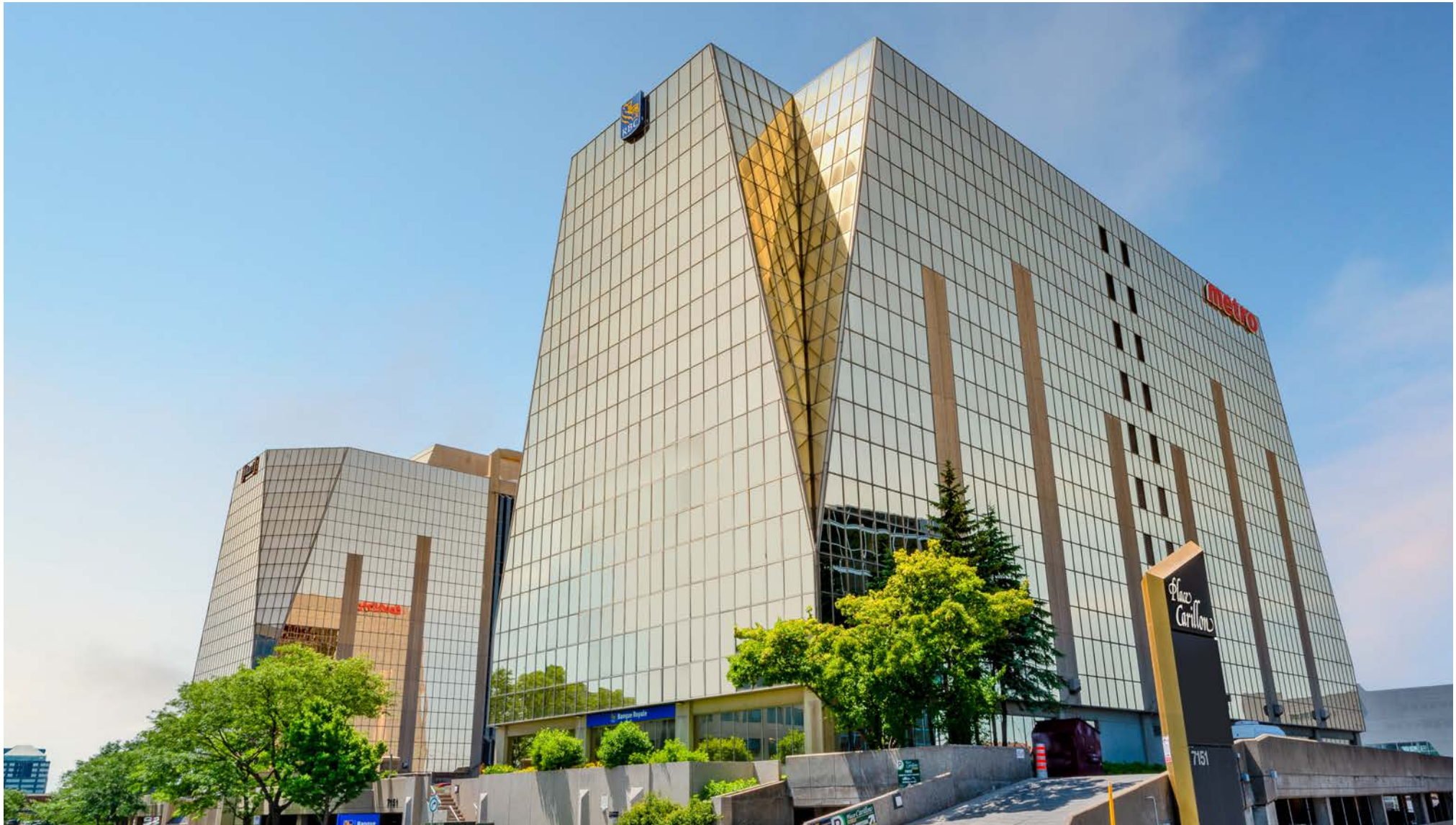


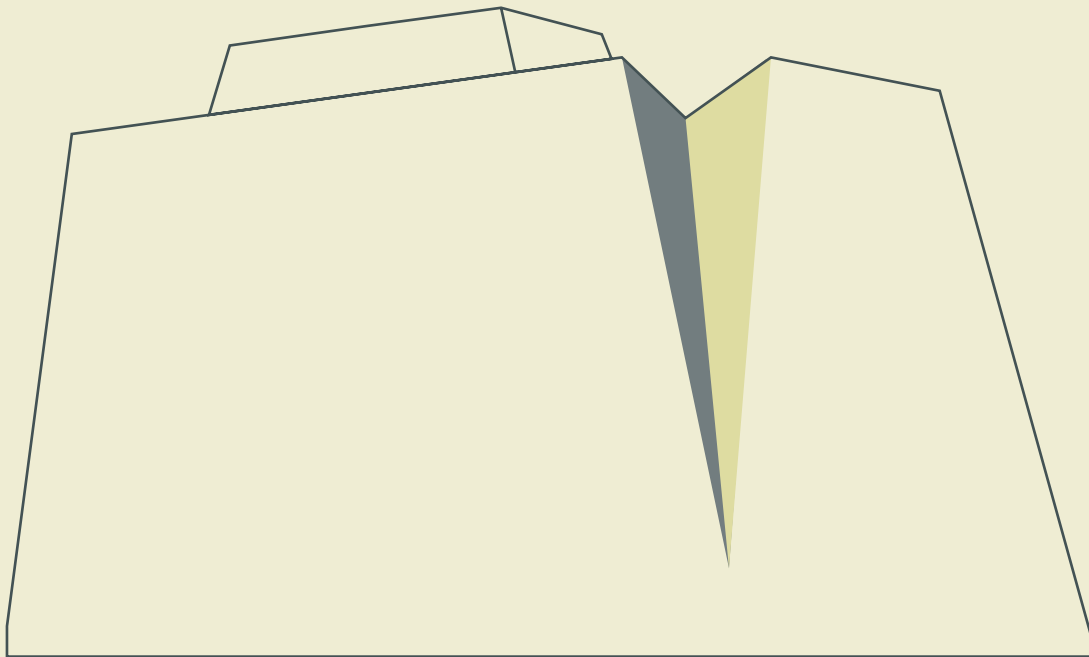
PLACE CARILLON I & II

7151 Jean-Talon E. Place Carillon I | 7101 Jean-Talon E. Place Carillon II



PLACE CARILLON I

Floors	Suite	Size (sq. ft.)	Condition
1	130	1,218	Retail
2	210	5,404	Base Building
6	600	7,190	Base Building
6	610	3,755	Built-out
8	800	5,931	Built-out
10	1000	15,041	Base Building



Multi-tenant

Opportunity

Upgrades



Elevator modernization



Washroom renovation



