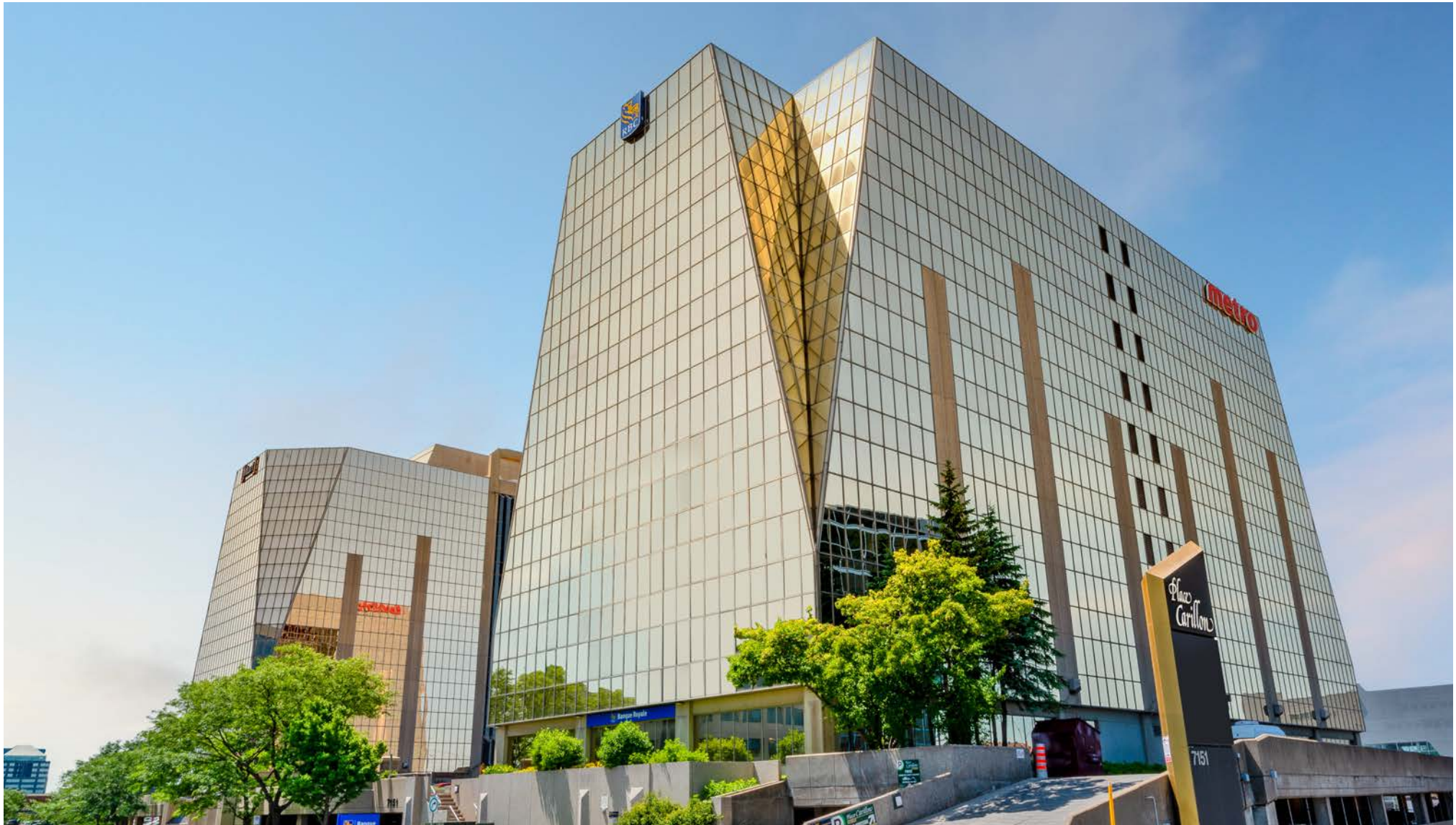


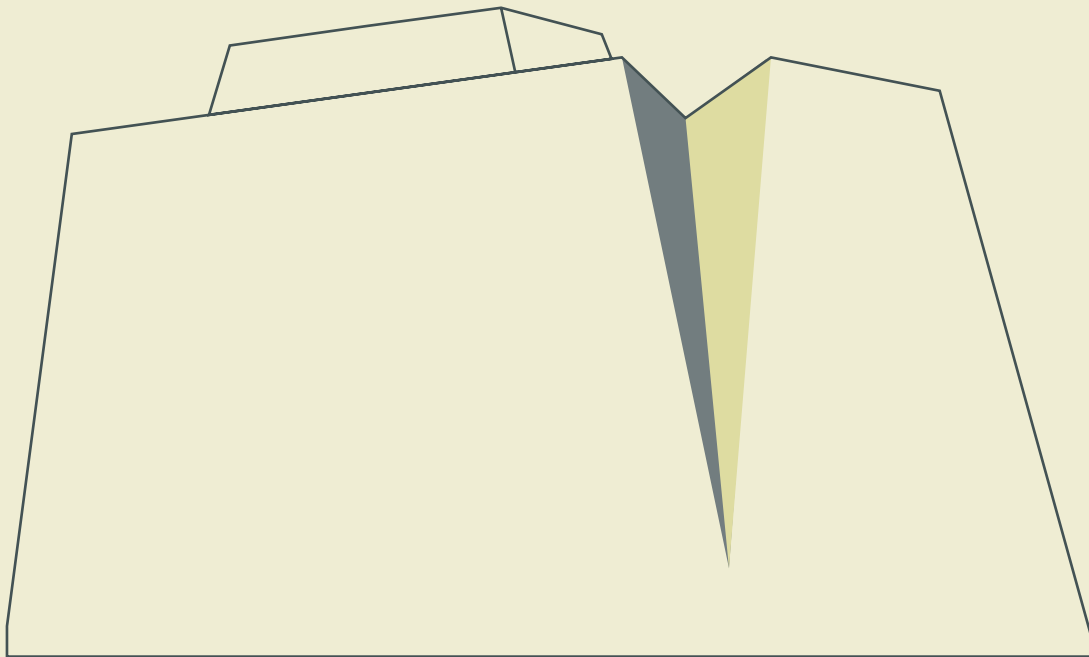
PLACE CARILLON I & II

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

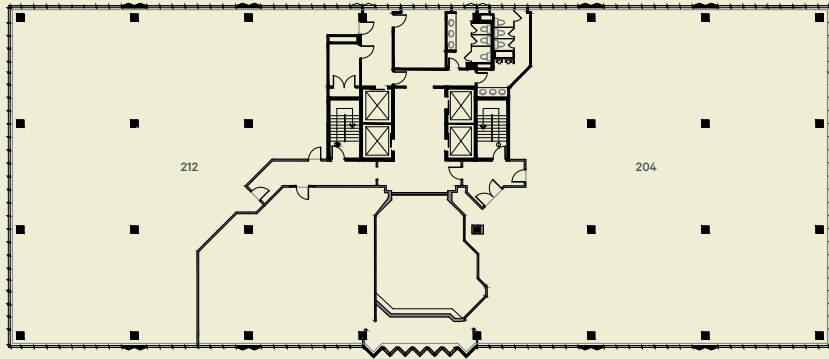
Rental details

Net rent	Please contact leasing agent
