

VENEZ NOUS VOIR | COME VISIT!

Louez chez Tidan et profitez d'un séjour à une de nos propriétés.
Lease with Tidan and enjoy a getaway at one of our properties.

TIDAN INC.

LISTE DE DISPONIBILITÉ

AVAILABILITY LIST - Août | August 2026 -

EXPLORE OUR PROPERTIES | EN

DÉCOUVREZ NOS PROPRIÉTÉS | FR

TIDAN



GRUPE HÔTELIER
& IMMOBILIER

HOSPITALITY &
REAL ESTATE GROUP



MONTREAL

DOWNTOWN CORE

LE SUD-OUEST

GARMENT DISTRICT

ÎLE-DES-SOEURS

TOWN OF MOUNT-ROYAL

EASTERN CANADA

RIMOUSKI, QC

SAINT JOHN, NB

SYDNEY, NS

ST. JOHN'S, NL

OTHER

KINGSTON, ON

PORTFOLIO SUMMARY

Total buildings	23
Total portfolio SF	2,720,156
Number of Regions	12
Last Updated	2026/08/04



[HOME PAGE](#)



TIDAN INC. - AVAILABILITY LIST



DOWNTOWN CORE MONTREAL, QC



666 Sherbrooke St. W.
"Tour Tidan"



1130 Sherbrooke St. W.



TIDAN INC. - AVAILABILITY LIST



LE SUD-OUEST MONTREAL, QC



1555 Carrie Derick St.



1600 Notre-Dame St. W.
"Design Center"



Tidan Griffintown



TIDAN INC. - AVAILABILITY LIST



GARMENT DISTRICT MONTREAL, QC



9600 St-Laurent Blvd.



111 Chabanel St. W.



TIDAN INC. - AVAILABILITY LIST



ÎLE-DES-SŒURS

VERDUN, QC



3000 René-Lévesque



300 du Golf Rd.
"Tennis Île-des-Sœurs"



TIDAN INC. - AVAILABILITY LIST



TOWN OF MOUNT-ROYAL TMR, QC



5645-5675 Royalmount Ave.



8260-8300 Devonshire Rd.



1255 Laird St.
"Espace VMR"



TIDAN INC. - AVAILABILITY LIST



RIMOUSKI, QC EASTERN CANADA



320 St-Germain St. E.
"Le Séjour"



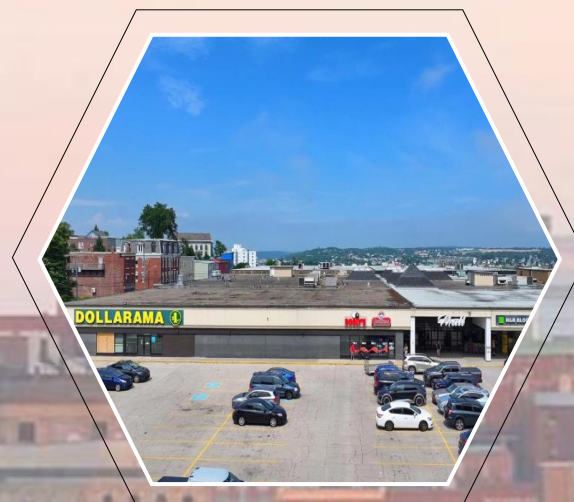
TIDAN INC. - AVAILABILITY LIST



SAINT JOHN, NB EASTERN CANADA



212 McAllister St.
"Parkway Mall"



20 Prince Edward St.
"Prince Edward Square Mall"



TIDAN INC. - AVAILABILITY LIST



SYDNEY, NS EASTERN CANADA



45 Keltic Drive
"Keltic Plaza"



TIDAN INC. - AVAILABILITY LIST



ST. JOHN'S, NL EASTERN CANADA



370 Torbay Rd.
"Bally Rou Place"



TIDAN INC. - AVAILABILITY LIST



KINGSTON, ON OTHER



1187 Princess St.
"Strata Center"

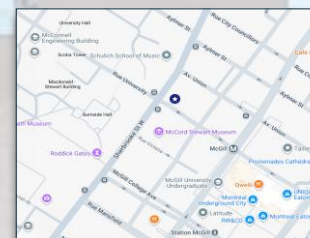


TOUR TIDAN - 666 Sherbrooke St. W.

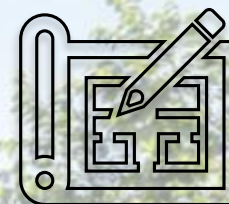


Market: Downtown Core
Class: B+
Additional: \$14.14
GLA: 118,694 SF
Vacant: 17,290 SF
Max Contig.: 9,730 SF
Floor Plate: 5,560 SF

MAP LOCATION



FLOORPLANS



BROCHURE

[TOUR TIDAN - ENG.pdf](#)

SUITE VACANT SPACE (SF)

300	3,700
400	3,860
800	5,560
900	2,780
902	1,390

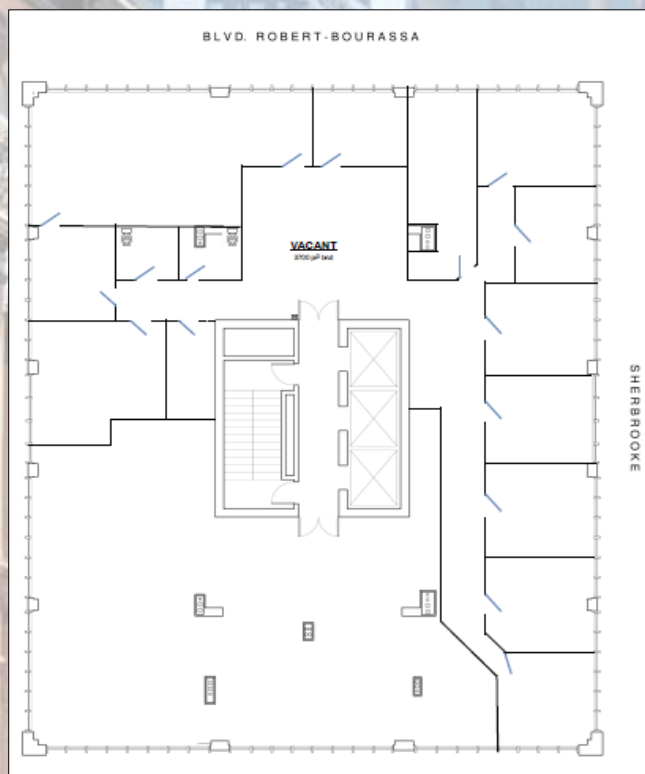
PROPERTY HIGHLIGHTS

- Carefully maintained Class B+ office building
- Unobstructed views of Mount Royal
- Indoor parking available
- 24/7 HVAC
- Less than a thirty (30) second walk to McGill Metro
- Direct ground-floor access to Tim Hortons, Boustan, Madame Poulet, Sushiyo, convenience store, and RBC
- Turn-key buildouts
 - In-house construction team
 - Exceptionally expeditious turnaround time
 - First-in-class tailor-made spaces

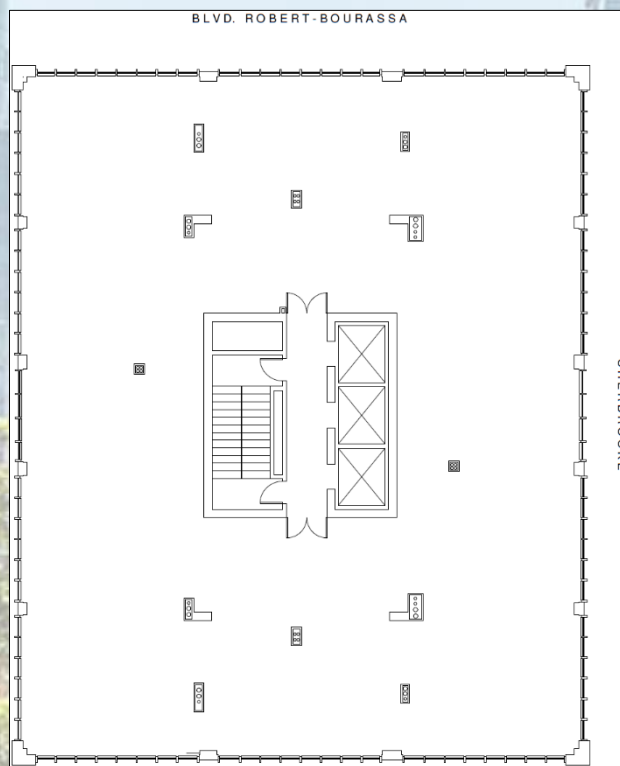


FLOOR PLANS

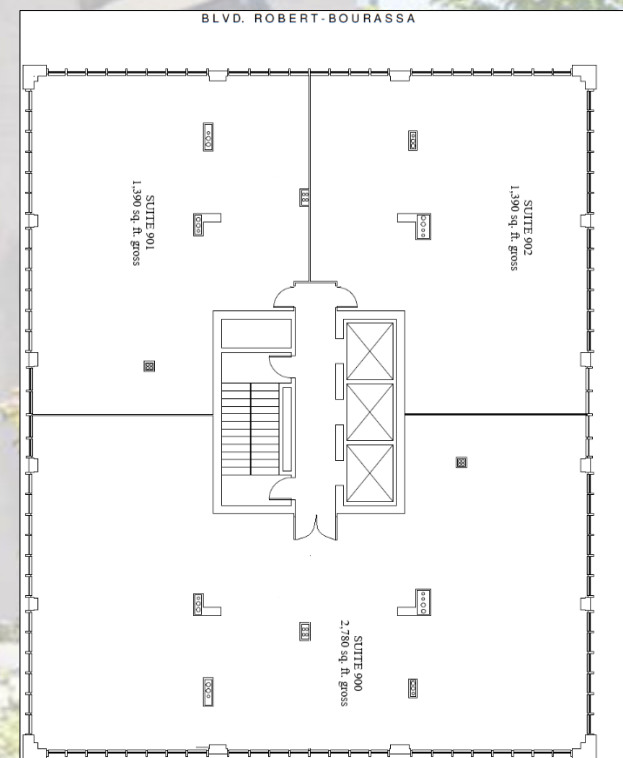
SUITE 300 | 3,700 SF



SUITE 800 | 5,560 SF



SUITES 900 & 902



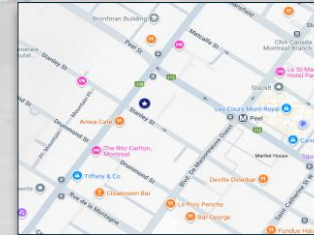


1130 Sherbrooke St. W.



Market: Downtown Core
Class: A
Additional: \$18.00
GLA: 230,738 SF
Vacant: 44,239 SF
Max Contig.: 14,672 SF
Floor Plate: 14,672 SF

MAP LOCATION



FLOORPLANS



BROCHURE

[1130 SHERBROOKE - ENG.pdf](#)

SUITE

VACANT SPACE (SF)

PROPERTY HIGHLIGHTS

202	5,171
203	5,653
401	2,028
403	2,246
501	7,060
700	14,672
1300	6,436

- Class A office building under brand new ownership
- Prestigious Sherbrooke address located in the Golden Square Mile
- Column-free floor plates
- Two (2) minute walk to Peel Metro
- 24/7 HVAC
- Major capital projects: new garage, elevators, lobby, and landings
- Interior parking available; ratio 1/1,500 SF
- Turn-key buildouts
 - In-house construction team
 - Exceptionally expeditious turnaround time
 - First-in-class tailor-made spaces

Architectural floor plan of the 10th floor of the Stanley Sherbrooke building. The plan shows a central core with a staircase, elevator, and restrooms. The core is labeled "10TH FLOOR 14,672 SF". The plan includes a grid system with columns A through E and rows 1 through 5. Dimensions are provided for various sections. The plan also shows a "STORAGE" area and a "REST SPACE" area. The building is labeled "STANLEY" at the top and "SHERBROOKE" on the right side.



1555 Carrie-Derick

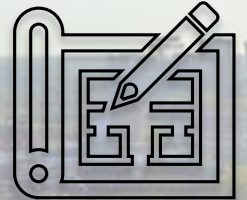


Market: Bridge-Bonaventure, PEPSC
Class: B
Additional: \$4.71
GLA: 82,234 SF
Vacant: 82,234 SF
Max Contig.: 82,234 SF

MAP LOCATION



FLOORPLANS



SUITE VACANT SPACE (SF)

100	41,117
200	35,117

PROPERTY HIGHLIGHTS

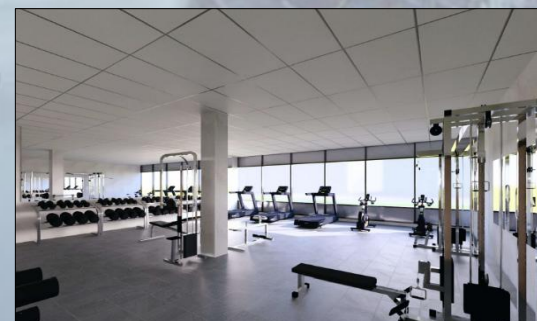
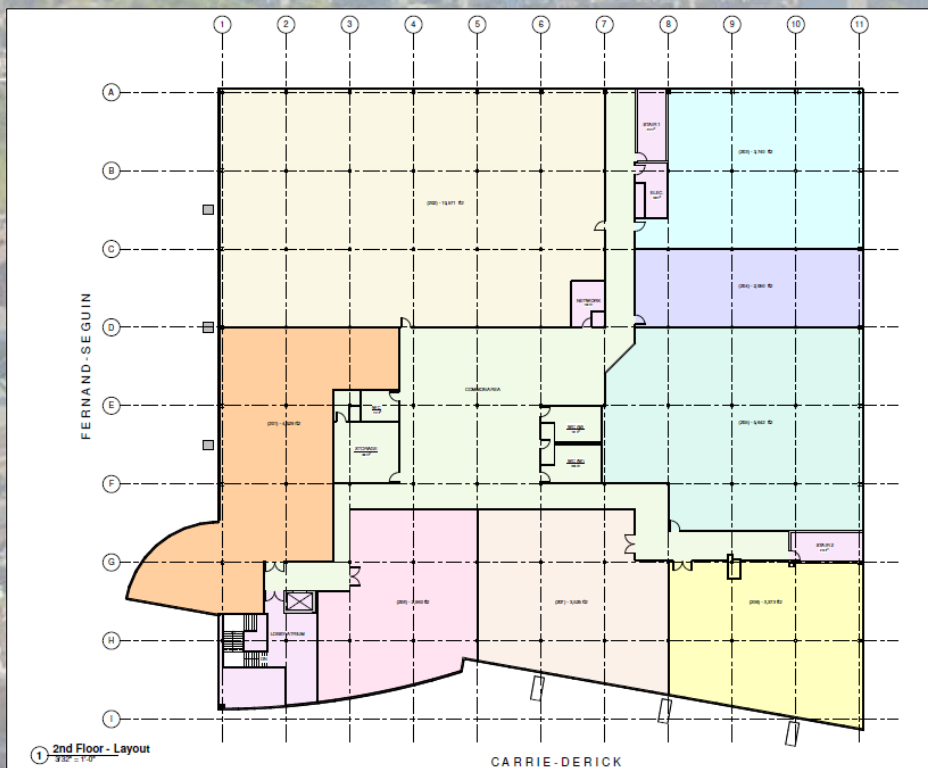
- Includes cafeteria, gym, showers, and wellness amenities
- Move-in ready condition with modern and flexible open floor plates with abundant natural light
- Quick access to downtown Montreal, major highways, and public transit
- Over 200 exterior parking spaces on site
- Located in Bridge-Bonaventure, an emerging innovation district



FLOOR PLANS

2ND FLOOR | 76,234 SF (DIVISIBLE)

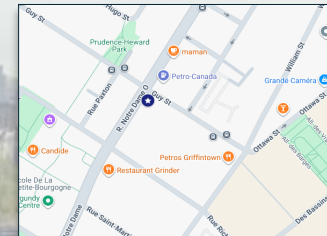
PROPERTY PHOTOS





Market: Griffintown / Little Burgundy
Class: B
Additional: \$7.42
GLA: 145,519 SF
Vacant: 0 SF