LED lighting



New rooftop generator (2024)



Brand new Vélo-Vestiaire

Highlights



Penthouse available



Ample multilevel parking available
Ratio 3:1000 sq. ft.



Royal Bank on ground floor

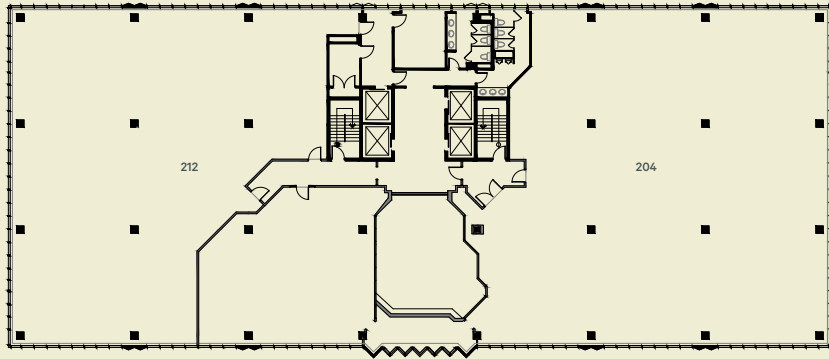
Rental details

Net rent	Please contact leasing agent
----------	------------------------------

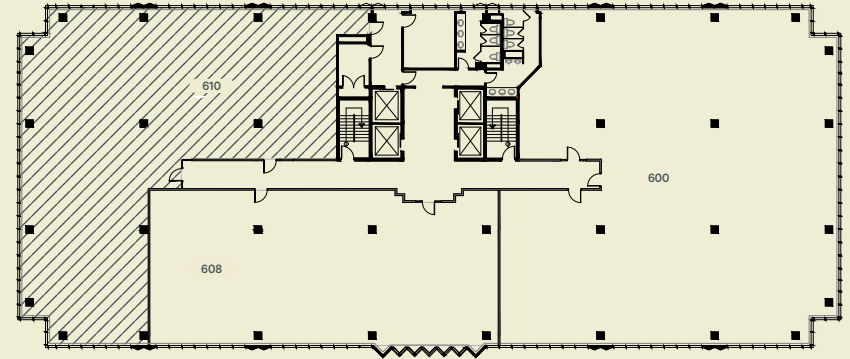
Additional rent	\$20.08 (2024 est.)
-----------------	---------------------