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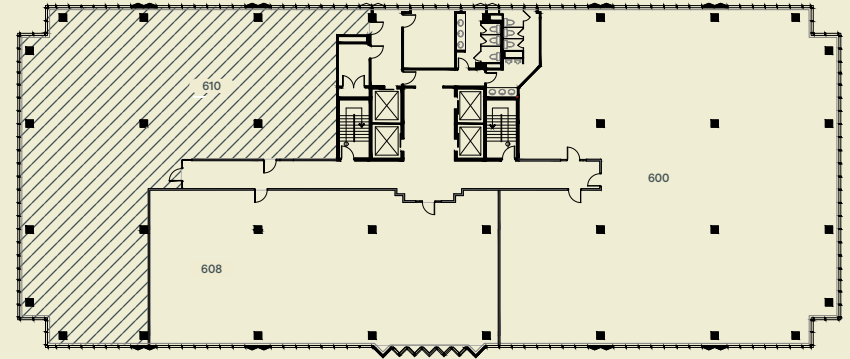
Additional rent	\$20.08 (2024 est.)
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Cleaning & electricity	Included
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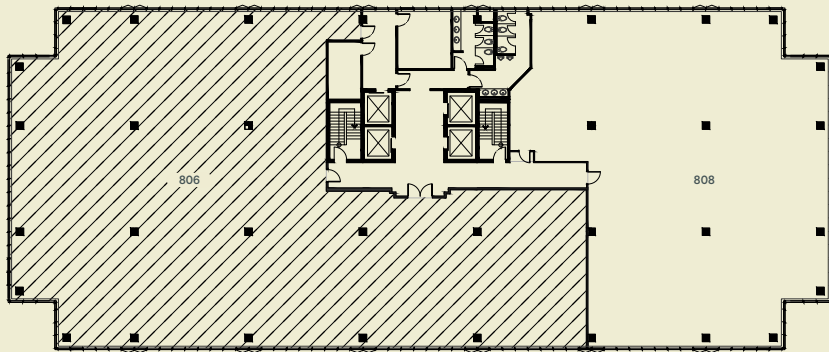
FLOOR PLANS