MAP LOCATION



SUITE

VACANT SPACE (SF)

FULLY LEASED

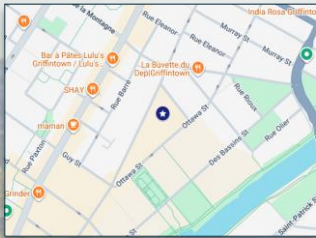
PROPERTY HIGHLIGHTS

- Conveniently situated at the edge of Downtown Montreal
- Steps away to major universities, stores, and restaurants
- Located in a busy tourist and business area of Griffintown
- Large studios with bathrooms and showers

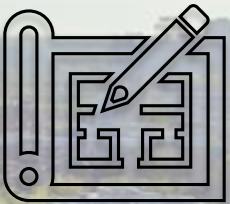


Market: Griffintown
Additional: TBD
GLA: ≈38,500 SF

MAP LOCATION



FLOORPLANS



SUITE	VACANT SPACE (SF)	TYPE	PROPERTY HIGHLIGHTS
-------	-------------------	------	---------------------

- | | | | |
|---|---|---|---|
| - | - | - | <ul style="list-style-type: none">• Located in the heart of Griffintown with excellent access to downtown core• Upcoming Griffintown-Bernard-Landry REM station making easy commuting for employees and clients• Proximity to numerous bus routes and road access• Next to the Lachine Canal for walking and biking convenience• Area features a mix of modern condo towers, restaurants, and cafés |
|---|---|---|---|

FLOOR PLANS

GROUND FLOOR PLANS

Plan RDC

- Commercial
- Résidentiel
- Aménités résidentielles

Superficie brute: ± 87 800 pi²

Tidan Griffintown





FLOOR PLANS

AXONOMETRIC PROJECTION OF PROPERTY



STRATEGY B: URBAN FRAGMENT



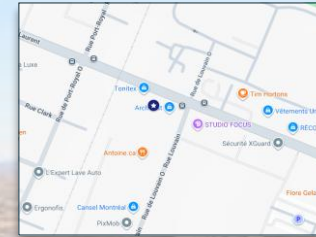


9600 St-Laurent Blvd.

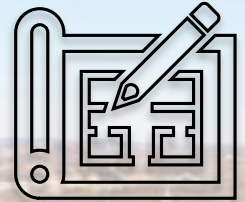


Market: Garment District
Additional: \$2.81
GLA: 312,827 SF
Vacant: 52,845 SF

MAP LOCATION



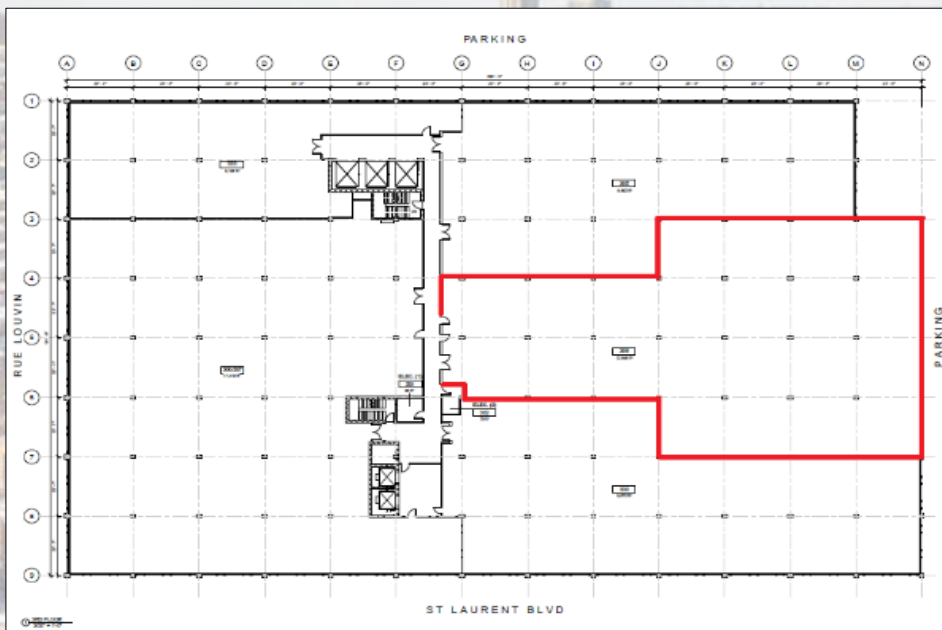
FLOORPLANS



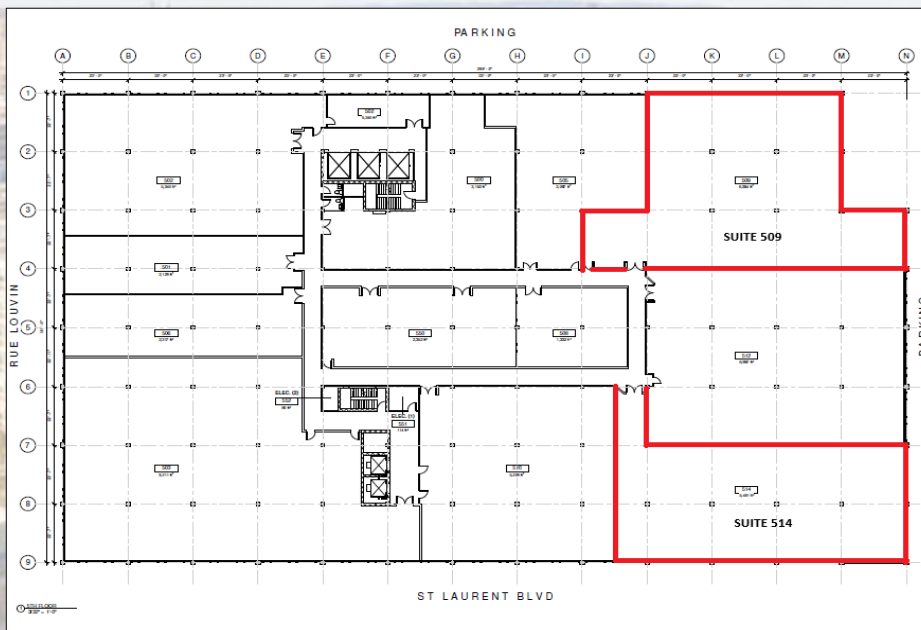
SUITE	VACANT SPACE (SF)	COMMENTS	PROPERTY HIGHLIGHTS
200	27,417	Dedicated ground floor loading dock	• Situated in the heart of Montreal's Fashion District • Loft style building featuring retail, office, and warehouse spaces • Dedicated conveyer belt on ground floor • Close proximity to Marché Central • Next to the Chabanel train station
306	13,552		
509	6,384		
514	5,492		

FLOOR PLANS

SUITE 306 | 13,552 SF



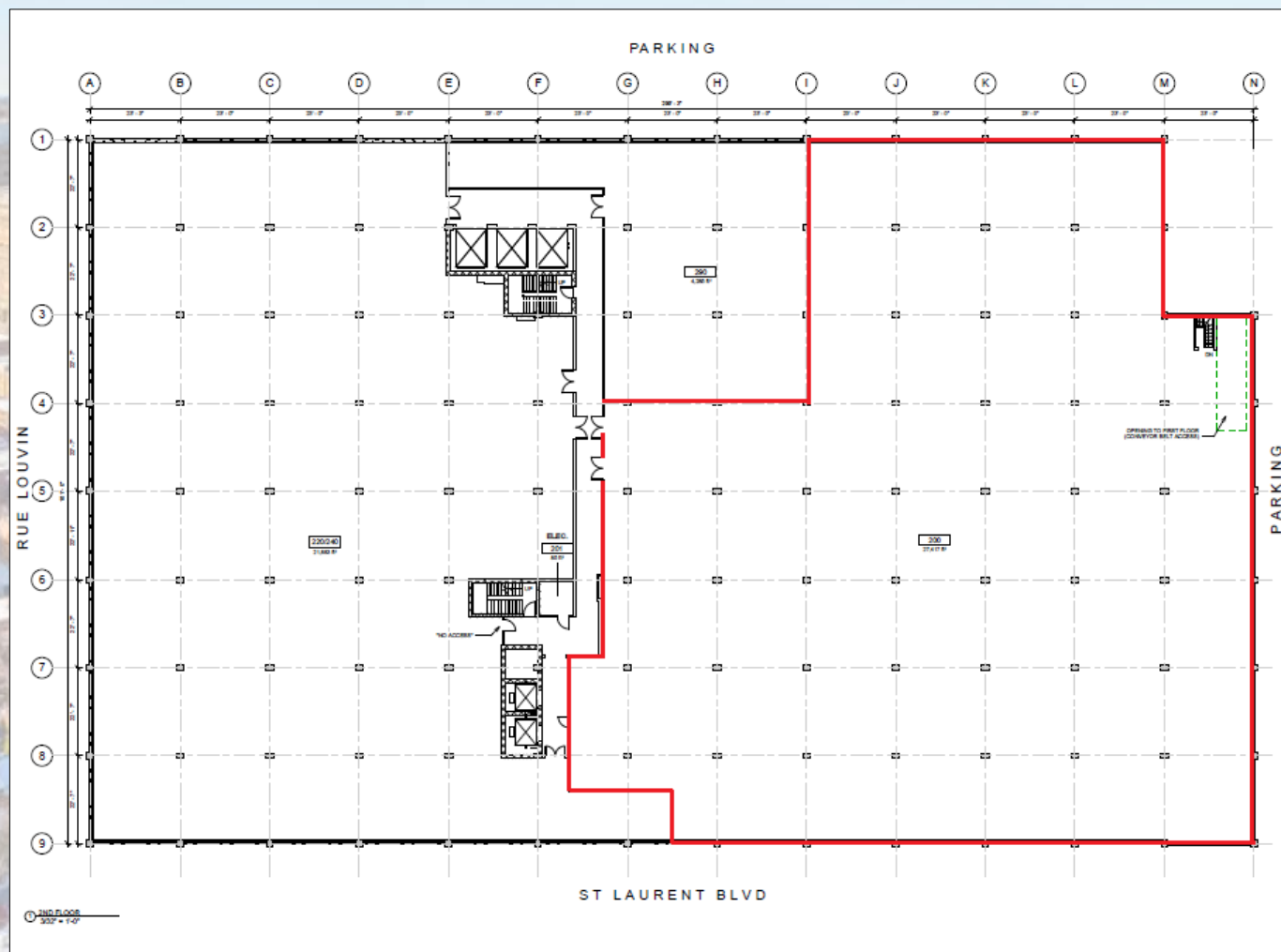
SUITES 509 & 514 | 6,384 SF & 5,492 SF





FLOOR PLANS

SUITE 200 | 27,417 SF



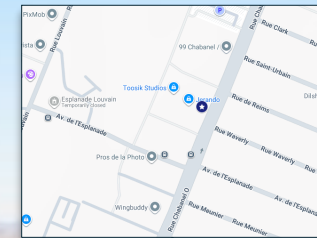


111 Chabanel W.

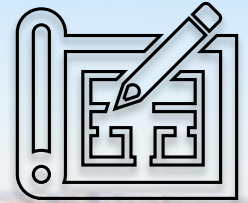


Market: Garment District
Additional: \$3.38
GLA: 418,023 SF
Vacant: 42,273 SF

MAP LOCATION



FLOORPLANS



BROCHURE

[111 CHABANEL - ENG.pdf](#)

SUITE	VACANT SPACE (SF)	TYPE
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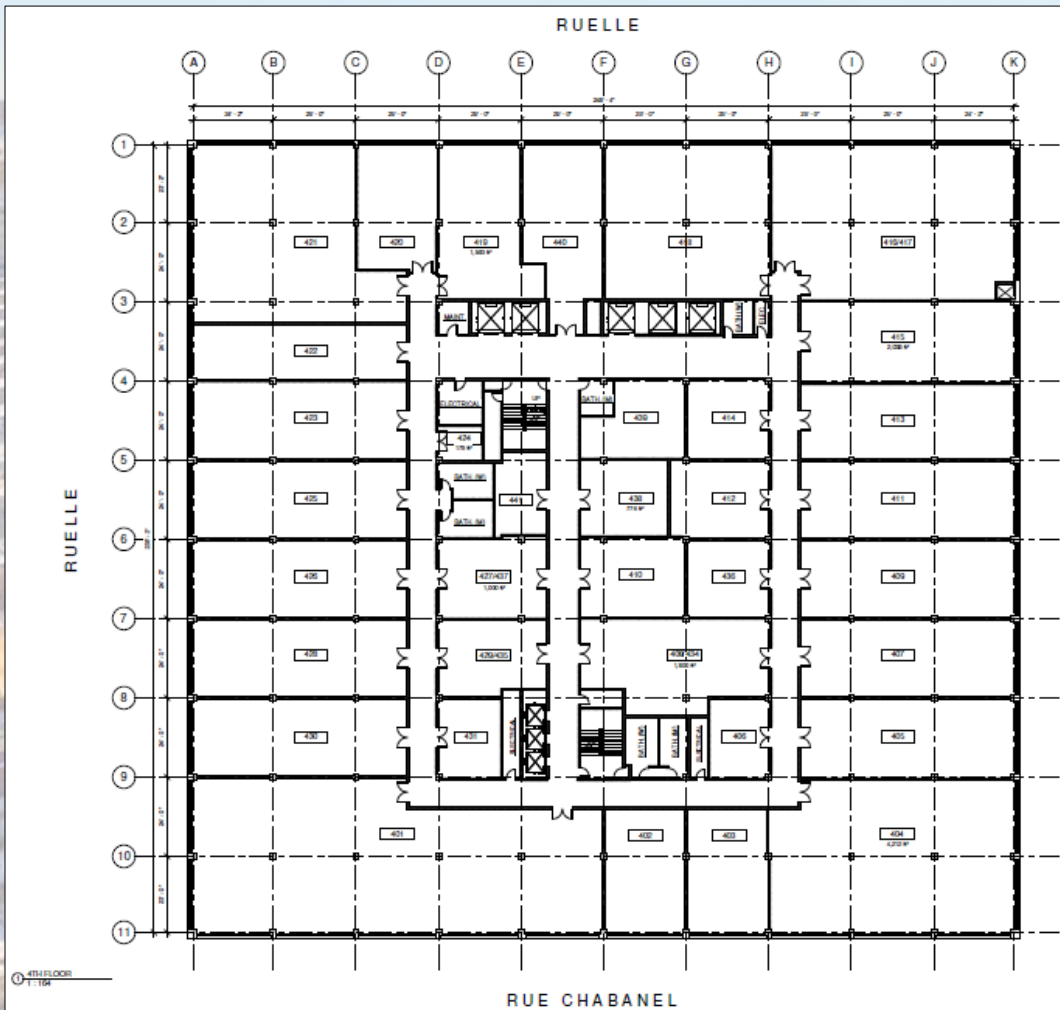
102	2,596	Retail
404	4,213	Flex
408	1,799	Flex
415	1,997	Flex
424	176	Flex
503	3,888	Industrial
515	3,872	Industrial
603	1,156	Flex
605	1,920	Flex
607	1,920	Flex
616	3,056	Flex
617	5,580	Industrial
634	1,162	
704	8,938	