Cleaning & electricity	Included
------------------------	----------

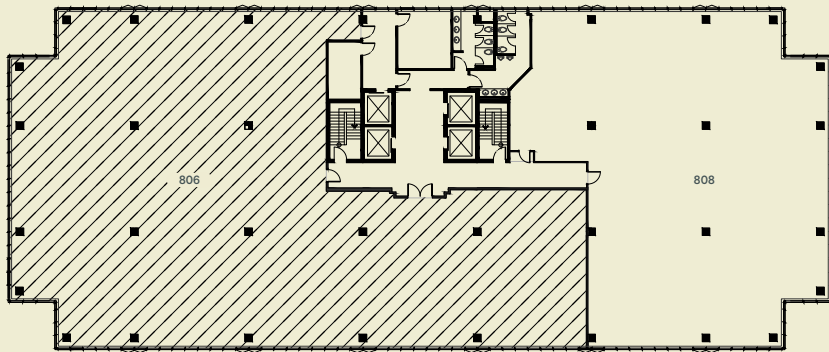
FLOOR PLANS



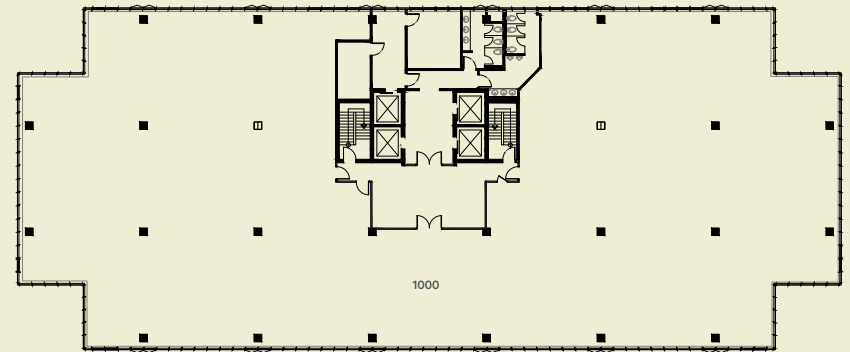
FLOOR 2



FLOOR 6



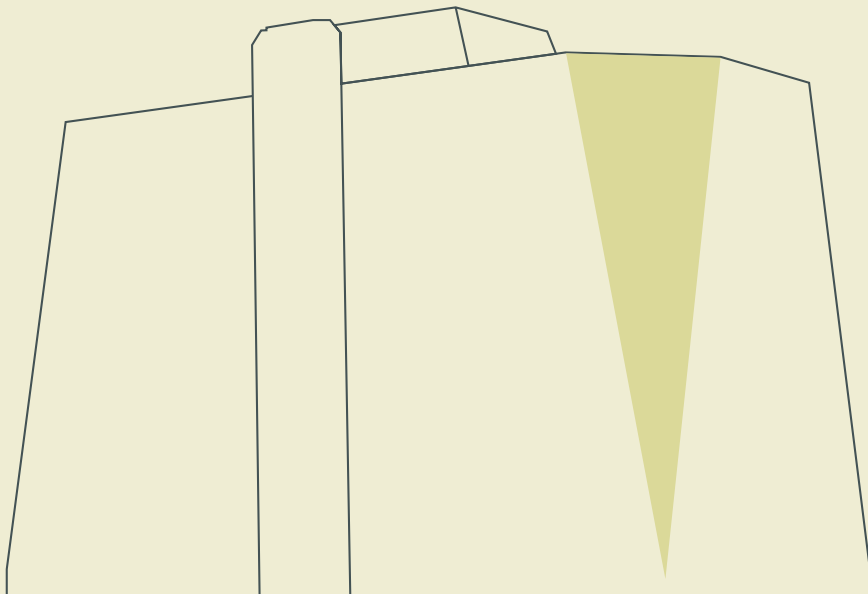
FLOOR 8



FLOOR 10

PLACE CARILLON II

Floors	Suite	Size (sq. ft.)	Condition
1	100	12,728	Built-out
1	110	2,331	Built-out
2	220	14,603	Built-out
3	300	16,833	Built-out
4	400	16,823	Built-out
5	500	16,140	Built-out
6	600	16,384	Built-out
7	700	16,616	Built-out
8	800-810	9,108	Built-out
8	820	5,887	Built-out
9	900	16,727	Built-out
10	1001	15,863	Built-out
11	1100	15,354	Base Building



2,330 sq. ft. up to 160,000 sq. ft.

