Modern Offices

WITH DIRECT ACCESS TO MARCHÉ CENTRAL

901



DE L'ACADIE BOULEVARD

VIEW FRENCH VERSION

CUSHMAN & WAKEFIELD

Property Highlights

STRATEGICALLY POSITIONED, FULLY EQUIPPED

CONNECTED TO MARCHÉ CENTRAL









9001 DE L'ACADIE BOULEVARD

PRIME LOCATION

At the intersection of Highways 15 and 40 within Marché Central, with high visibility, and excellent access to major roads and public transit.

INTEGRATED RETAIL

Access to shops, restaurants, and services within the Marché Central shopping centre.

MODERN INFRASTRUCTURE

High-quality tenant improvements, modern fixtures, and efficient layouts. High-speed internet and conferencing facilities. Recently redesigned lobby and elevator cabins, along with upgraded card access and security systems.

PROFESSIONAL MANAGEMENT

Reliable services for smooth operations and maintenance.

ON-SITE FACILITIES

Includes conference rooms, showers, bicycle parking, and ample parking.

Leasing OVERVIEW

TERM
5 YEARS

NET RENTAL RATE
$14.00/SF

TAXES & OPERATING EXPENSES
$18.60/SF (2025)

ELECTRICITY & DAILY CLEANING
INCLUDED

TENANT IMPROVEMENT ALLOWANCE
$20.00/SF



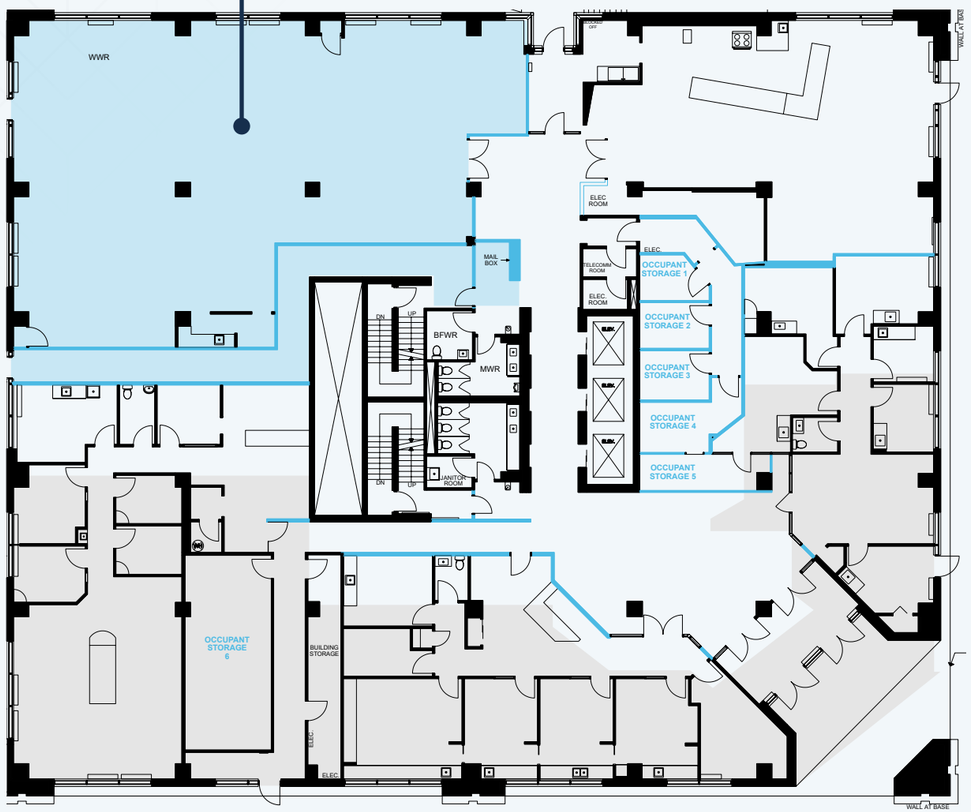




IMMEDIATE AVAILABILITY

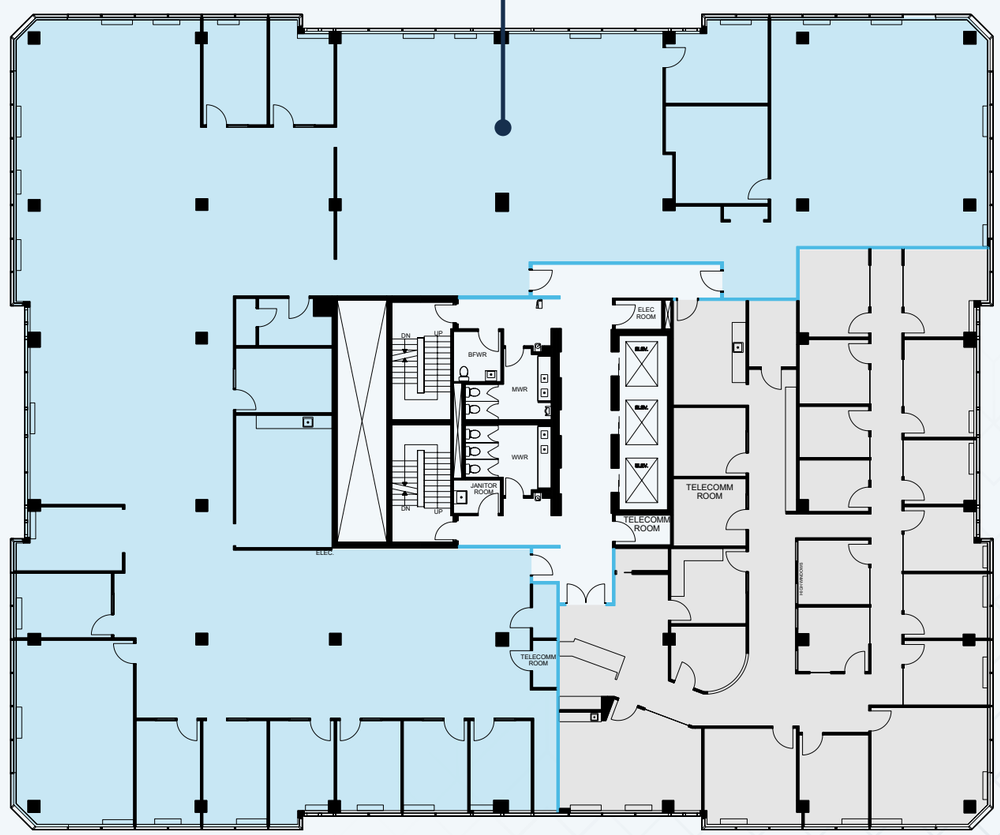
Ground Floor

SUITE 106
3,729 SF



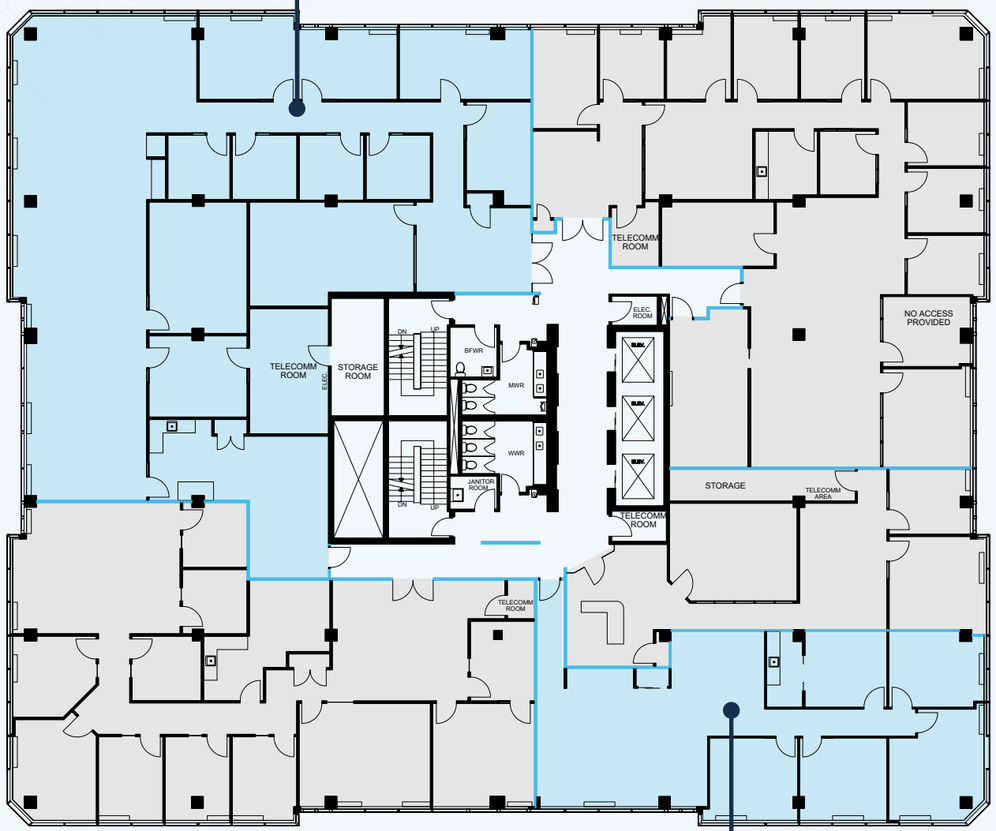
7th Floor

SUITE 701
12,715 SF



8th Floor

SUITE 800
5,690 SF



SUITE 803
2,213 SF







Conveniently CONNECTED

9001 de l'Acadie is ideally located in Montreal, offering easy access to major highways, public transit, and downtown. Surrounded by retail and dining, it provides a convenient and connected workplace for modern professionals.