PROPERTY HIGHLIGHTS

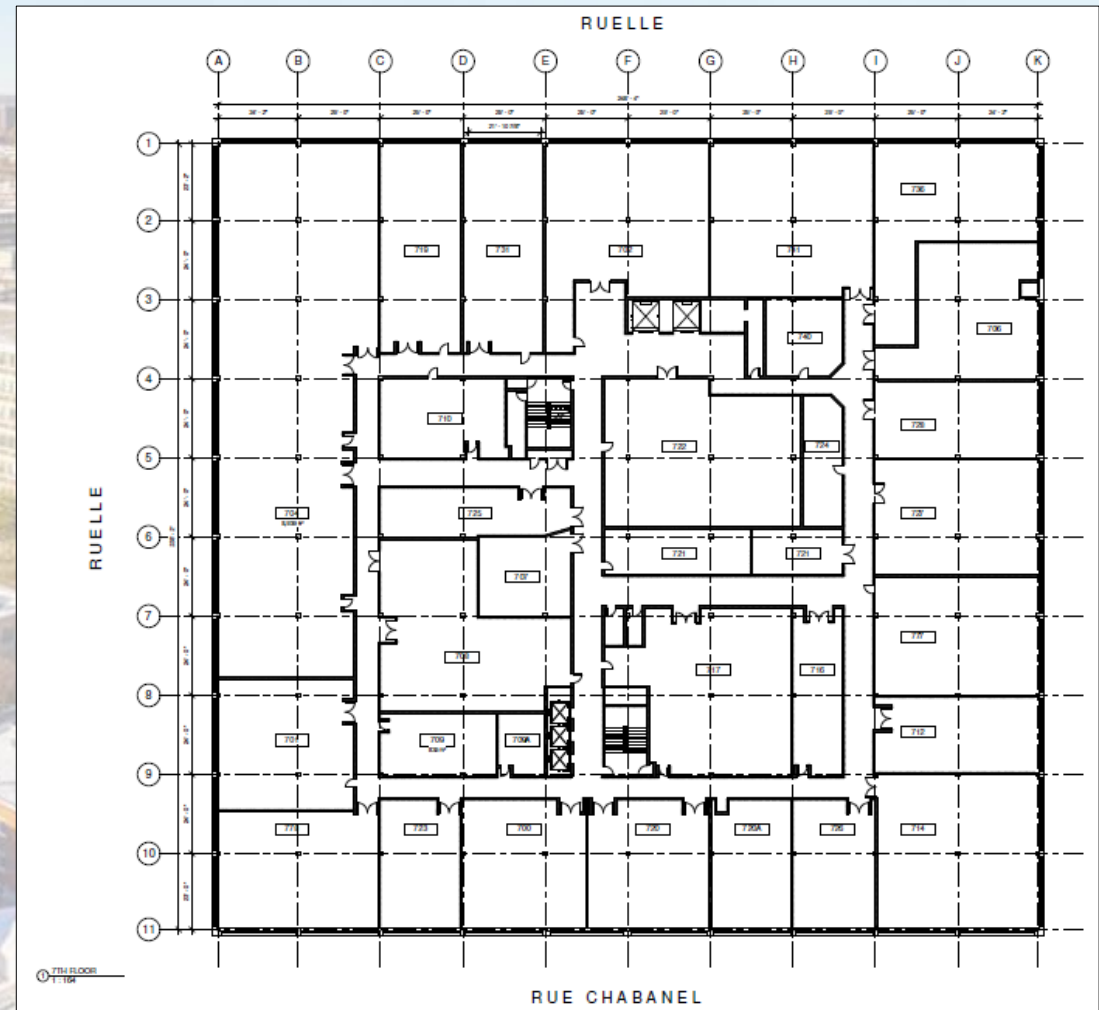
- Situated in Montreal's Fashion District, close to Chabanel train station
- Bright versatile spaces with large windows
- Central heating and A/C
- Ideal for creative & innovative businesses that need a mix of office, warehouse, or studio
- Ample underground parking

FLOOR PLANS

4TH FLOOR



7TH FLOOR



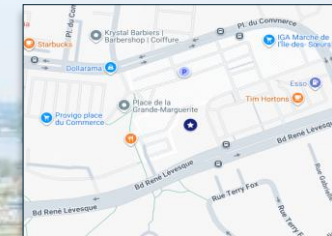


3000 René-Lévesque Blvd



Market: Île-des-Sœurs
Class: B+
Additional: \$12.05
GLA: 74,437 SF
Vacant: 0 SF

MAP LOCATION



SUITE

VACANT SPACE (SF)

TYPE

PROPERTY HIGHLIGHTS

FULLY LEASED

- Conveniently located near the entrance of Nun's Island
- Exceptional proximity to the REM station
- Provides free unreserved interior and exterior parking (150+ spaces)
- Fully customizable office floors
- Large windows with amazing natural light
- 24/7/365 secure access to the premises



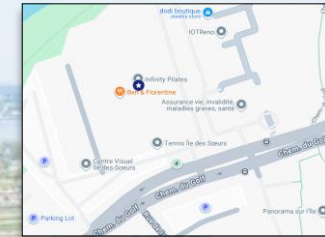


Île-des-Sœurs Tennis Club - 300 du Golf Rd.



Market: Île-des-Sœurs
Additional: N/A
GLA: 10,000 SF
Vacant: 0 SF

MAP LOCATION



SUITE VACANT SPACE (SF)

- FULLY LEASED

PROPERTY HIGHLIGHTS

- Largest indoor tennis facility in North America
- Proximity to Place du Commerce
- LED-lighting system in all 20 courts
- 6 clay courts with a full view of the terrace
- Air conditioning in all buildings
- Gym with 10,000 sq. ft. of training space with best in-class equipment





Édifices Royalmount



5645 ROYALMOUNT AVE.



Market: TMR
Additional: \$3.43
GLA: 48,530 SF
Vacant: 0 SF

5665 ROYALMOUNT AVE.



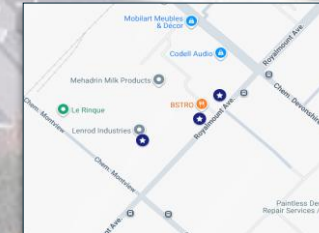
Market: TMR
Class: B
Additional: \$6.76
GLA: 50,932 SF
Vacant: 16,580 SF

5675 ROYALMOUNT AVE.

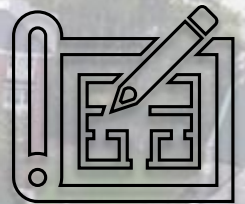


Market: TMR
Class: C
Additional: \$4.49
GLA: 110,245 SF
Vacant: 6,930 SF

MAP LOCATION



FLOORPLANS



SUITE

VACANT SPACE (SF)

COMMENTS

PROPERTY HIGHLIGHTS

5659
5665 - 210

5675 - 210
5675 - 300

7,258
2,546

2,310
4,620

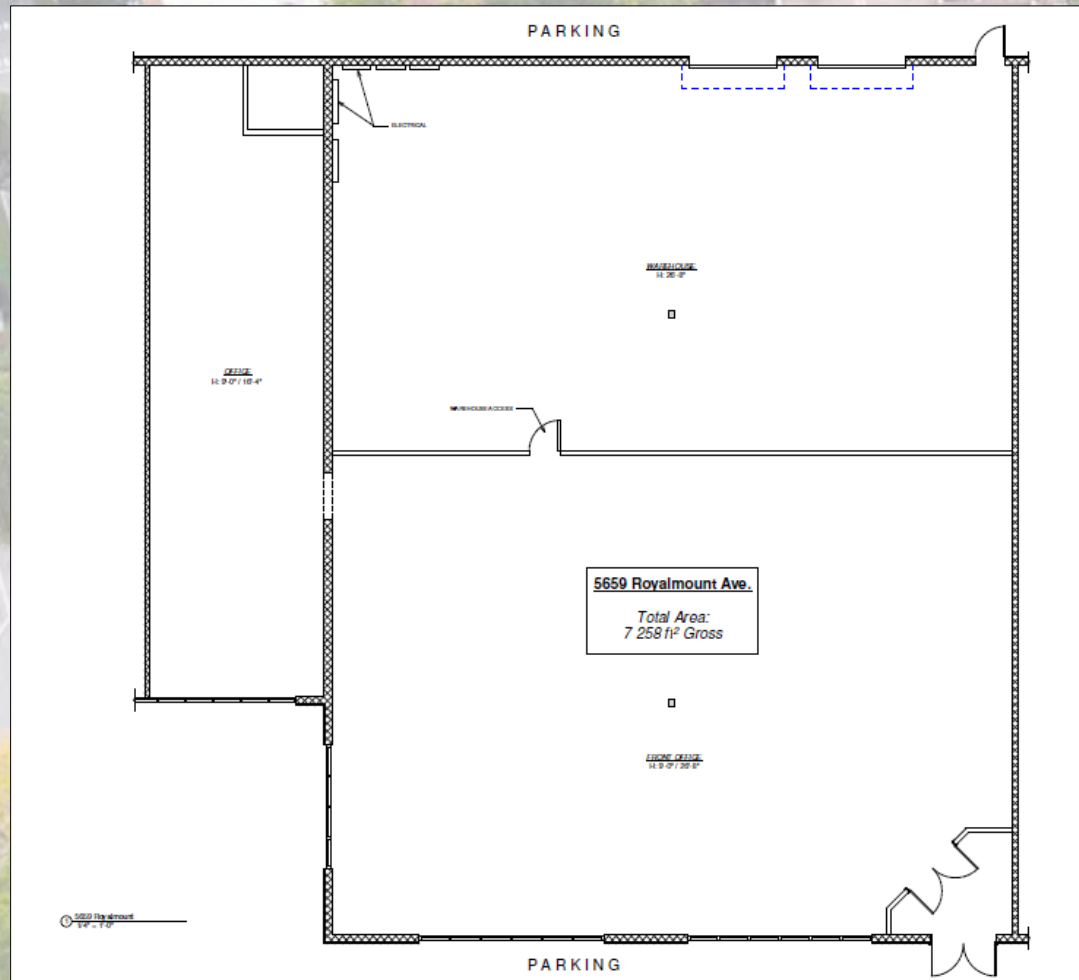
27 ft ceilings, dock
Office

Office
Office

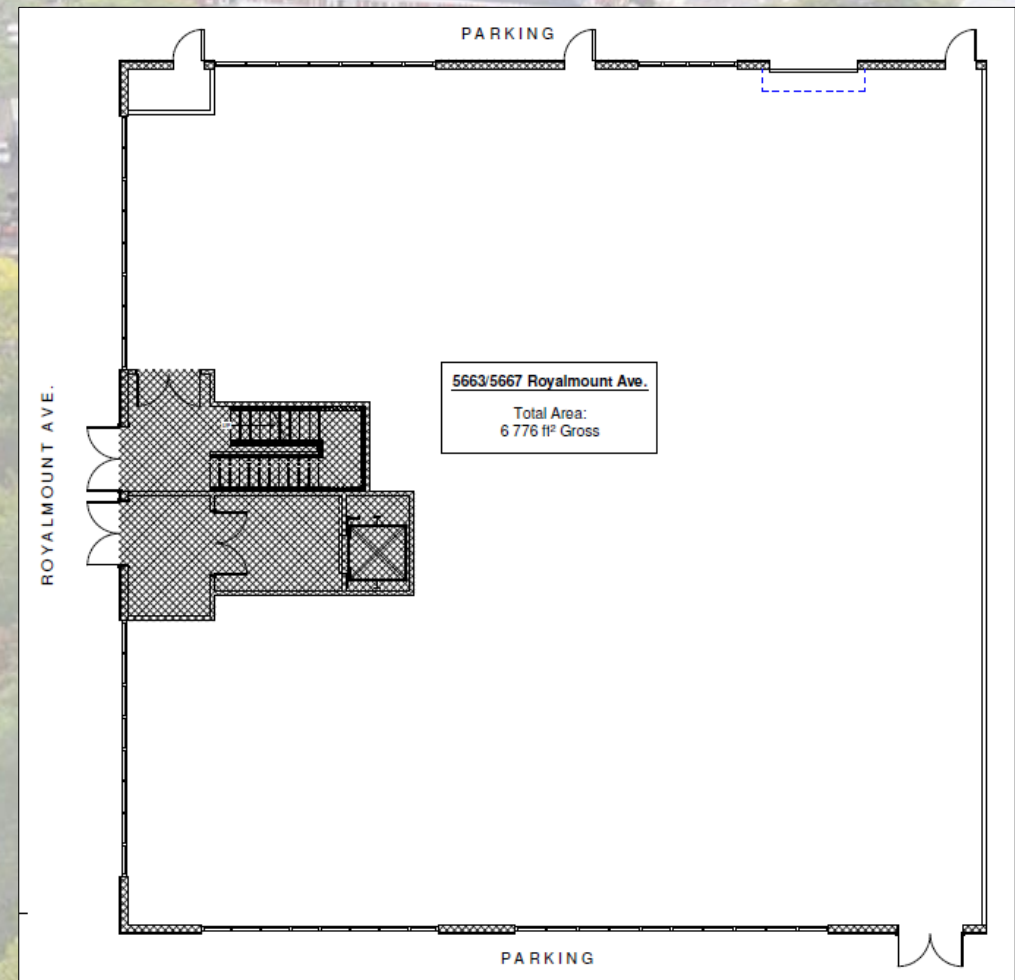
- Ample exterior parking
- Proximity to Highway 15 and Metropolitan Autoroute
- Close to Royalmount, Montreal's newest and immense lifestyle destination

FLOOR PLANS

5659 ROYALMOUNT | 7,258 SF



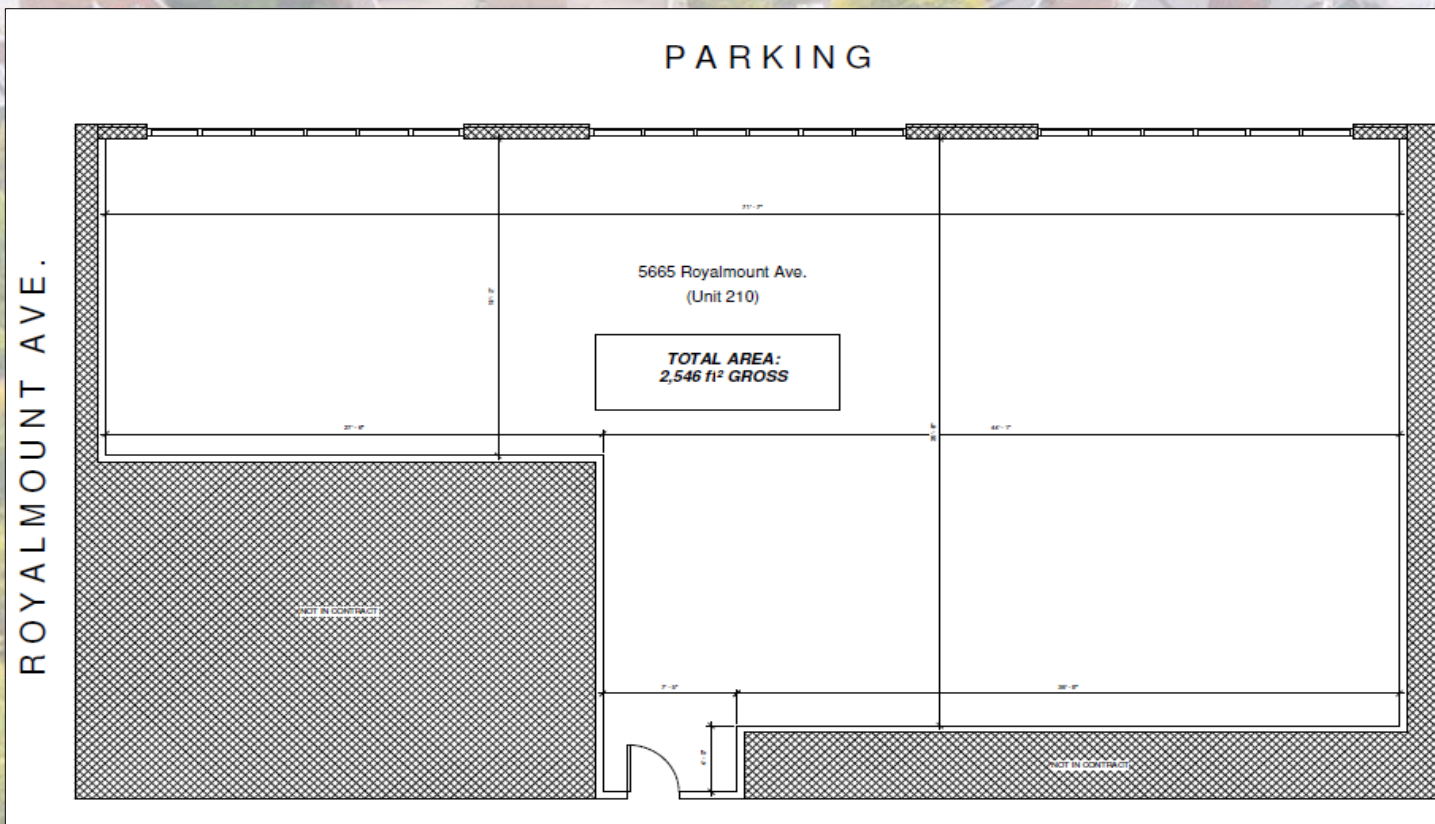
5663/5667 ROYALMOUNT | 6,776 SF





FLOOR PLANS

5665 ROYALMOUNT - SUITE 210 | 2,546 SF





Édifices Royalmount



8260 DEVONSHIRE RD.



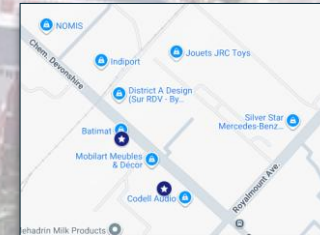
Market: TMR
Class: B+
Additional: \$6.63
GLA: 34,677 SF
Vacant: 0 SF

8300 DEVONSHIRE RD.



Market: TMR
Class: B+
Additional: \$3.88
GLA: 94,232 SF
Vacant: 2,414 SF

MAP LOCATION



SUITE

8300 - 203

VACANT SPACE (SF)

2,414

COMMENTS

Office

PROPERTY HIGHLIGHTS

- Ample exterior parking
- Proximity to Highway 15 and Metropolitan Autoroute
- Close to Royalmount, Montreal's newest and immense lifestyle destination

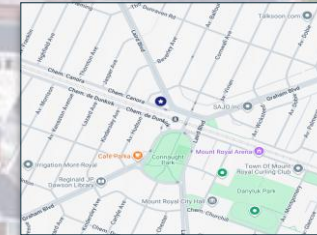


Espace VMR - 1255 Laird Blvd.