Single Tenant Opportunity

Upgrades



Elevator modernization



Washroom renovation



LED lighting



New rooftop generator (2024)



Brand new Vélo-Vestiaire at PC I

Highlights



Prominent signage opportunity (building façade and podium)



Penthouse available



Ample multilevel parking available
Ratio 3:1000 sq. ft.

Rental details

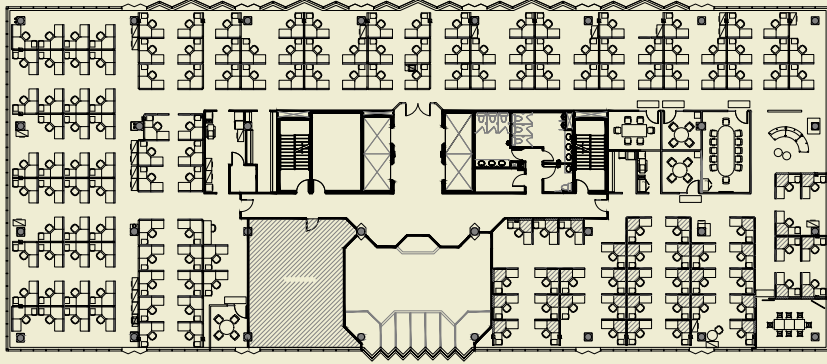
Net rent Please contact leasing agent

Additional rent \$21.76 (2024 est.)

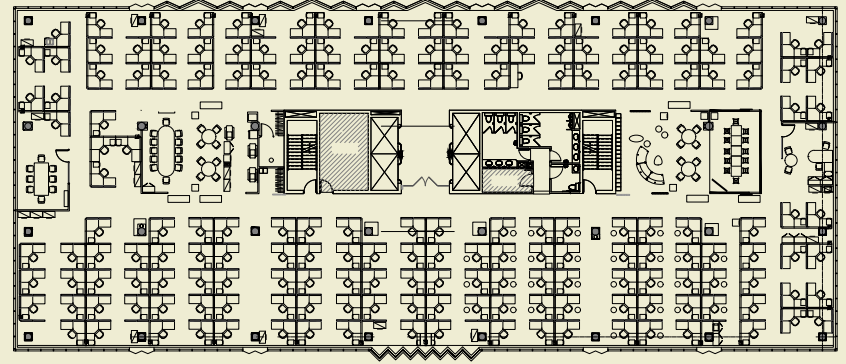
Cleaning & electricity Included

FLOOR PLANS

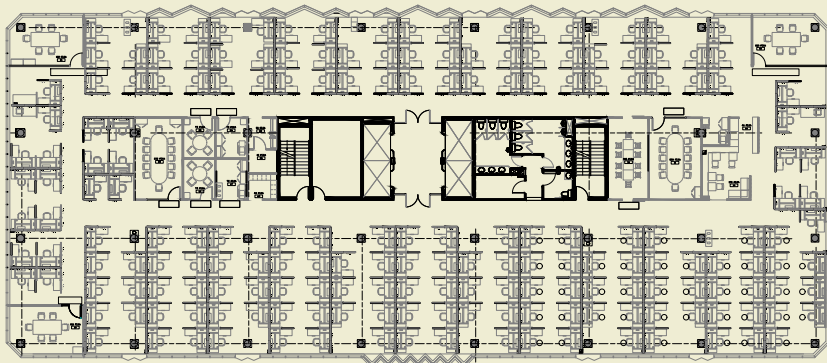
Furnished As Built - Potentially Divisible



