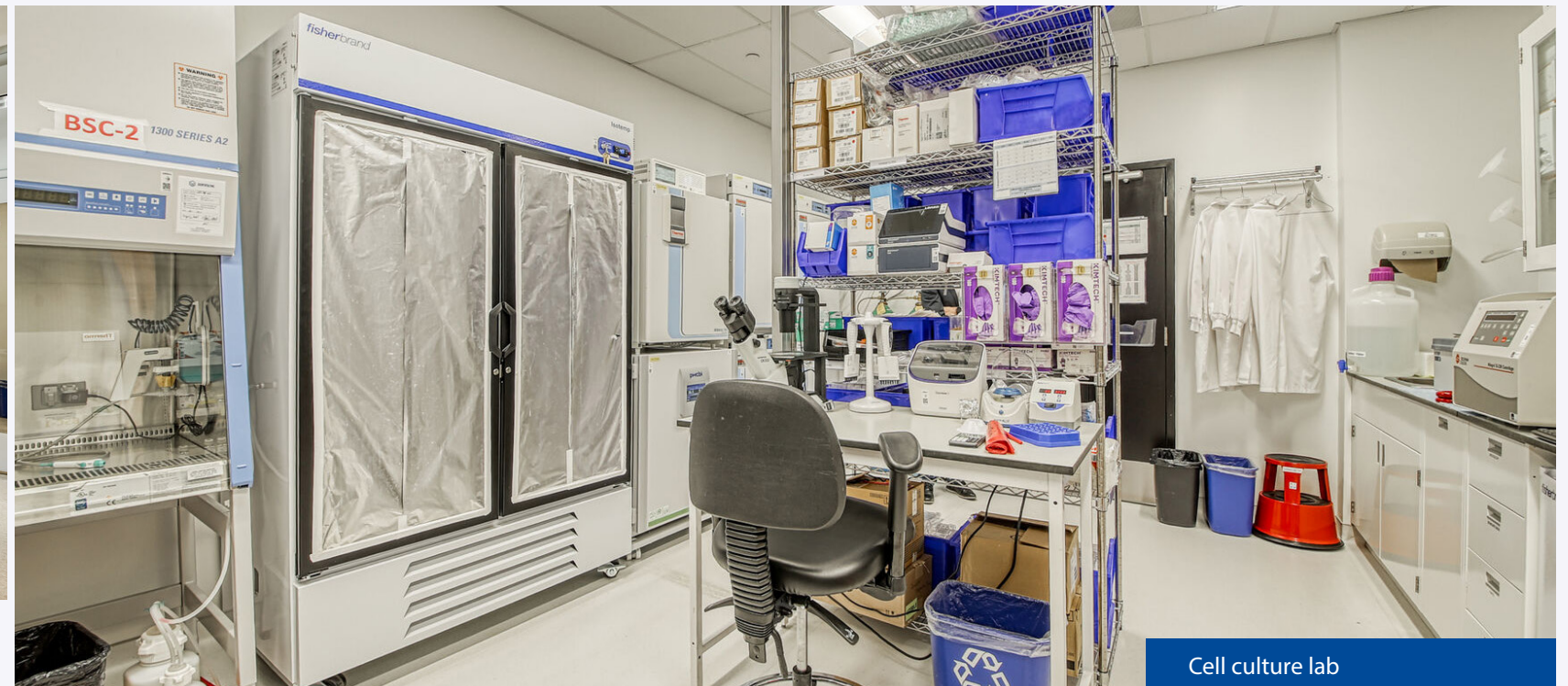
Biology lab



Chemistry lab



Flexible space in lab area



Cell culture lab

Offices & common spaces

Tenants can select the optimal combination of offices (open space & private offices). Office areas are equipped and move-in ready with desks, chairs, and high-speed internet.

A wide variety of large & small meeting rooms (4 to 100 people) is available at no fee. Large kitchen and lounge areas provide inviting collaboration centers to connect and exchange ideas.