Market: Downtown TMR
Class: B
Additional: \$9.85
GLA: 81,274 SF
Vacant: 11,081 SF
Max Contig.: 5,300 SF

MAP LOCATION



FLOORPLANS



SUITE	VACANT SPACE (SF)	TYPE	PROPERTY HIGHLIGHTS
105	2,449	Office	• Prime location: Situated in the heart of TMR, offering a peaceful and professional milieu • One (1) minute walk to brand new REM, station Ville-de-Mont-Royal • Access to Downtown Montreal in seven (7) minutes • Proximity to Highway 40 and public transit for convenient commuting • Indoor parking available
110	1,139	Office	
160	1,380	Office	
257	602	Office	
333	3,438	Office	
386	929	Office	
390	1,144	Office	

FLOOR PLANS

SUITES 102, 105, 110, 160

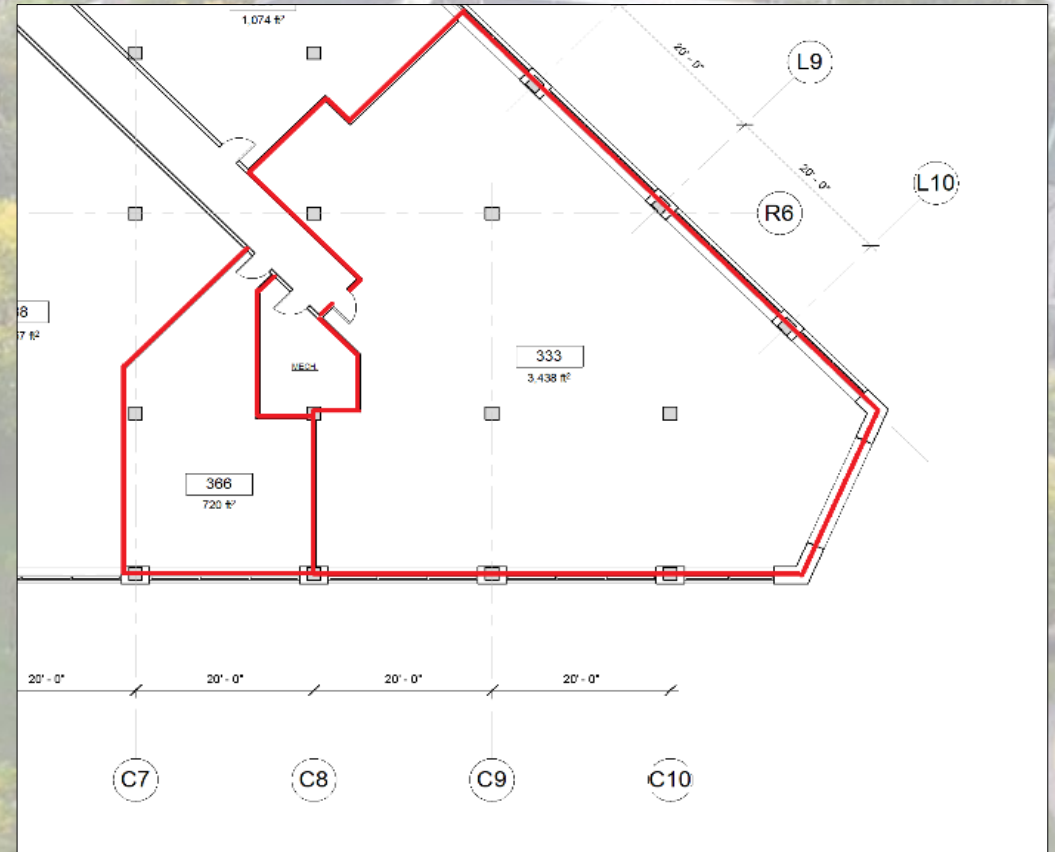


FLOOR PLANS

SUITES 256 & 257 | 1,990 SF & 602 SF



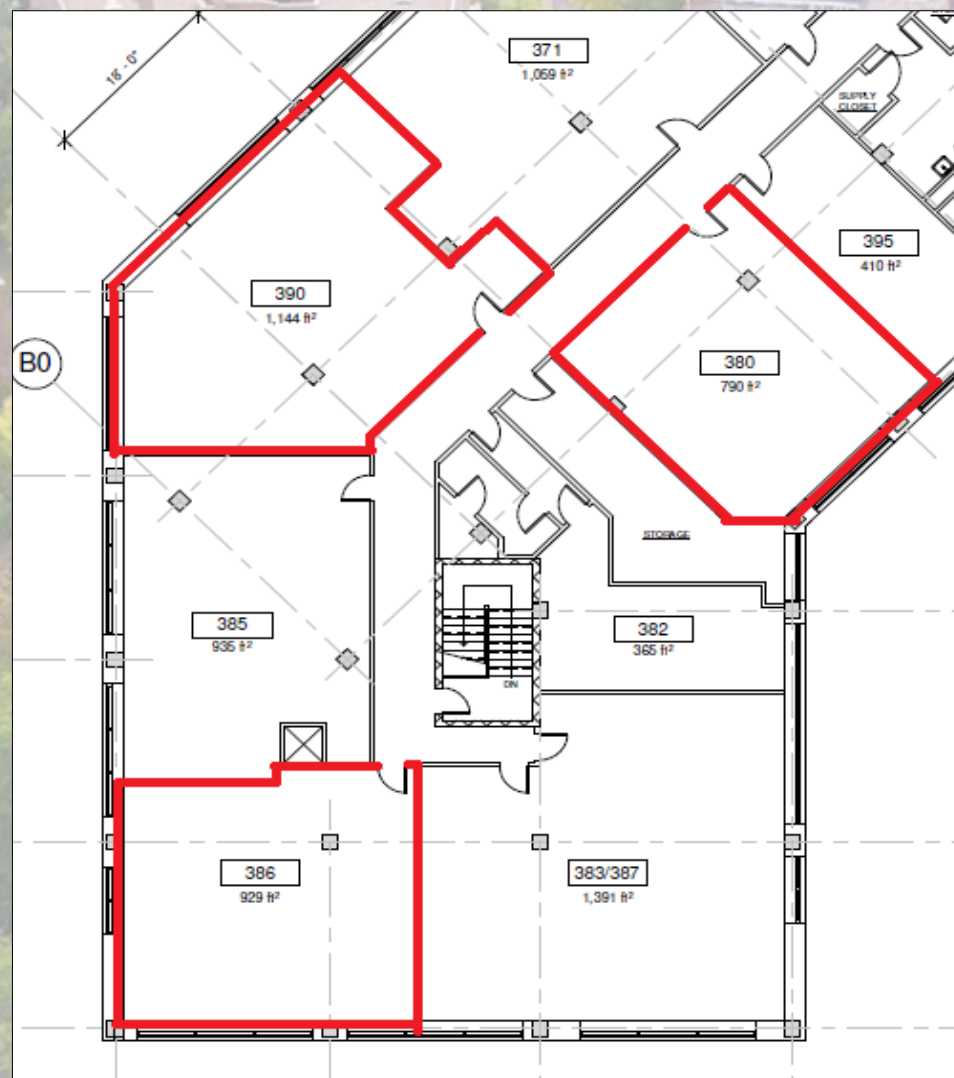
SUITES 333 & 366





FLOOR PLANS

SUITES 380, 386, & 390



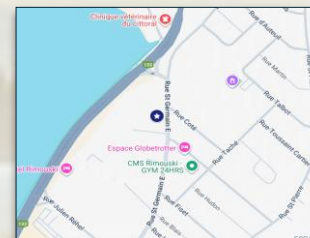


Le Séjour - 320 St-Germain St. E.

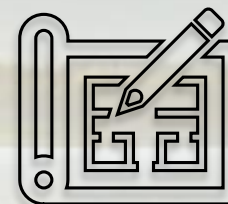


Market: Downtown Rimouski
Class: B
Additional: \$8.36
GLA: 72,515 SF
Vacant: 18,259 SF
Max Contig.: 10,448 SF

MAP LOCATION



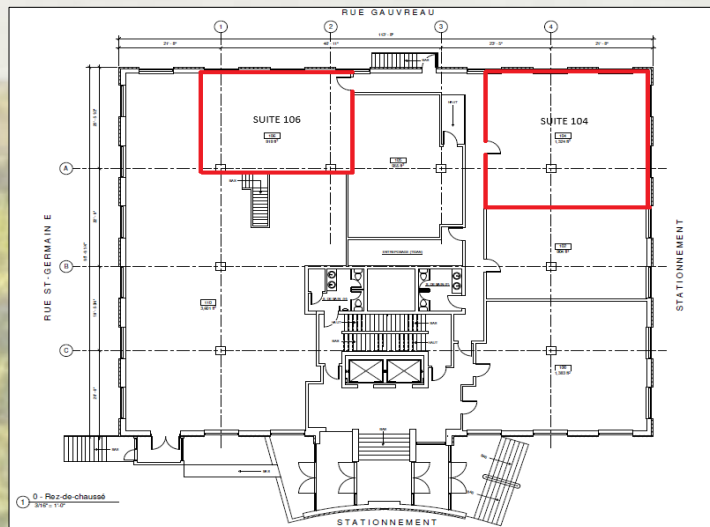
FLOORPLANS



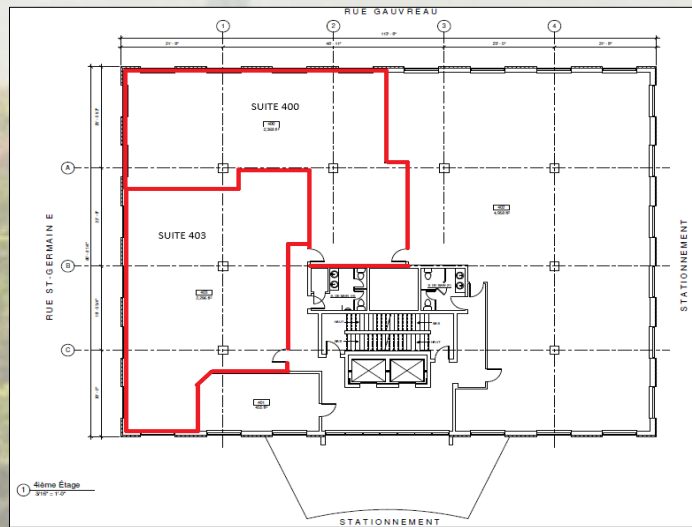
SUITE	VACANT SPACE (SF)	TYPE	PROPERTY HIGHLIGHTS
102	904	Retail	• In the heart of Rimouski - immediate access off Route 132 and Highway 20 • Ample parking on-site • Beautiful panoramic views of the St-Lawrence River
104	1,324	Retail	
106	919	Office	
400	2,368	Office	
403	2,296	Office	
500	7,217	Office	
501	2,486	Office	
502	745	Office	

FLOOR PLANS

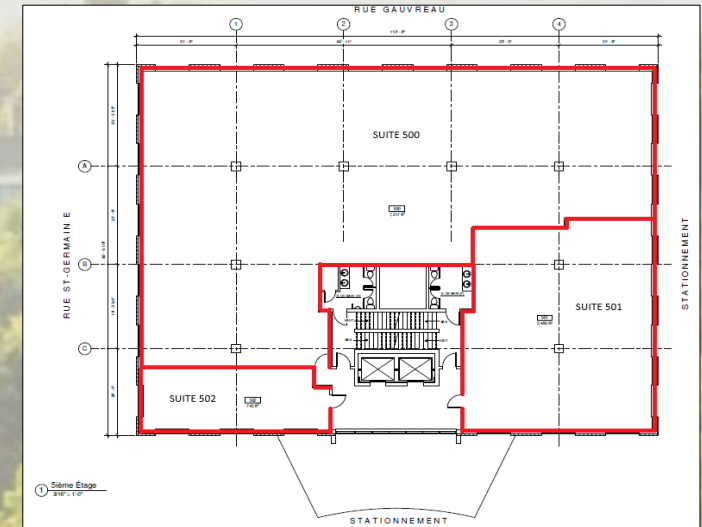
SUITE 104 & 106 | 1,324 SF & 750 SF



SUITE 400 & 403 | 2,368 SF & 2,296 SF



SUITES 500, 501, & 502





Parkway Mall - 212 McAllister Dr.

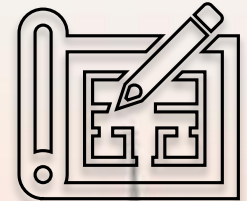


Market: McAllister Dr. Commercial Node
Additional: \$6.45
GLA: 215,954 SF
Vacant: 16,421 SF

MAP LOCATION



FLOORPLANS



SUITE	VACANT SPACE (SF)	TYPE	PROPERTY HIGHLIGHTS
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117	10,021	Retail	• Situated in the East Saint John/McAllister community, the city's prime shopping district • Anchored by Loblaws (No Frills), Value Village, and Pharmasave • Minutes from Highway 1
130A	6,400	Retail	



This architectural floor plan shows a building layout with various rooms and dimensions. The plan is oriented horizontally. On the left side, there is a vertical wall with a door opening into a large room. This large room has a width of 12'0" and a height of 12'0". It contains a large green area, possibly a lawn or garden, and a small structure. To the right of this large room is a long corridor or hallway with a width of 12'0". This corridor leads to a series of rooms on the right side. These rooms include a kitchen area with a sink and stove, a bathroom, and a bedroom. The dimensions of these rooms are: Kitchen 12'0" x 12'0", Bathroom 12'0" x 12'0", and Bedroom 12'0" x 12'0". There are also several smaller rooms and a central area with a green lawn. The overall dimensions of the building are 12'0" wide and 12'0" high. The plan includes various architectural symbols such as doors, windows, and furniture.

[illegible]

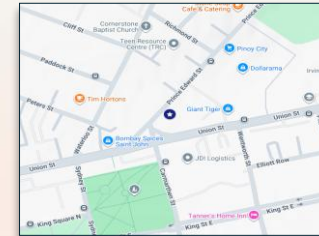


Prince Edward Square Mall - 20 Prince Edward St.