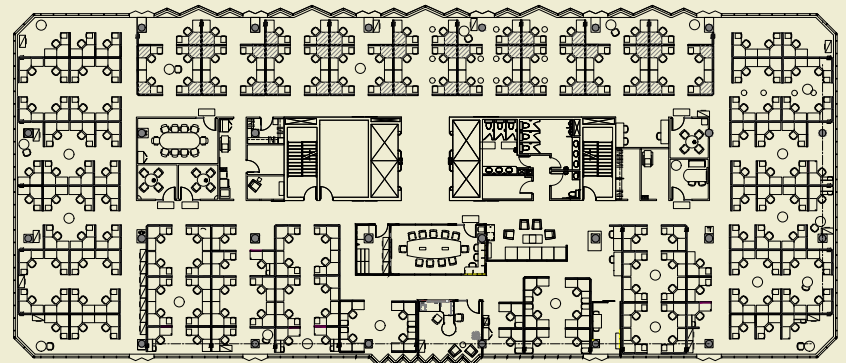
FLOOR 2



FLOOR 3



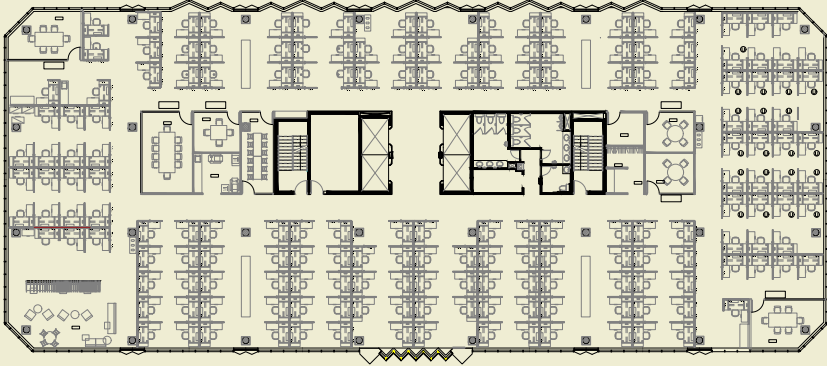
FLOOR 4



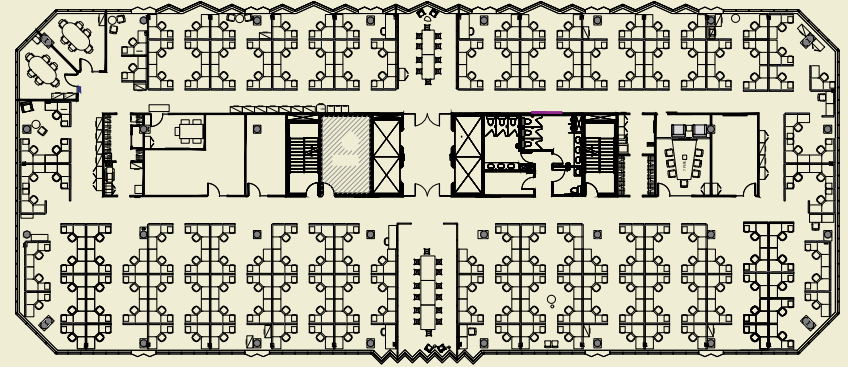
FLOOR 5

FLOOR PLANS

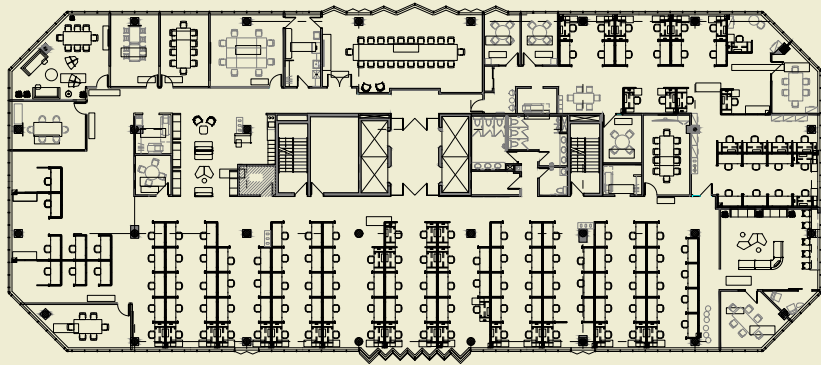
Furnished As Built - Potentially Divisible