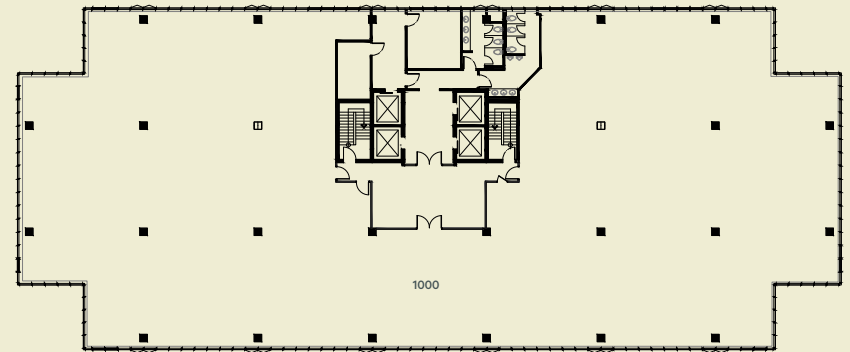
FLOOR 2



FLOOR 6



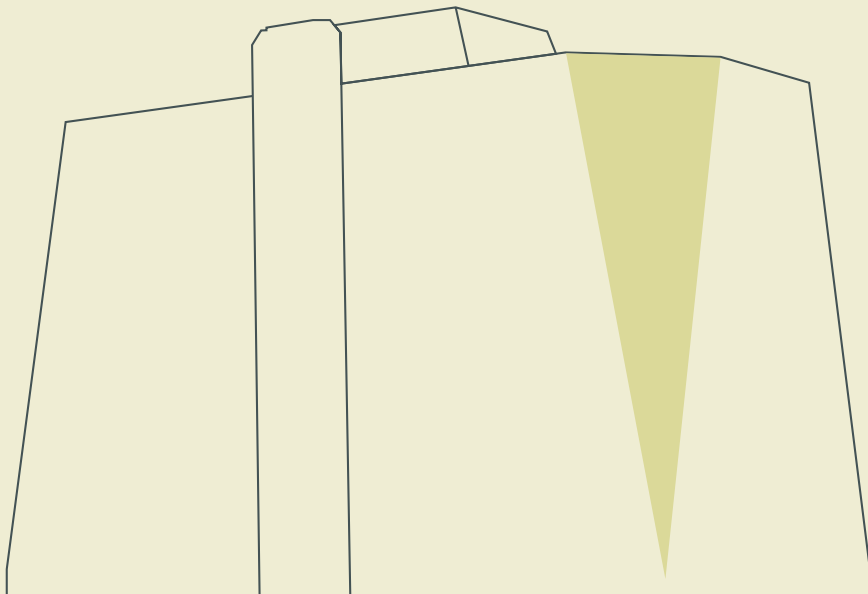
FLOOR 8



FLOOR 10

PLACE CARILLON II

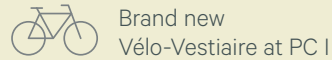
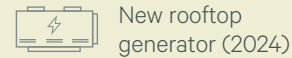
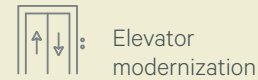
Floors	Suite	Size (sq. ft.)	Condition
1	100	12,728	Built-out
1	110	2,331	Built-out
2	220	14,603	Built-out
3	300	16,833	Built-out
4	400	16,823	Built-out
5	500	16,140	Built-out
6	600	16,384	Built-out
7	700	16,616	Built-out
8	800-810	9,108	Built-out
8	820	5,887	Built-out
9	900	16,727	Built-out
10	1001	15,863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



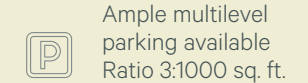
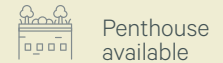
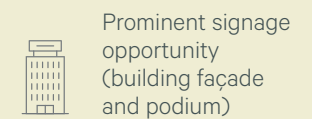
2,330 sq. ft. up to 160,000 sq. ft.