DRIVE TIMES/DISTANCES

500 M.
METROPOLITAN HIGHWAY

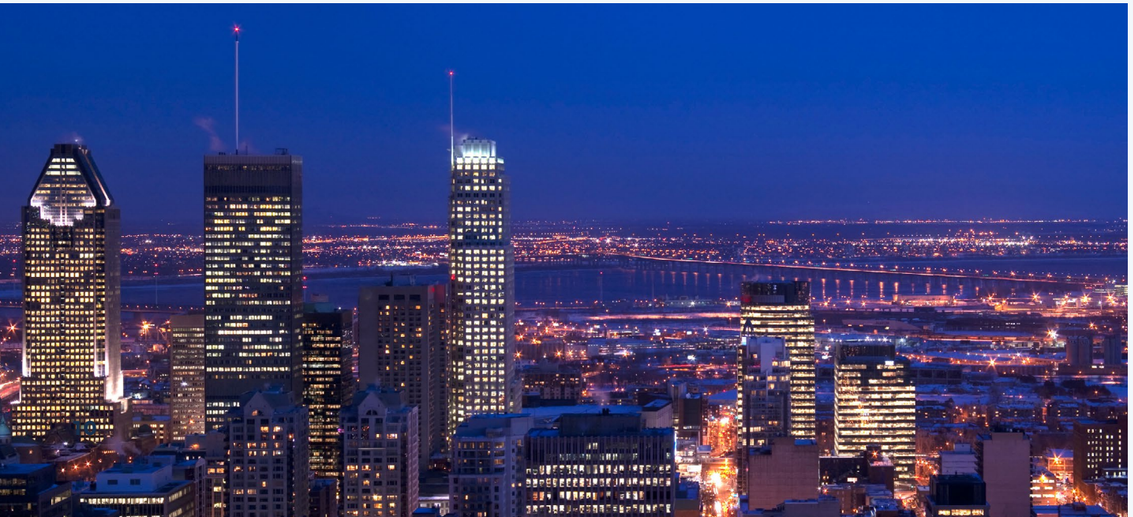
1.4 KM.
HIGHWAY 15

700 M.
GARE AHUNTSIC

950 M.
GARE CHABANEL

25 MIN.
DOWNTOWN

20 MIN.
AIRPORT (YUL)





Amenities
AT YOUR FINGERTIPS

Marché Central, spanning over 1 million square feet, is a premier shopping destination featuring over 75 brand-name stores, diverse outlets, and a variety of restaurants. It offers a modern shopping experience with a redesigned lobby, upgraded facilities, and comprehensive amenities including entertainment, family services, and ample parking. Conveniently accessible by public transit, Marché Central is a vibrant centre for both everyday needs and leisure activities, committed to sustainability and community engagement.