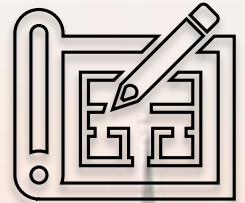


Market: Saint John Uptown
Additional: \$6.39
GLA: 159,105 SF
Vacant: 94,299 SF
Max Contig.:

MAP LOCATION



FLOORPLANS



SUITE	VACANT SPACE (SF)	TYPE
ER103	6,431	Retail
ER106	1,006	Retail
ER109	3,500	Retail
ER111	3,130	Retail
ER128	39,176	Retail
ER129	25,711	Retail
ER138	6,440	Retail
ER201	1,200	Retail
ER202	2,000	Retail
ER203	5,705	Retail

PROPERTY HIGHLIGHTS

- Situated close to the core of Uptown Saint John, its financial, entertainment, and cultural hub
- Corporate head offices, post-secondary facilities, hotels, shops, bars, restaurants nearby
- Ample outdoor and underground parking



SITE PLAN





Keltic Plaza - 45 Keltic Dr.

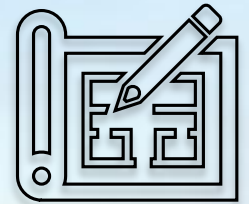


Market: Sydney River
Additional: \$3.33
GLA: 235,660 SF
Vacant: 13,709 SF
Max Contig.:

MAP LOCATION



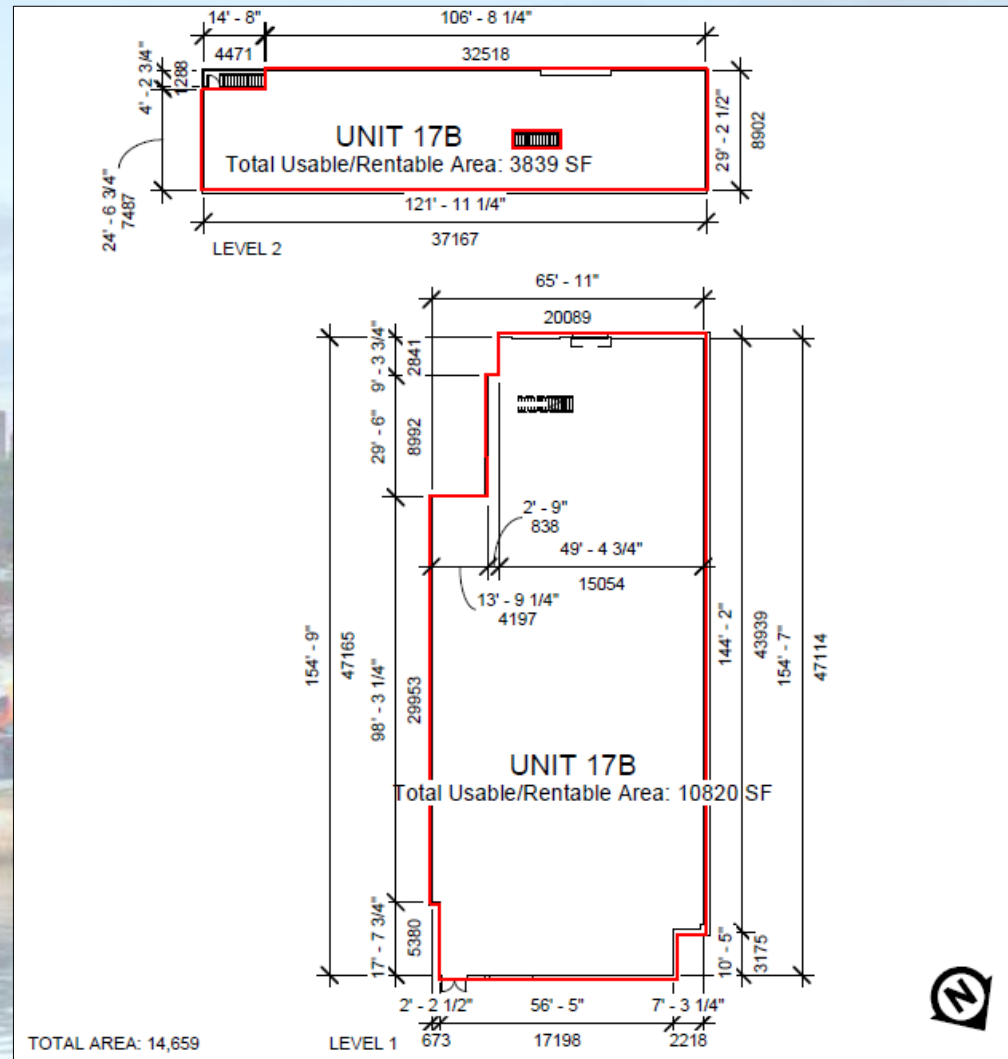
FLOORPLANS



SUITE	VACANT SPACE (SF)	TYPE	PROPERTY HIGHLIGHTS
17	10,457	Retail	• Situated in the heart of Sydney River, at the interchange between Highway 125 & 4 • Large mixed use retail center anchored by Dollarama, Sobeys, and Walmart • Strategically positioned near several schools, sports facilities, restaurants, & retail spaces • Bordered by Keltic Dr. & Kings Rd., some of the busiest roadways in the area
07A	937	Retail	
15B	2,315	Storage	

FLOOR PLANS

SUITE 17B



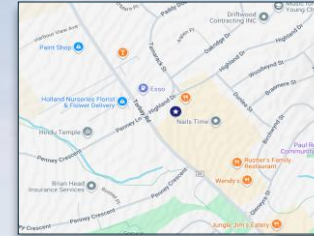


Bally Rou Place - 370 Torbay Rd.

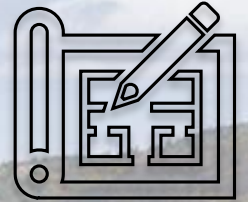


Market: Torbay Rd. Commercial District
Class: B
Additional: \$7.39
GLA: 60,816 SF
Vacant: 25,948 SF
Max Contig.: 13,000 SF

MAP LOCATION



FLOORPLANS



SUITE VACANT SPACE (SF)

TYPE

PROPERTY HIGHLIGHTS

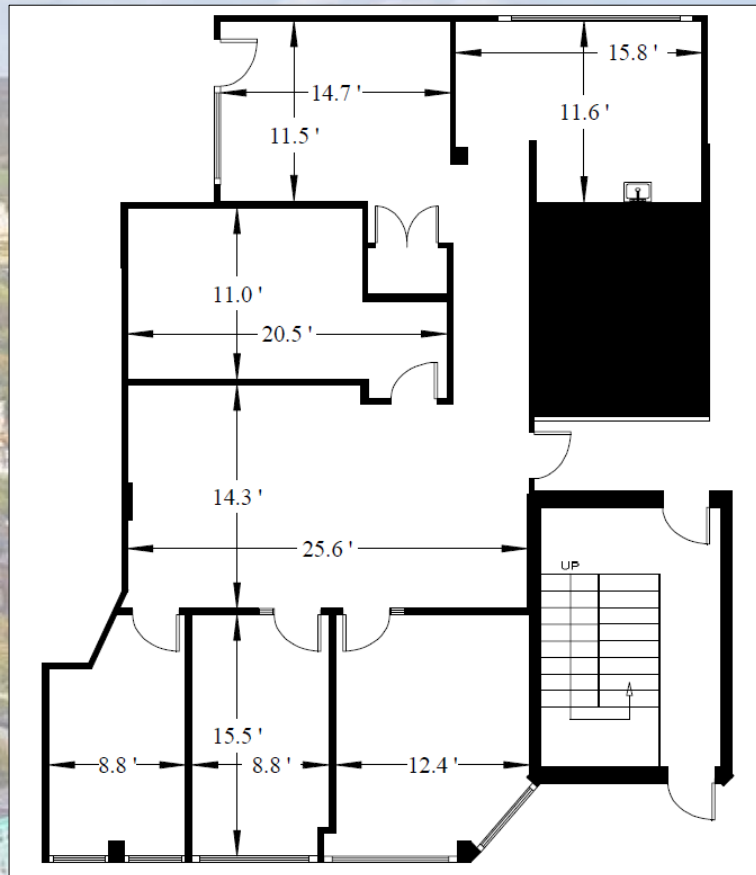
E130	1,498
E160	2,354
E201	3,182
E202	3,182
W110	3,040
W300	2,591
W310	10,101

Office
Office
Office
Office
Office
Office
Office

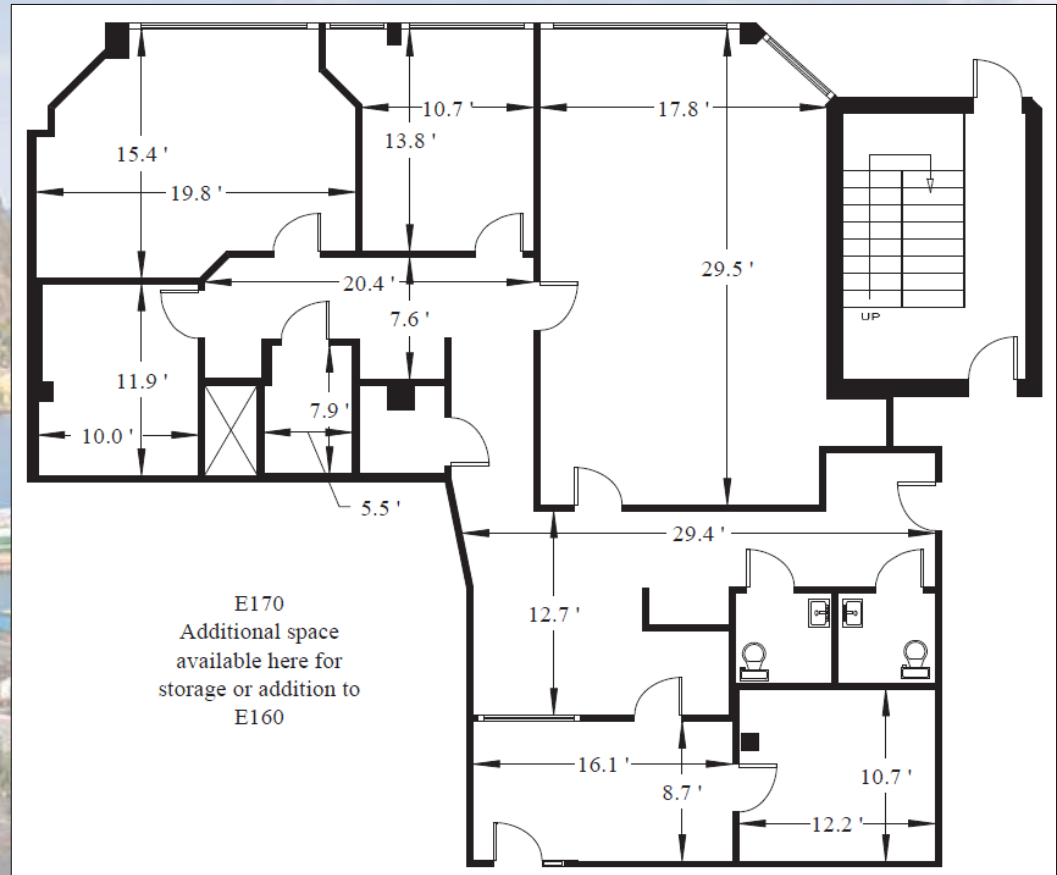
- Conveniently situated in the City's east end
- Quick and easy access to all major transportation routes and business centers
- Ample parking
- High exposure as the property is adjacent to Torbay Rd. and Highway 20