Single Tenant Opportunity

Upgrades



Highlights



Rental details

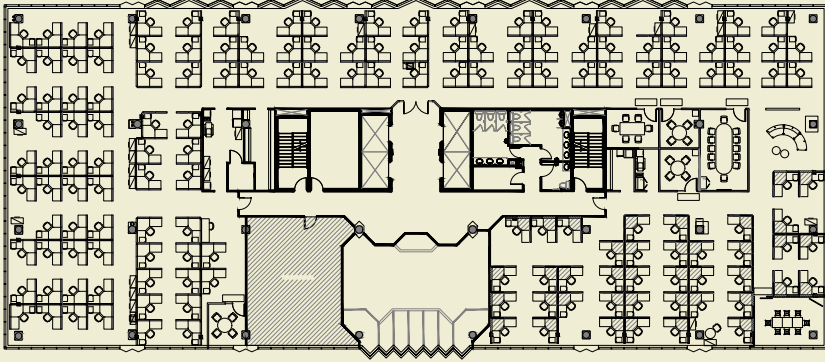
Net rent Please contact leasing agent

Additional rent \$21.76 (2024 est.)

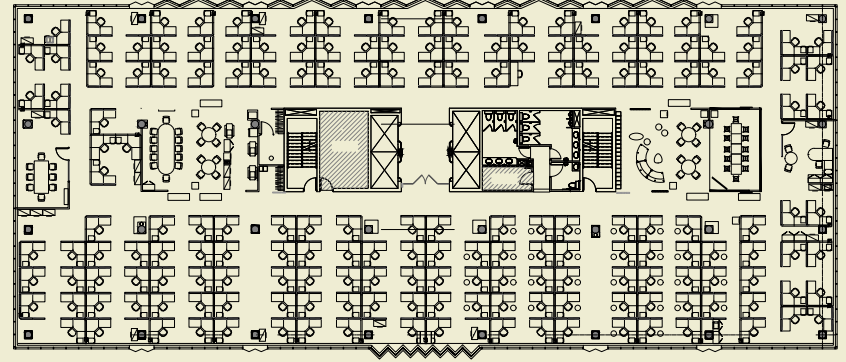
Cleaning & electricity Included

FLOOR PLANS

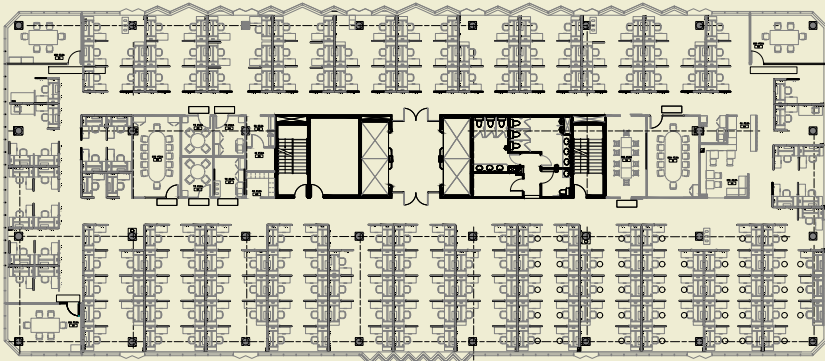
Furnished As Built - Potentially Divisible