MODERN SHOPPING EXPERIENCE

16+ *Restaurants*

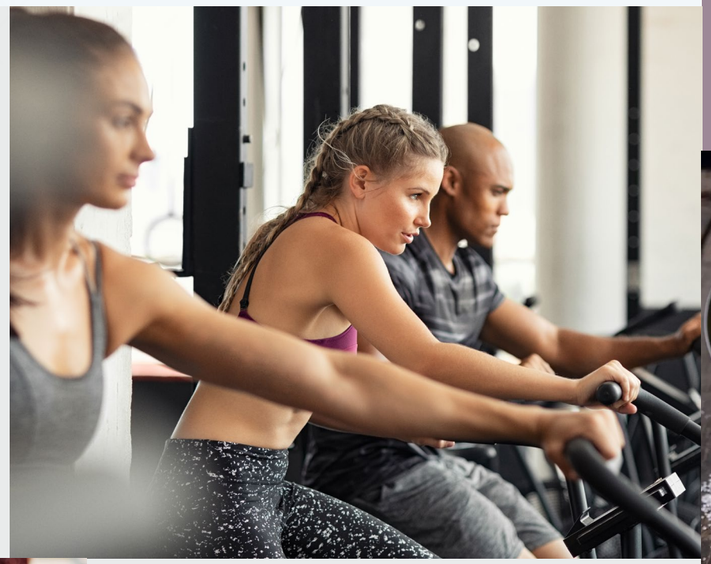
46+ *Retail Stores*



Day in the Life

6:30 AM

BEGIN YOUR DAY WITH AN ENERGIZING SPIN CLASS AT B.CYCLE ROCKLAND





8:30 AM

GRAB A COFFEE AND BREAKFAST AT ALLÔ MON COCO

Allô mon Coco

10:00 AM

COLLABORATE WITH YOUR TEAM IN THE CONFERENCE ROOM





12:00 PM

HEAD TO PIRI PIRI, JUST A SHORT WALK AWAY, FOR LUNCH ON THE GO

5:30 PM

MEET FRIENDS FOR SHOPPING AND A MOVIE TO UNWIND AND ENJOY YOUR EVENING





CONTACTS

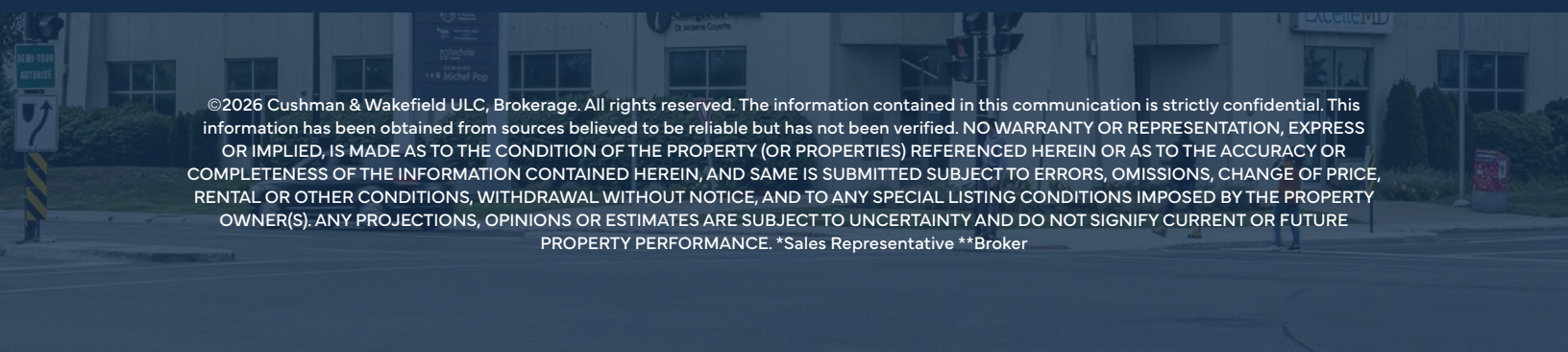
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