FLOOR PLANS

SUITE E130 | 1,498 SF

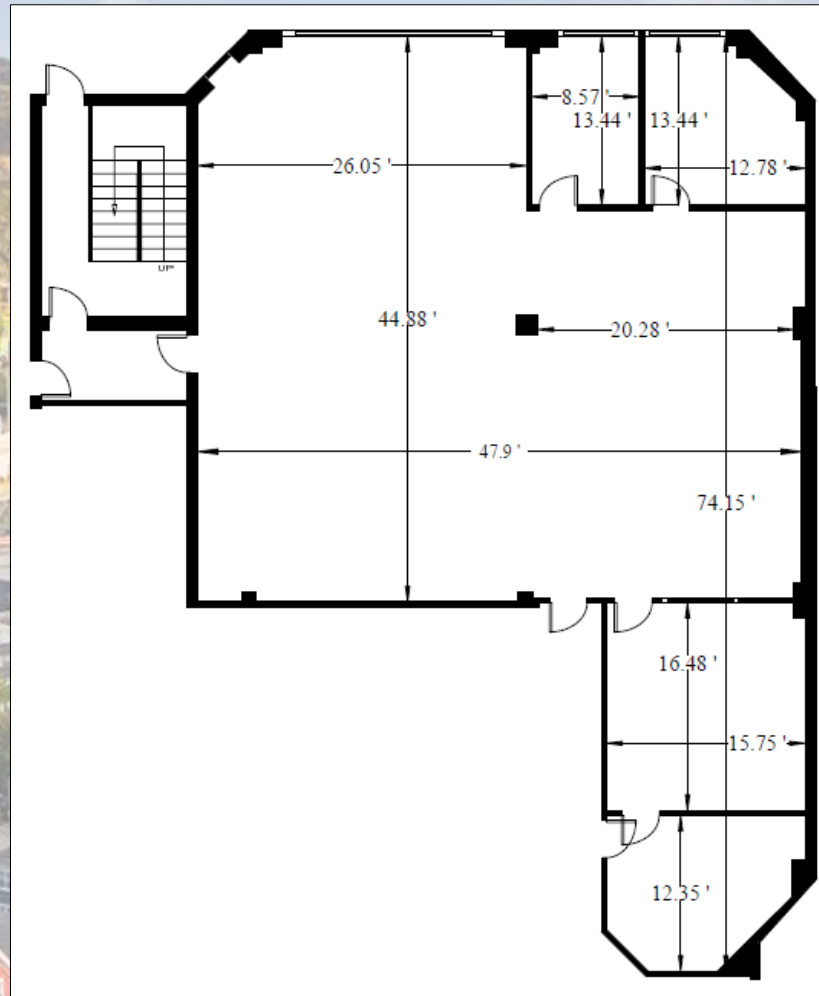


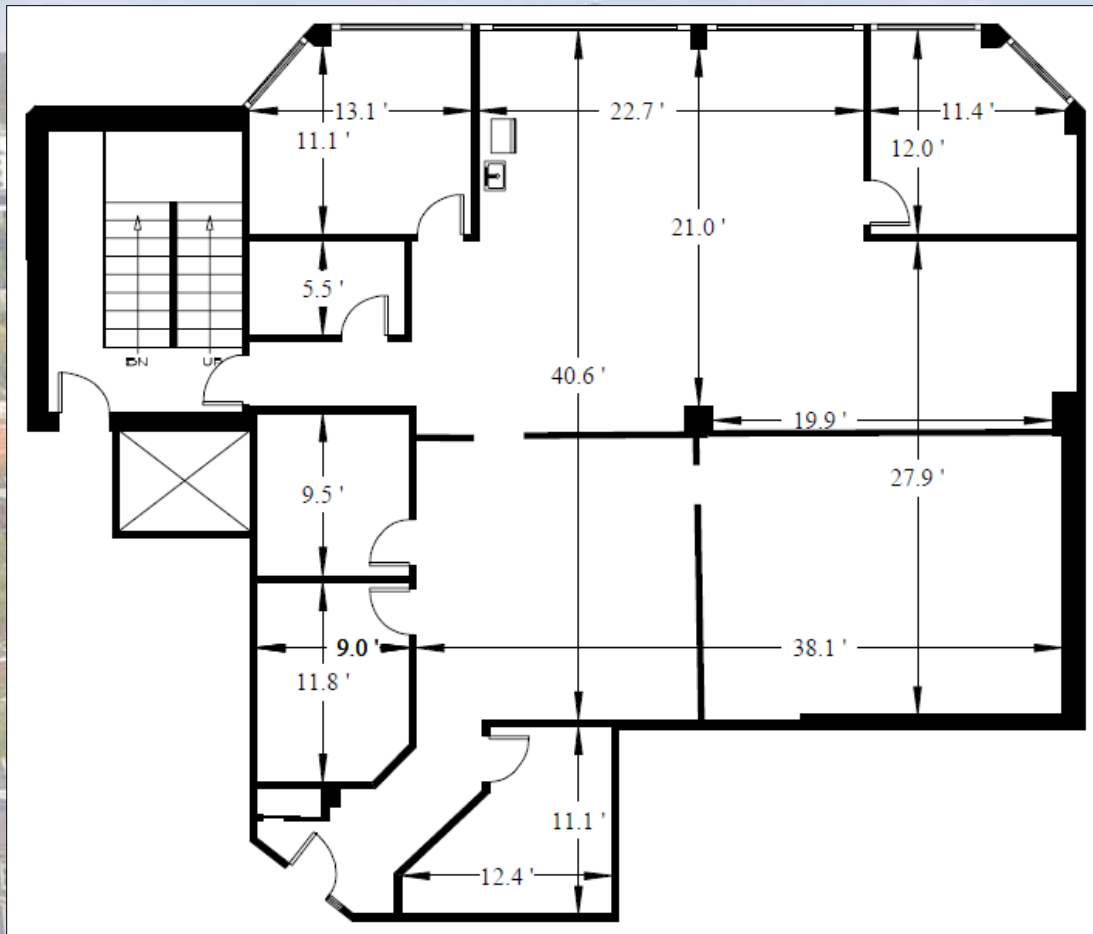
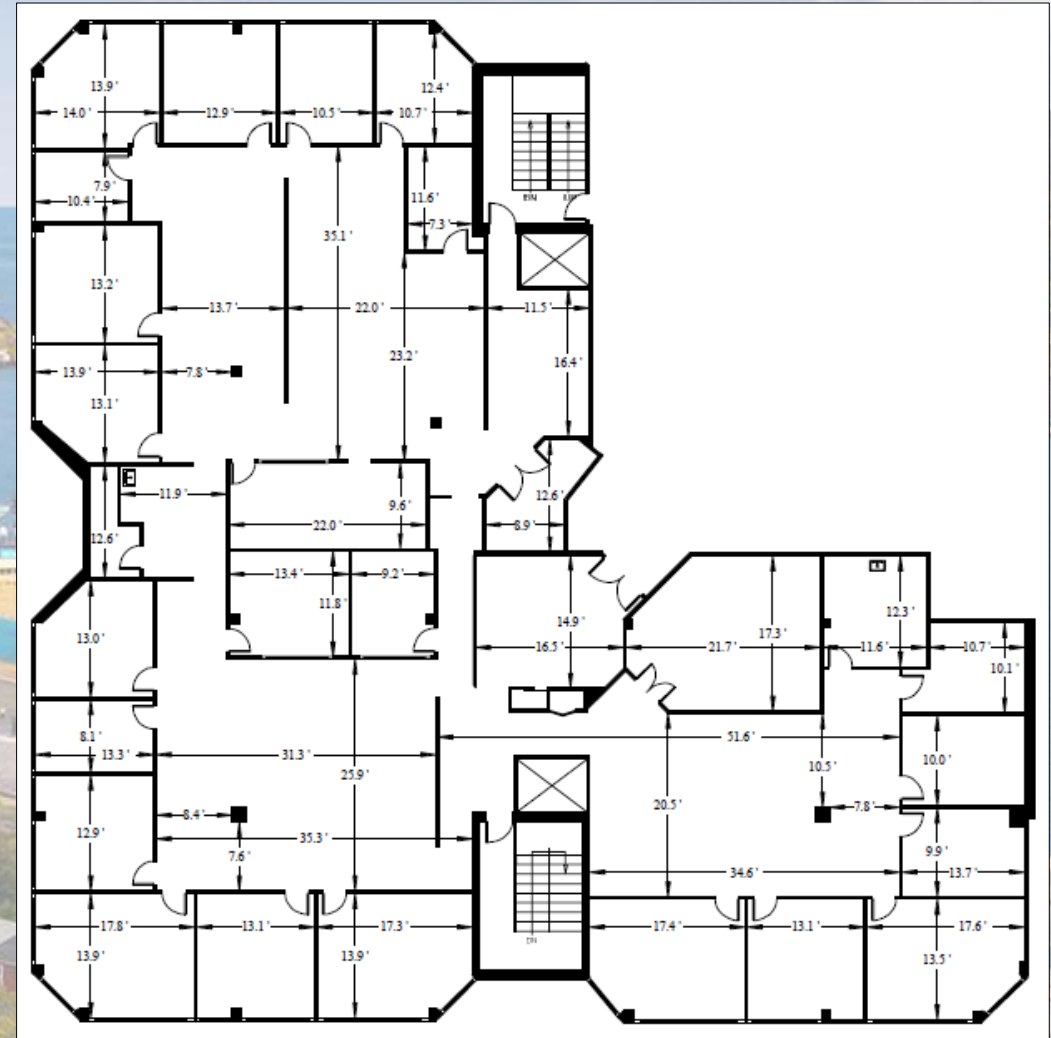
SUITE E160 | 2,354 SF



FLOOR PLANS

SUITE W110 | 3,040 SF



SUITE W300 | 2,591 SF**SUITE W310 | 10,101 SF**

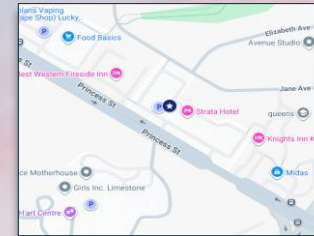


Strata Center - 1187 Princess St.



Market: Midtown, Princess Street
Additional: \$8.50
GLA: 22,244 SF
Vacant: 4,804 SF

MAP LOCATION



FLOORPLANS



SUITE

10

VACANT SPACE (SF)

1,152

PROPERTY HIGHLIGHTS

- Located in the heart of Kingston on Highway 2, along the St-Lawrence River
- In proximity to Highways 401 and 33
- Newly renovated commercial center and Strata Hotel
- Ground-floor retail space





PORTFOLIO ACQUISITIONS

The Tidan logo is a large, semi-transparent graphic in the center of the slide. It features the word 'TIDAN' in a bold, sans-serif font. The letters are white with a blue outline. Behind the text is a stylized graphic of a city skyline with several tall buildings, also in white with blue outlines. The entire logo is set against a background of a city skyline at sunset, with trees in the foreground.

TIDAN

**Do you know a property that would
fit into Tidan's portfolio?**

We are continuously looking to acquire
properties in all asset classes across North
America.

Let us know - we'd love to have a conversation.

Tidan Hospitality & Real Estate Group



MONTRÉAL

CENTRE-VILLE

LE SUD-OUEST

CITÉ DE LA MODE

ÎLE-DES-SOEURS

VILLE DE MONT-ROYAL

AUTRE

RIMOUSKI, QC

**Pour consulter nos propriétés
disponibles à l'extérieur du Québec,
veuillez consulter la version anglaise
de ce document.*

RÉSUMÉ DU PORTEFEUILLE

Nb. d'immeubles	23
Superficie totale du portefeuille	2,720,156
Nombre de régions	12
Dernière mise à jour	2026/08/04





CENTRE-VILLE MONTRÉAL, QC



666, rue Sherbrooke O.
"Tour Tidan"



1130, rue Sherbrooke O.



LE SUD-OUEST MONTRÉAL, QC



1555, rue Carrie Derick



1600, rue Notre-Dame O.
"Centre du design"



Tidan, Griffintown



CITÉ DE LA MODE MONTRÉAL, QC



9600, boul. St-Laurent



111, rue Chabanel O.



ÎLE-DES-SŒURS VERDUN, QC



3000, boul. René-Lévesque



300, ch. du Golf
"Tennis Île-des-Sœurs"



VILLE DE MONT-ROYAL VMR, QC



5645-5675, av. Royalmount



8260-8300, ch. Devonshire



1255, boul. Laird
"Espace VMR"



RIMOUSKI, QC AUTRE



320, rue St-Germain E.
"Le Séjour"

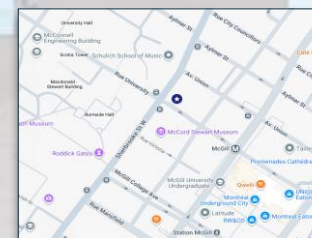


TOUR TIDAN - 666, rue Sherbrooke O.



Marché: Centre-Ville
Classe: B+
Additionnel: 14.14 \$
SLA: 118,694 pi²
Vacant: 17,290 pi²
SMC: 9,730 pi²
Sup. Étage: 5,560 pi²

EMPLACEMENT



PLANS D'ÉTAGE



BROCHURE

[TOUR TIDAN - FR.pdf](#)

LOCAL

SURFACE (PI²)

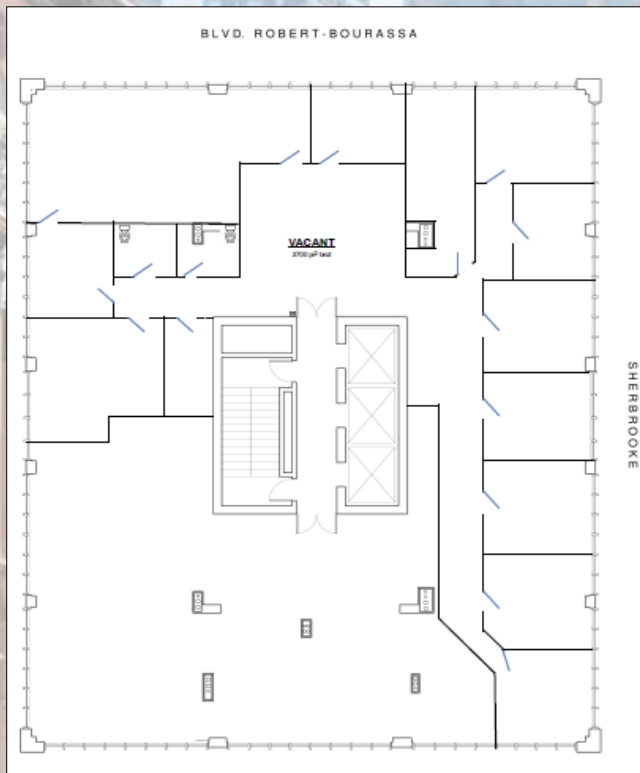
FAITS SAILLANTS

300	3,700
400	3,860
800	5,560
900	2,780
902	1,390

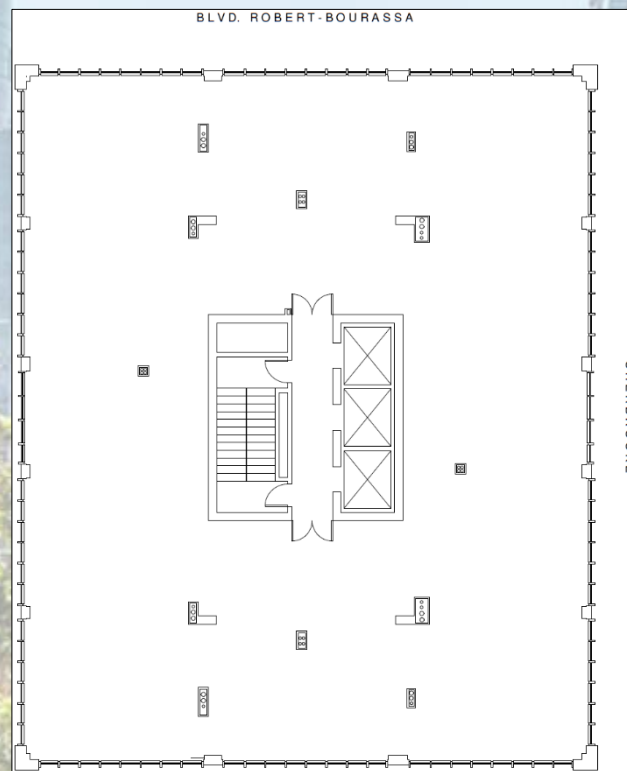
- Immeuble de bureaux de classe B+ soigneusement entretenu
- Vue dégagée sur le Mont-Royal
- Stationnement intérieur disponible
- CVC disponible 24/7
- À moins de 30 secondes de marche du métro McGill
- Accès direct au rez-de-chaussée au Tim Hortons, Boustan, Madame Poulet, Sushiyo, dépanneur et RBC
- Aménagements clés en main
 - Équipe de construction interne
 - Délais d'exécution exceptionnellement rapides
 - Espaces sur mesure de premier ordre

PLANS D'ÉTAGE

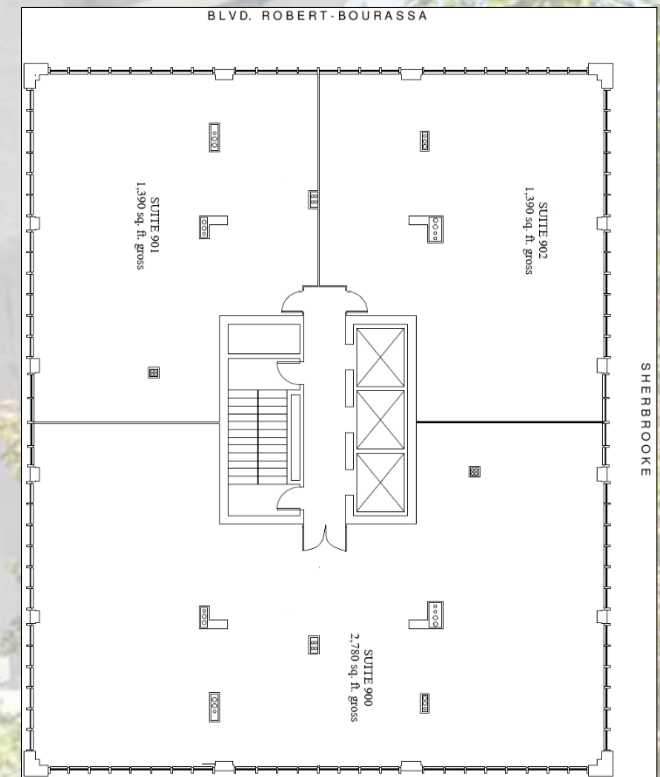
LOCAL 300 | 3,700 PI²



LOCAL 800 | 5,560



LOCAUX 900 & 902



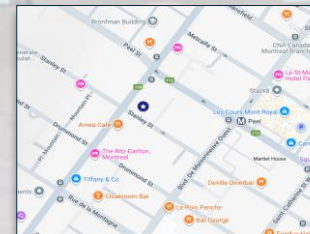


1130, rue Sherbrooke O.