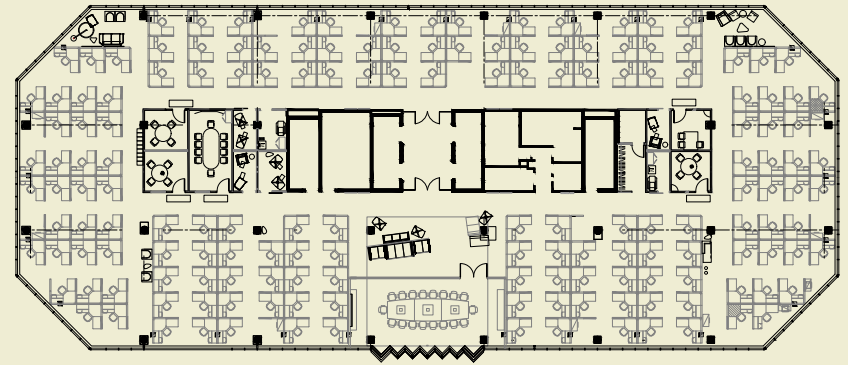
FLOOR 6



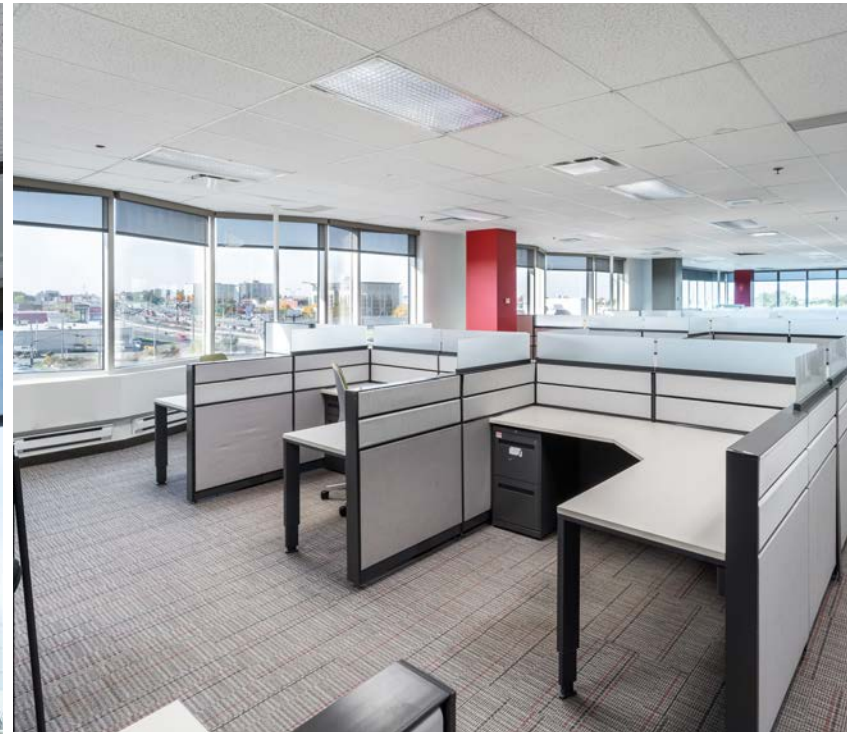
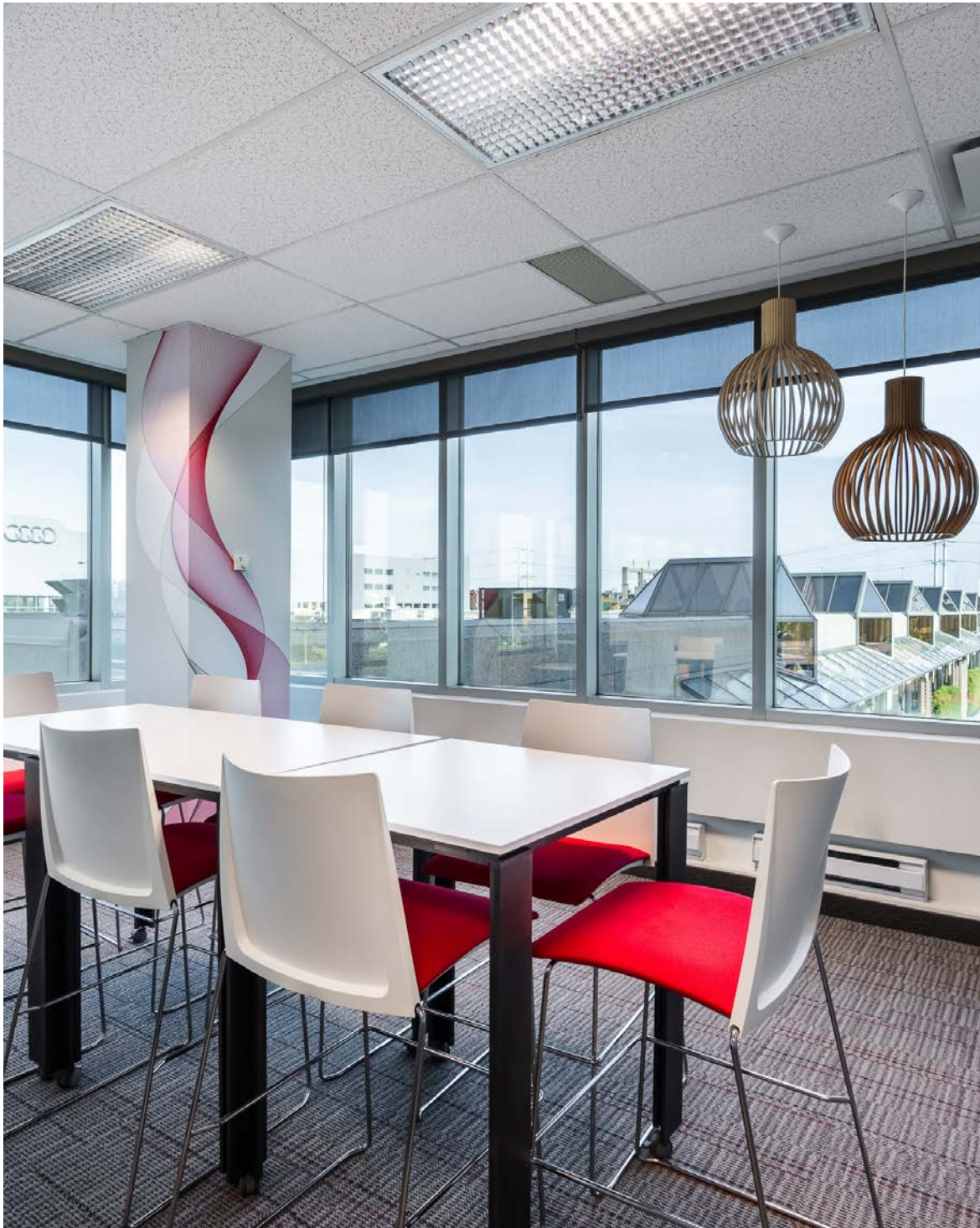
FLOOR 7