Open space workstations



Closed offices

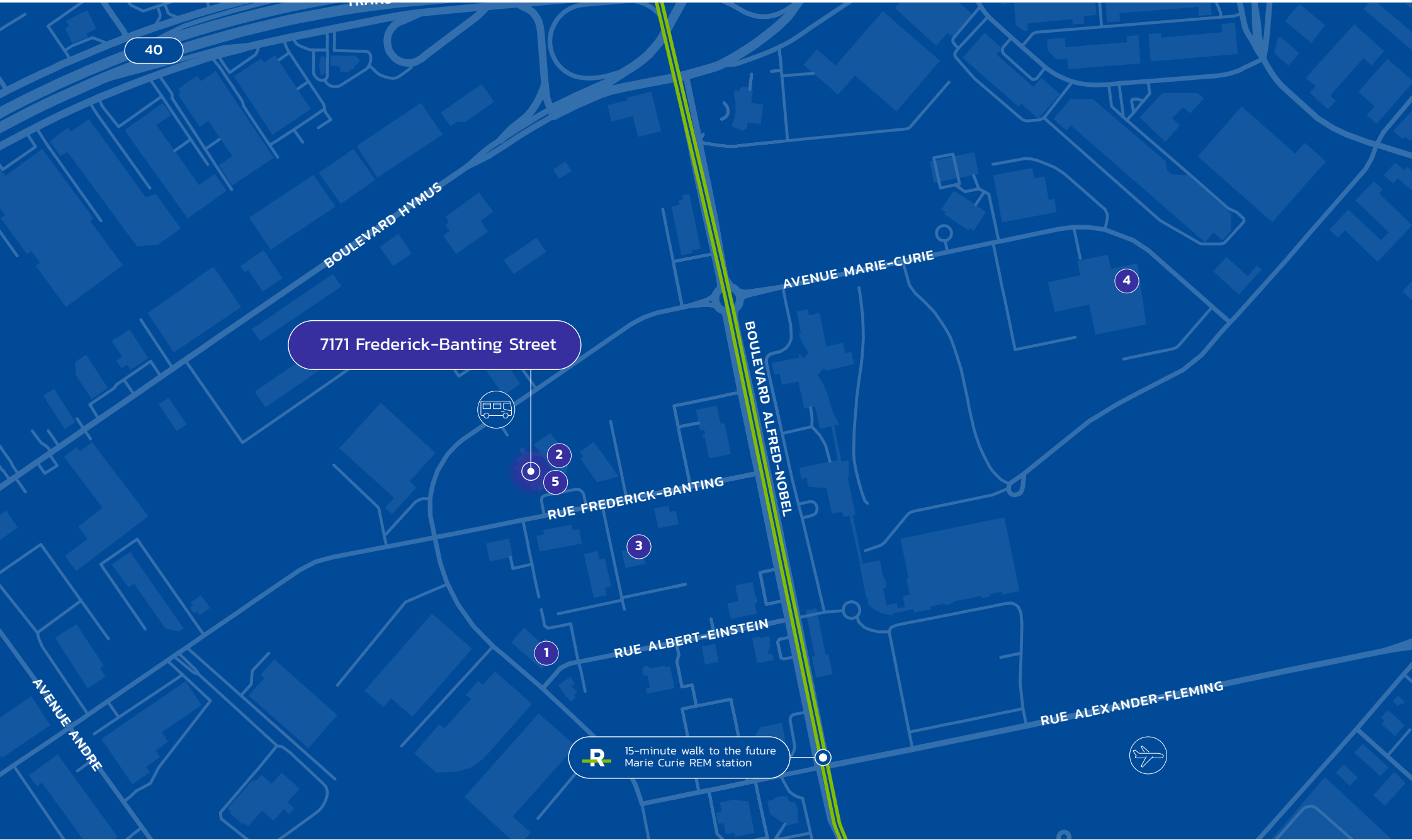


Conference rooms



Lounge work areas

Location and accessibility



LIFE SCIENCE COMPANIES IN THE AREA

1. Paraza Pharma

2. Spirochem

3. Charles Rivers Labs
4. Grifols Canada Therapeutics

5. Cyclenium Pharma Inc

6. 80+ Life Science companies in the building



15 minutes to Montréal-Pierre Elliott Trudeau International Airport



Located in the heart of Technoparc Montréal



5 minutes to Highway 40

Space overview

SUITES Office space: up to 10,778 SF Biology labs: up to 4,460 SF Chemistry labs: up to 11,769 SF Equipement labs: up to 2,993 SF	TERM Long and short terms available	NET RENT Contact Broker
VSL1 ADDITIONAL RENT (2027 EST.) Office space: \$51.41 PSF Lab space: \$64.29 PSF	VSL2 ADDITIONAL RENT (2027) Office space: \$51.62 PSF Lab space: \$76.27 PSF	PARKING Free exterior stalls



About



As Canada’s life sciences company creation engine, we develop and help scale a pipeline of highly investable, globally competitive life sciences companies. Through early-stage capital, scientific and drug development expertise, turnkey lab and office facilities, and focused talent and leadership development programs, we fill critical gaps to de-risk and accelerate innovation, create value, and anchor growth—helping to improve patient lives and achieve the vision of a national life sciences industry that leverages Canada’s scientific research excellence.

54

COMPANIES THEY’VE HELPED BUILD

\$2.5B

OF REAL RISK CAPITAL RAISED BY COMPANIES

\$5.8B

COMBINED VALUE OF COMPANIES

~1000

JOBS CREATED



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