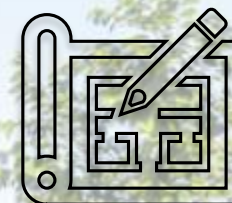


Marché: Centre-Ville
Classe: A
Additionnel: 18.00 \$
SLA: 230,738 pi²
Vacant: 44,239 pi²
SMC: 14,672 pi²
Sup. Étage: 14,672 pi²

EMPLACEMENT



PLANS D'ÉTAGE



BROCHURE

[1130 SHERBROOKE - FR.pdf](#)

LOCAL

SURFACE (PI²)

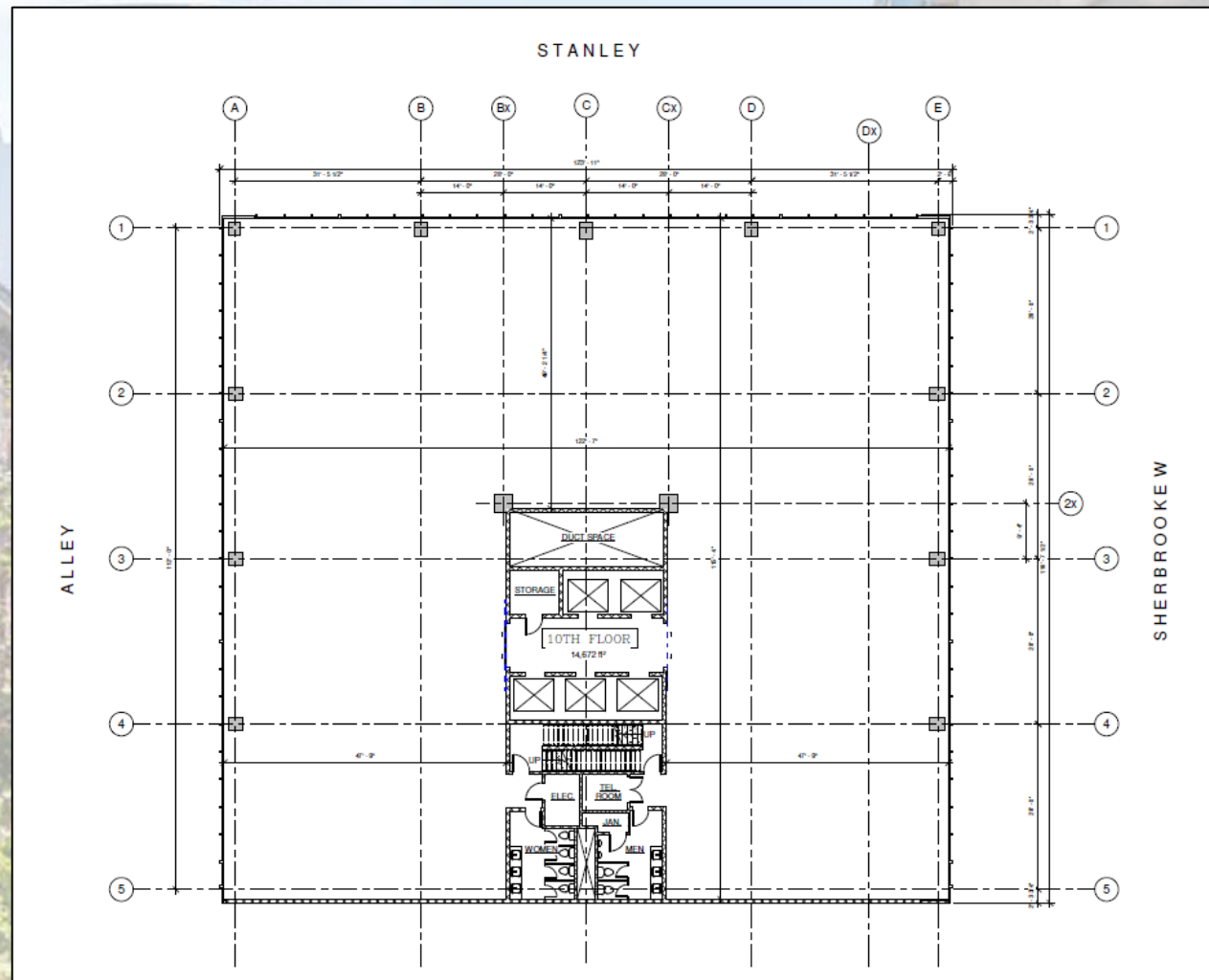
202	4,095
203	5,653
401	2,028
403	2,246
501	7,060
700	14,672
801	973
1300	6,436

FAITS SAILLANTS

- Immeuble de bureaux de classe A sous nouvelle administration
- Adresse prestigieuse sur Sherbrooke, au cœur du Mille Carré Doré
- Étages sans colonnes
- À deux minutes de marche du métro Peel
- CVC disponible 24/7
- Projets d'immobilisations majeurs: nouveau garage, ascenseurs, hall d'entrée et paliers
- Stationnement intérieur disponible: ratio 1/1,500 pi²
- Aménagements clés en main
 - Équipe de construction interne
 - Délais d'exécution exceptionnellement rapides
 - Espaces sur mesure haut de gamme

PLANS D'ÉTAGE

PLATEAU



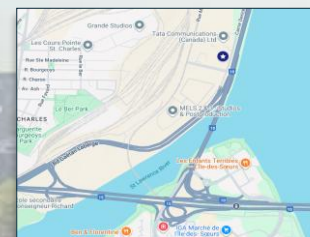


1555, rue Carrie-Derick

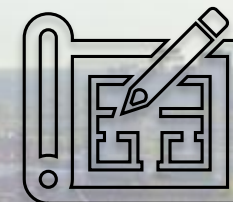


Marché: Pont Bonaventure, PEPSC
Classe: B
Additionnel: 4.71 \$
SLA: 82,234 pi²
Vacant: 82,234 pi²
SMC: 82,234 pi²

EMPLACEMENT



PLANS D'ÉTAGE



LOCAL

SURFACE (PI²)

FAITS SAILLANTS

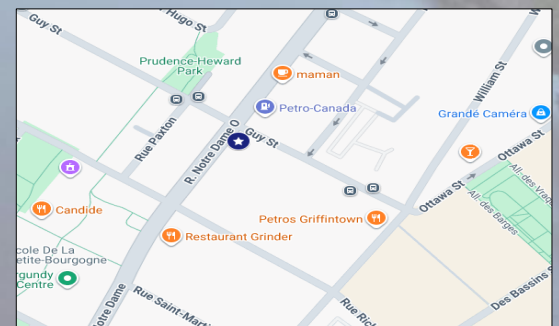
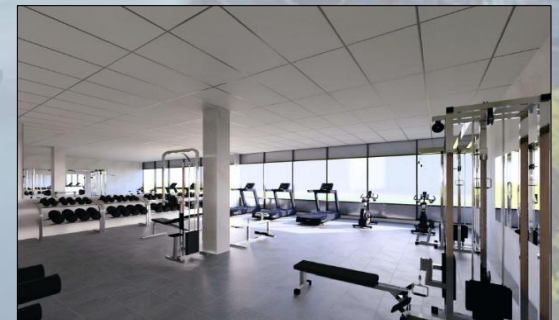
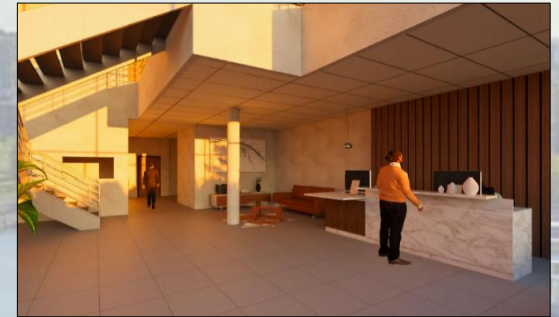
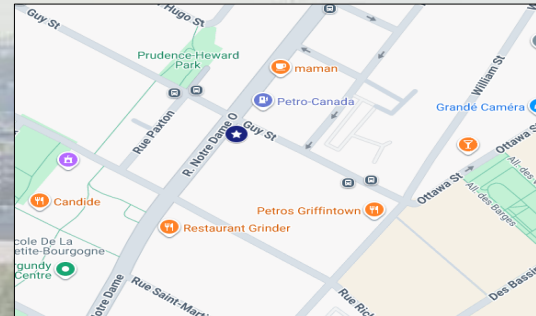
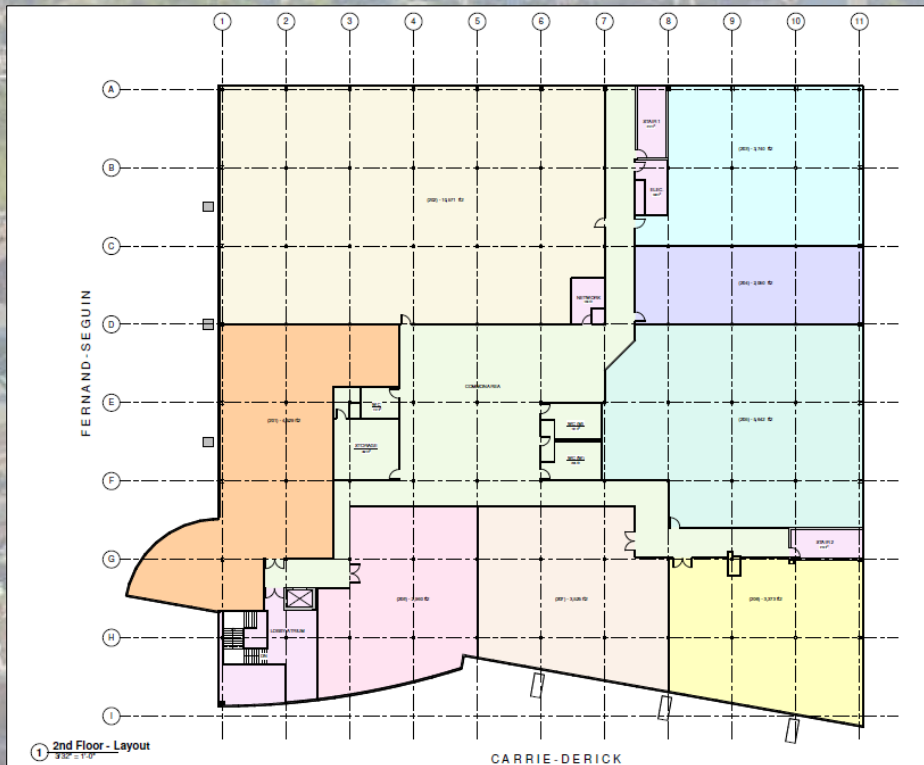
100	41,117
200	35,117

- Comprend cafétéria, salle de sport, douches et services de bien-être
- Prêt à emménager avec plateaux de bureaux modernes et flexibles, bénéficiant d'une abondante lumière naturelle
- Accès rapide au centre-ville de Montréal, aux principales autoroutes et aux transports en commun
- Plus de 200 places de stationnement extérieur sur place
- Situé dans le secteur Bridge-Bonaventure, un quartier émergent de l'innovation
- Entouré de locataires de classe AAA

PLANS D'ÉTAGE

2ND FLOOR | 76,234 PI² (DIVISIBLE)

PHOTOS DE LA PROPRIÉTÉ



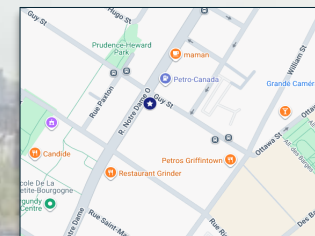


Centre du Design - 1600, rue Notre-Dame O.



Marché: Griffintown
Classe: B
Additionnel: 7.42 \$
SLA: 145,519 pi²
Vacant: 0 pi²

EMPLACEMENT



LOCAL

SURFACE (PI²)

FAITS SAILLANTS

LOUÉ ENTIÈREMENT

- Idéalement situé à la lisière du centre-ville de Montréal
- À quelques pas d'universités, commerces et restaurants
- Situé dans un secteur animé, touristique et d'affaires de Griffintown
- Grands studios avec salles de bain et douches

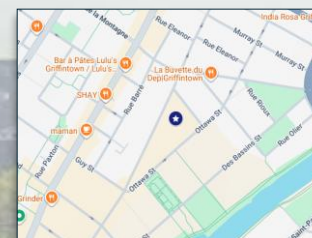


Tidan Griffintown

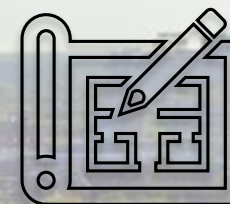


Marché: Griffintown
Classe: A
Additionnel: ÀD
SLA: ≈38,500 pi²

EMPLACEMENT



PLANS D'ÉTAGE



LOCAL

SURFACE (PI²)

TYPE

FAITS SAILLANTS

- Situé au cœur de Griffintown, avec un excellent accès au centre-ville
- Station de REM Griffintown-Bernard-Landry à venir, facilitant les déplacements pour les employés et clients
- Proximité de nombreuses lignes d'autobus et accès routiers
- Proximité aux espaces verts du canal Lachine
- Quartier mêlant tours de condos modernes, restaurants et cafés

PLANS D'ÉTAGE

PLANS DU REZ-DE-CHAUSÉE

Plan RDC

- Commercial
- Résidentiel
- Aménités résidentielles

Superficie brute: $\pm 87\,800\text{ pi}^2$

Tidan Griffintown





PLANS D'ÉTAGE

PROJECTION AXONOMÉTRIQUE DE LA PROPRIÉTÉ



STRATÉGIE B: FRAGMENT URBAIN



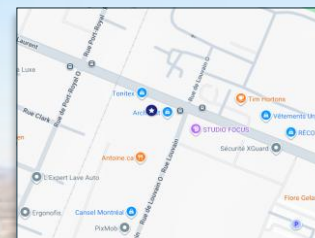


9600, boul. St-Laurent

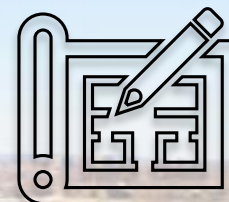


Marché: Cité de la mode
Classe: C
Additionnel: 2.81 \$
SLA: 312,827 pi²
Vacant: 52,845 pi²

EMPLACEMENT



PLANS D'ÉTAGE



LOCAL

SURFACE (PI²)

COMMENTAIRES

FAITS SAILLANTS

200	27,417
306	13,552
509	6,384
514	5,492

Quai de chargement
dédié au RDC

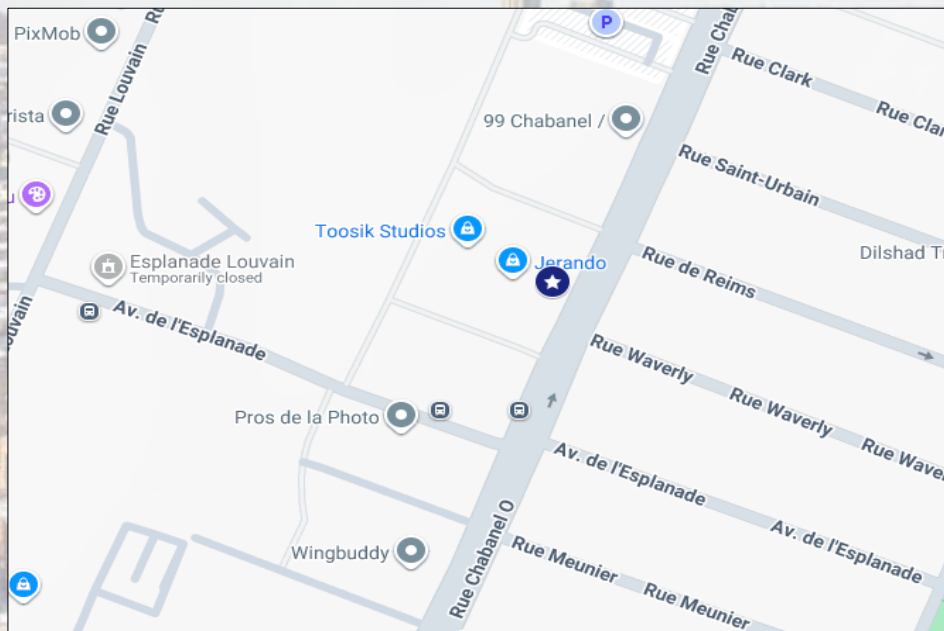
- Situé au cœur du Quartier de la Mode de Montréal
- Immeuble de style loft comprenant des espaces commerciaux, de bureaux et d'entrepôt
- Convoyeur dédié au rez-de-chaussée
- À proximité du Marché Central
- À côté de la gare Chabanel