FLOOR 9



FLOOR 10

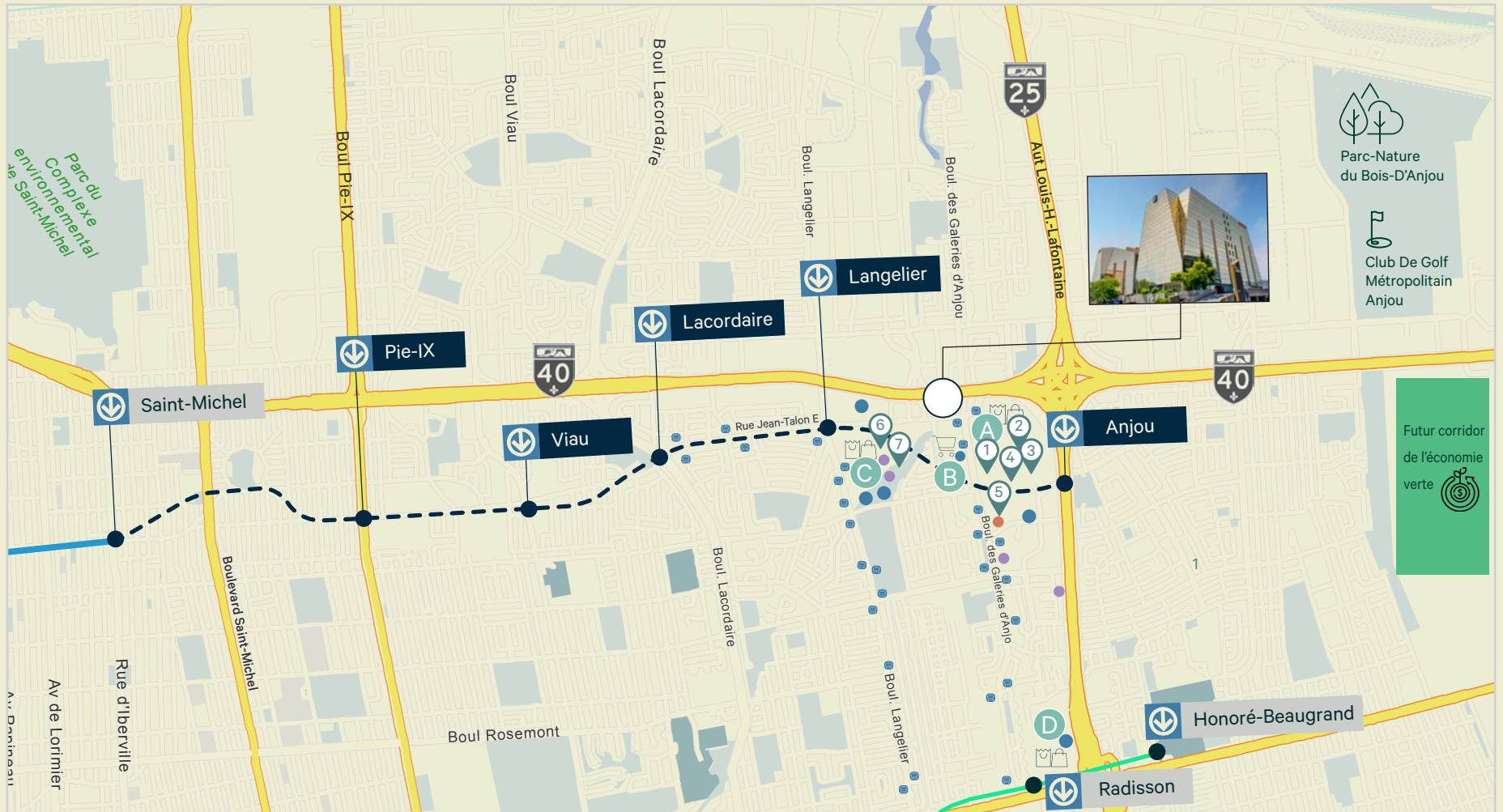








LOCATION



A Galeries d'Anjou

1 Restaurant Zibo (Galerie d'Anjou)

5 Restaurant L'Académie

● Coffee Shop

--- Upcoming Metro Line

B Halles d'Anjou

2 Industria Pizzeria + Bar (Galerie d'Anjou)

6 Ottavio

● Supermarket

🚗 15 min. to Laval
18 min. to YUL
24 min. to Longueuil

C Carrefour Langelier

3 Allô Mon Coco (Galerie d'Anjou)

7 Restaurant Il Pazzesco

● Fast Food

🚌 STM Bus 44 - 2.9 km from Radisson
Bus 33 - 3.2 km from Langelier
Bus 141 - 3.4 km from Honoré-Beaugrand & Saint-Michel

D Place Versailles

4 Bâton Rouge Grillhouse & Bar (Galerie d'Anjou)

How can we help?

Nari Aznavour

Associate Vice President

+1 514 849 3298

nari.aznavour@cbre.com

Commercial Real Estate Broker

Eugenia Olshevskaya

Transactions Manager

+1 514 375 2506

eugenia.olshevskaya@cbre.com

Commercial Real Estate Broke

Bryan Greenberg

Associate Vice President

+1 514 375 2507

bryan.greenberg@cbre.com

Commercial Real Estate Broker

CBRE Limited, Real Estate Agency

1250 René-Lévesque Boulevard West, Suite 2800, Montréal, Québec H3B 4W8 T +1 514 849 6000 | www.cbre.ca



This disclaimer shall apply to CBRE Limited, Real Estate Agency, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.