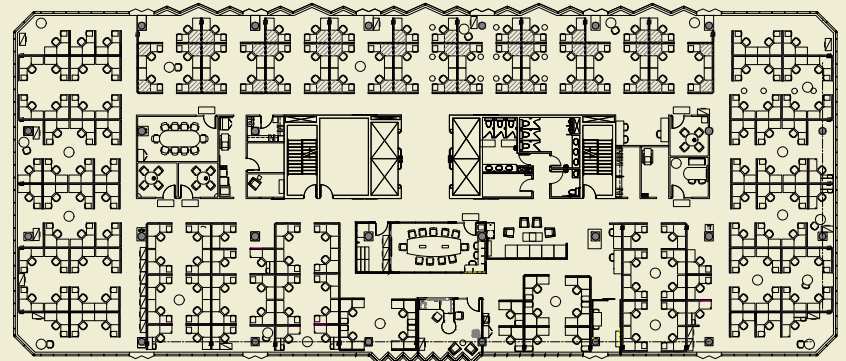
FLOOR 2



FLOOR 3



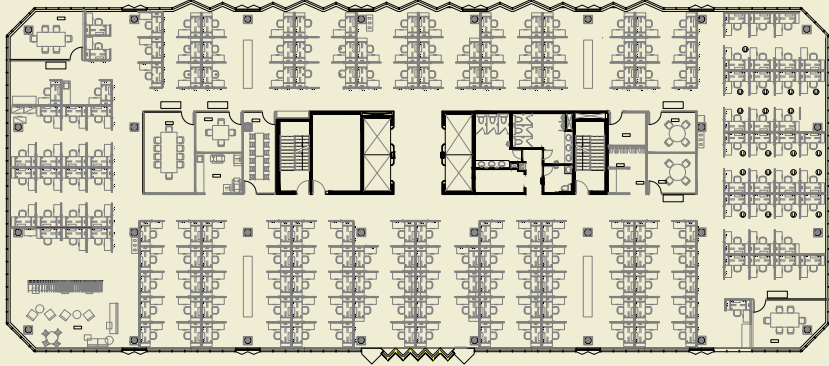
FLOOR 4



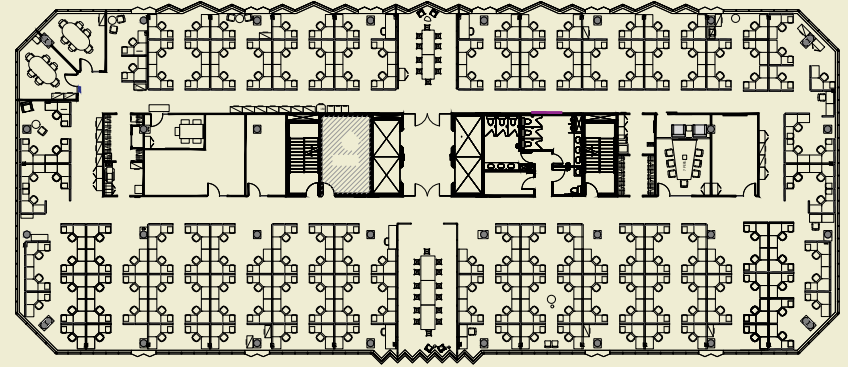
FLOOR 5

FLOOR PLANS

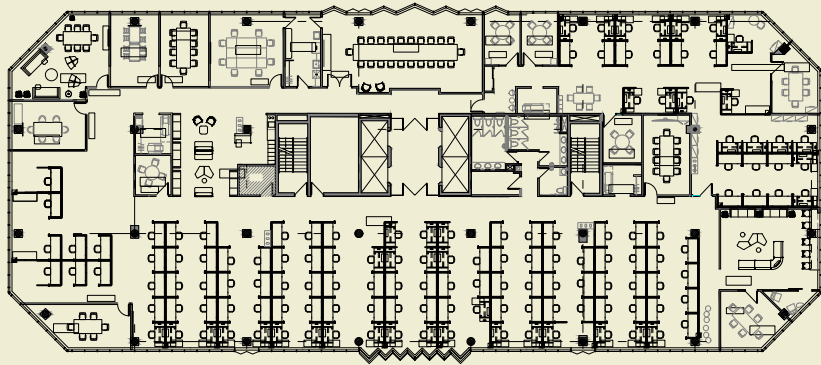
Furnished As Built - Potentially Divisible



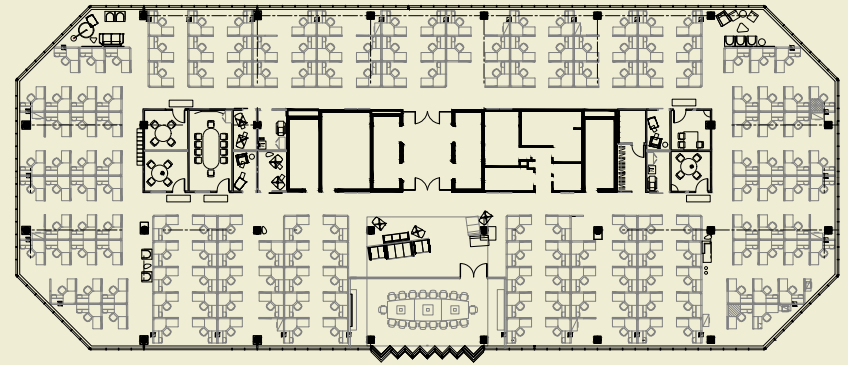
FLOOR 6



FLOOR 7



FLOOR 9



FLOOR 10

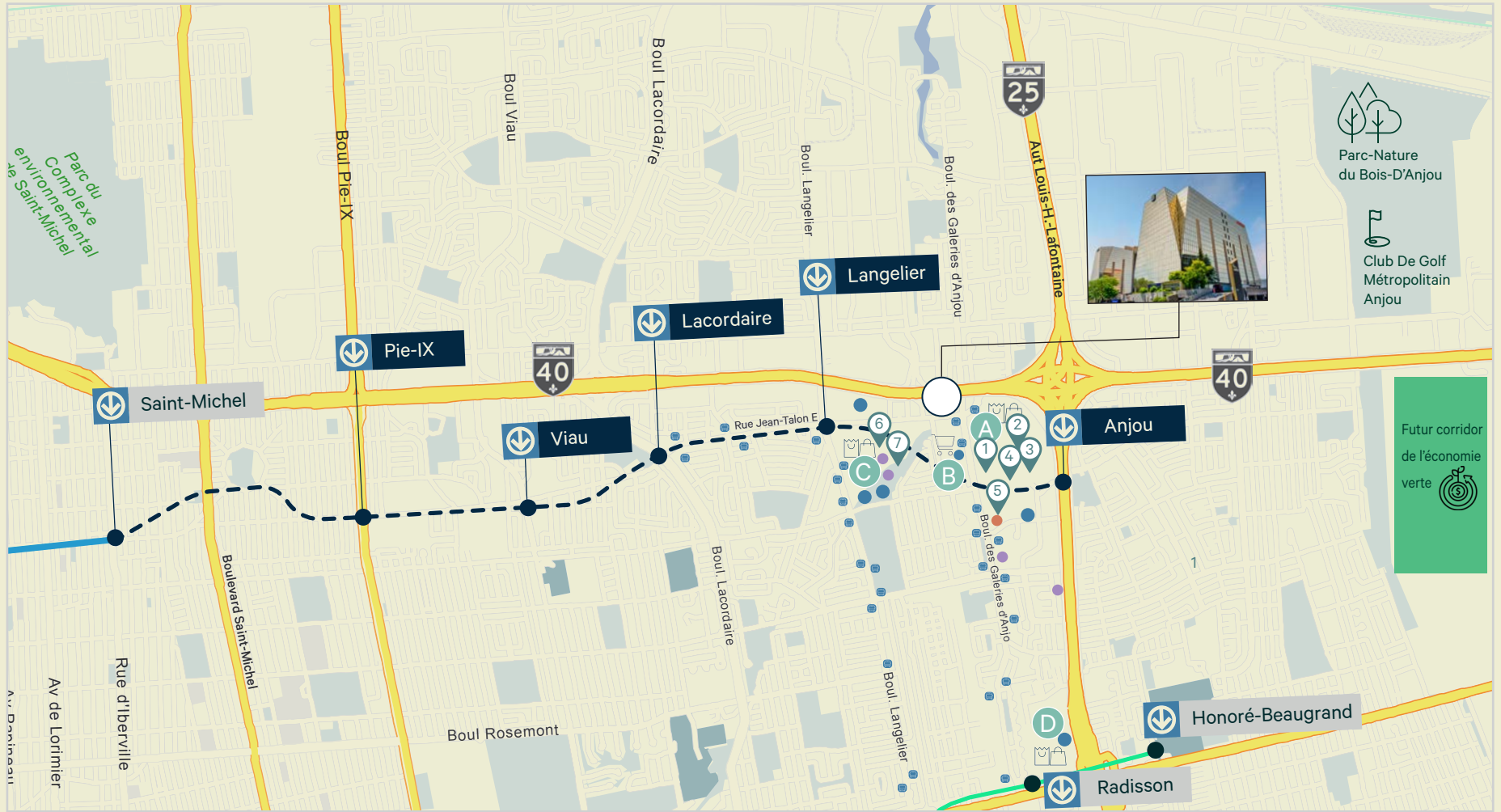








LOCATION



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



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