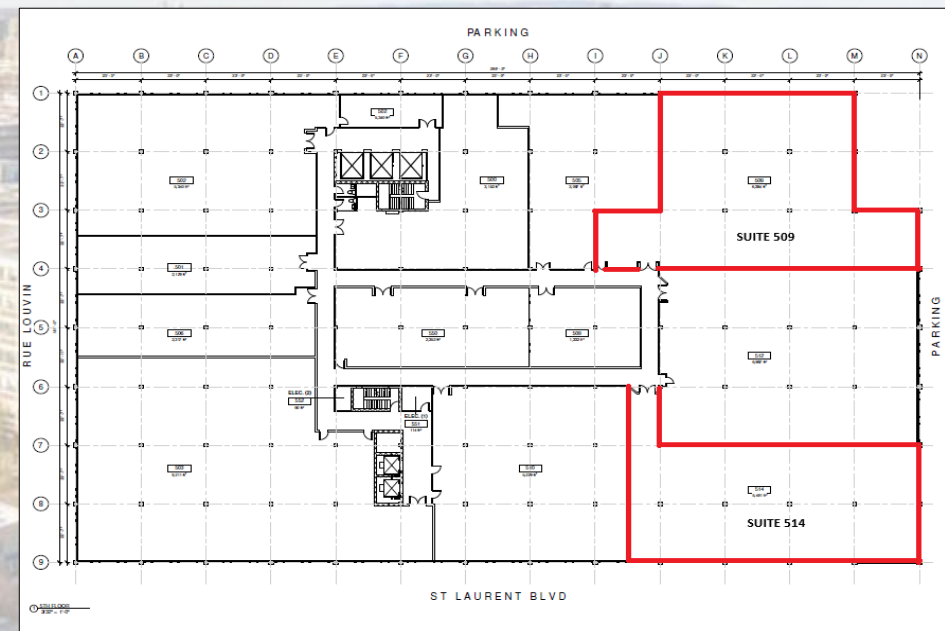
TIDAN
HOSPITALITY & REAL ESTATE GROUP

PLANS D'ÉTAGE

LOCAL 306 | 13,552 PI²

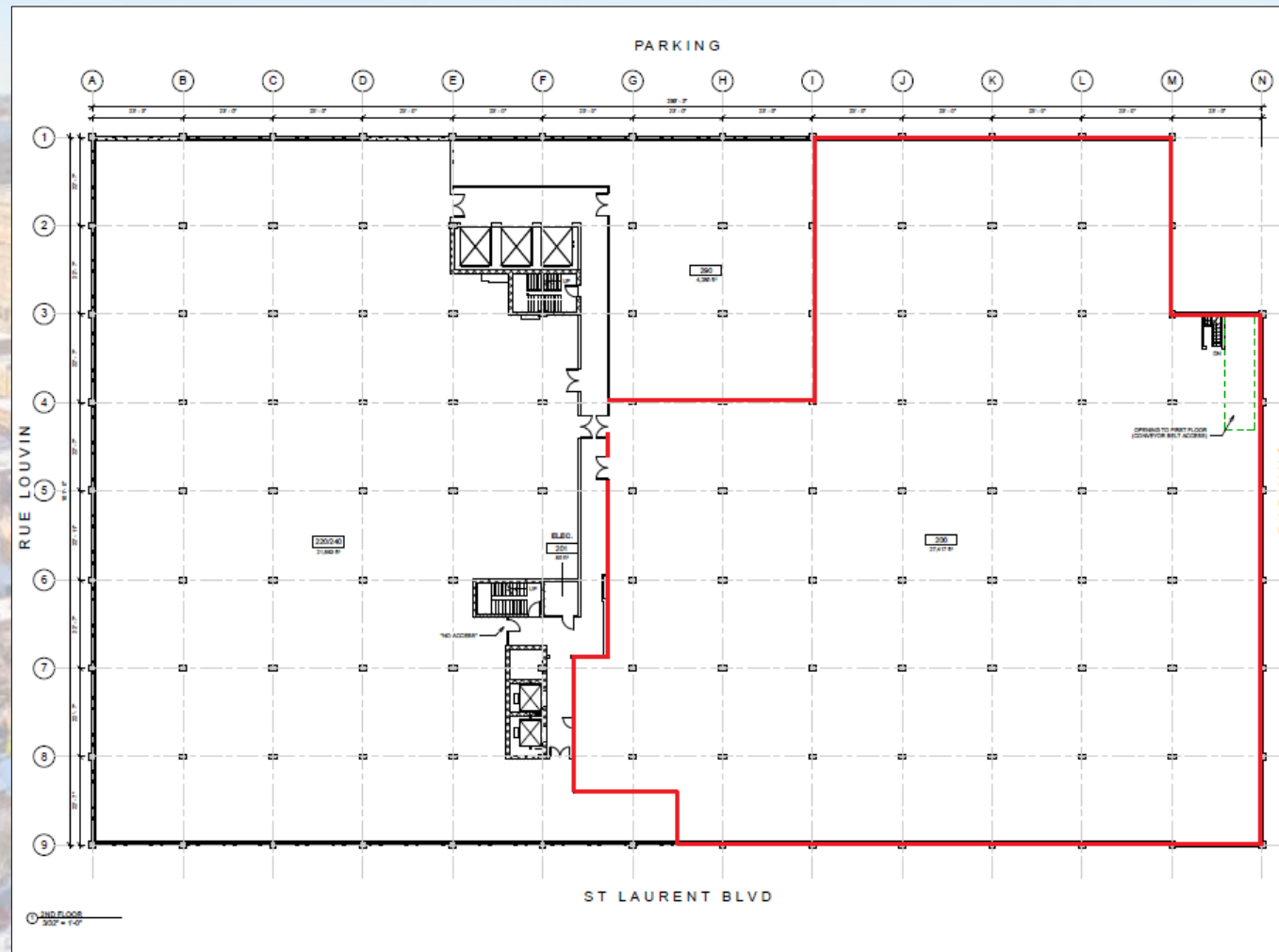


LOCAUX 509 & 514 | 6,384 pi² & 5,492 PI²



PLANS D'ÉTAGE

LOCAL 200 | 27,417 PI²



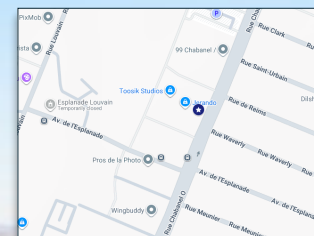


111, rue Chabanel O.



Marché: Cité de la mode
Classe: B
Additionnel: 3.38 \$
SLA: 418,023 pi²
Vacant: 42,273 pi²

EMPLACEMENT



PLANS D'ÉTAGE



BROCHURE

[111 CHABANEL - FR.pdf](#)

LOCAL

SURFACE (PI²)

TYPE

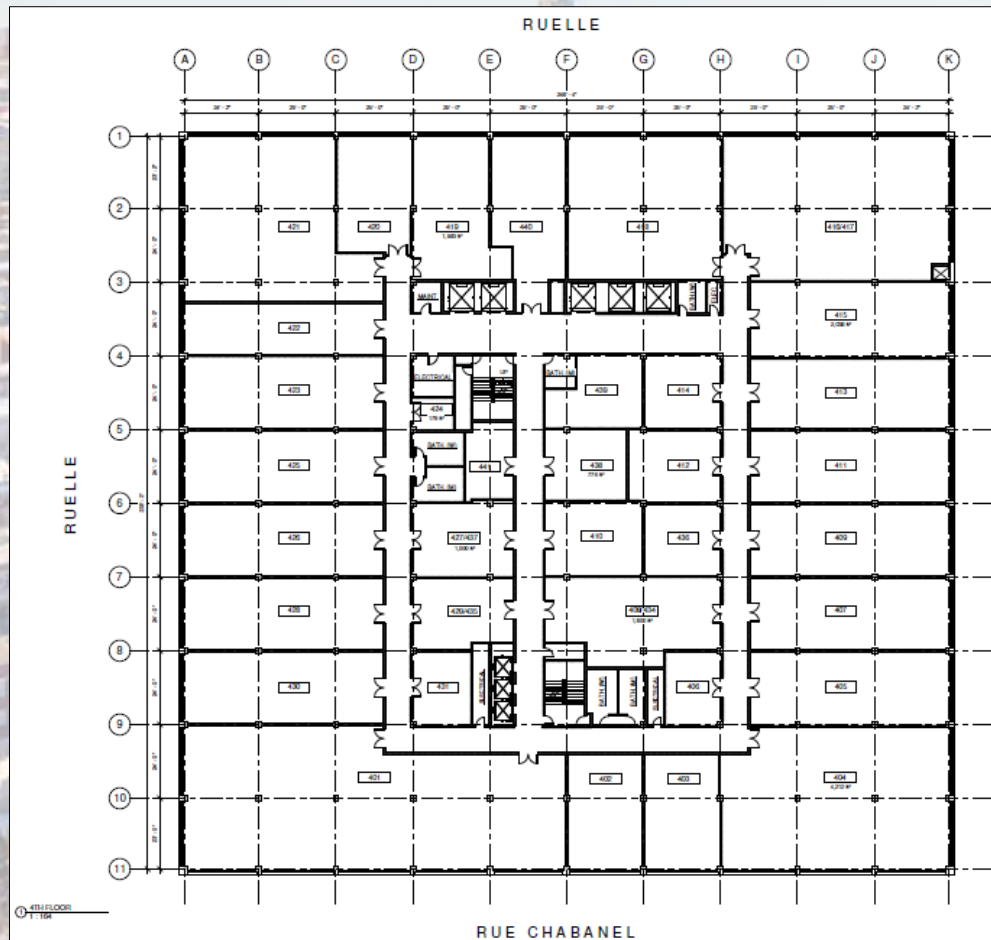
102	2,596	Commercial
404	4,213	Flex
408	1,799	Flex
415	1,997	Flex
424	176	Flex
503	3,888	Industriel
515	3,872	Industriel
603	1,156	Flex
605	1,920	Flex
607	1,920	Flex
616	3,056	Flex
617	5,580	Flex
634	1,162	Flex
704	8,938	Industriel

FAITS SAILLANTS

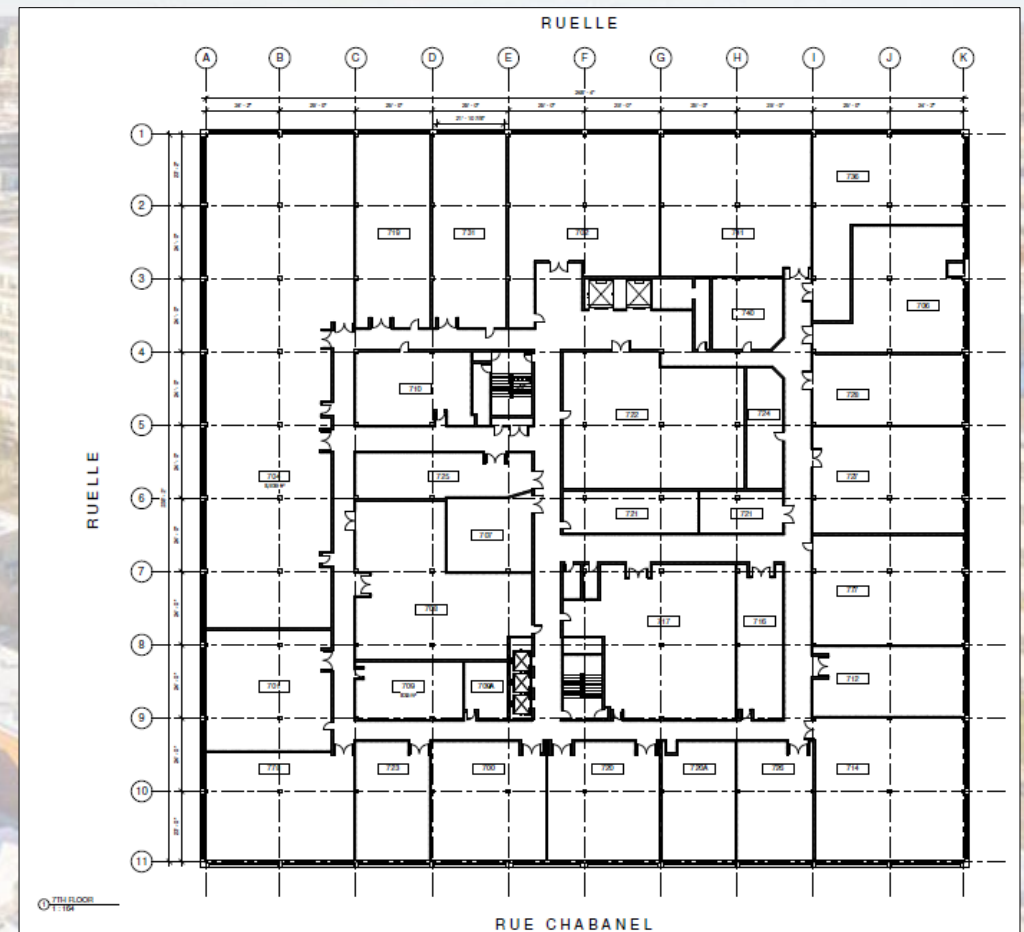
- Situé dans le Quartier de la Mode de Montréal, à proximité de la gare Chabanel
- Espaces lumineux et polyvalents avec grandes fenêtres
- Chauffage central et climatisation
- Idéal pour les entreprises créatives et innovantes nécessitant un mélange de bureaux, entrepôt et/ou studio
- Stationnement souterrain abondant

PLANS D'ÉTAGE

4E ÉTAGE



7E ÉTAGE



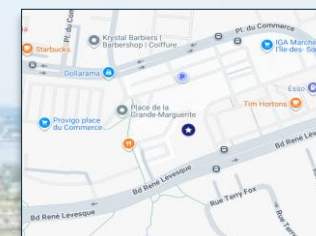


3000, boul. René-Lévesque



Marché: Île-des-Sœurs
Classe: B+
Additionnel: 12.05 \$
SLA: 74,437 pi²
Vacant: 0 pi²

EMPLACEMENT



LOCAL

SURFACE (PI²)

TYPE

FAITS SAILLANTS

LOUÉ ENTIÈREMENT

- Idéalement situé près de l'entrée de l'Île-des-Sœurs
- Accès rapide au REM
- Stationnement intérieur et extérieur
- Plans d'étage entièrement personnalisables
- Grandes fenêtres offrant une lumière naturelle exceptionnelle
- Accès sécurisé aux locaux 24/7

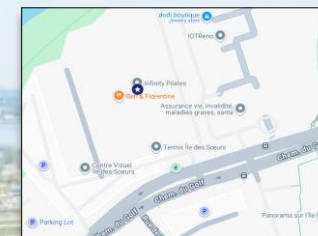


Club de Tennis Île-des-Sœurs - 300, ch. du Golf



Marché: Île-des-Sœurs
Classe: B+
Additionnel: N/D
SLA: 10,000 pi²
Vacant: 0 pi²

EMPLACEMENT



LOCAL

SURFACE (PI²)

FAITS SAILLANTS

LOUÉ ENTIÈREMENT

- Plus grande installation de tennis intérieur en Amérique du Nord
- À proximité de la Place du Commerce
- Éclairage DEL sur l'ensemble des 20 terrains
- 6 terrains en terre battue avec vue complète sur la terrasse
- Climatisation dans tous les bâtiments
- Salle de sport de 10 000 pi² avec équipements de qualité supérieure



Édifices Royalmount



5645, AV. ROYALMOUNT



Marché: VMR
Additionnel: 3.43 \$
SLA: 48,530 pi²
Vacant: 0 pi²

5665, AV. ROYALMOUNT



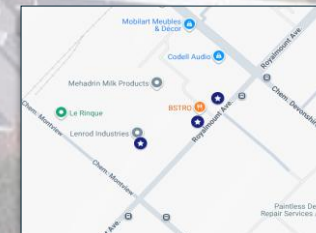
Marché: VMR
Classe: B
Additionnel: 6.76 \$
SLA: 50,932 pi²
Vacant: 16,580 pi²

5675, AV. ROYALMOUNT

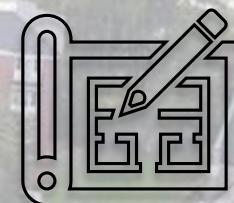


Marché: VMR
Classe: C
Additionnel: 4.49 \$
SLA: 110,245 pi²
Vacant: 6,930 pi²

EMPLACEMENT



PLANS D'ÉTAGE



LOCAL

5659
5665 - 210

SURFACE (PI²)

7,258
2,546

COMMENTAIRES

Plafonds de 27 pi
Bureau

FAITS SAILLANTS

- Stationnement extérieur abondant
- Proximité de l'autoroute 15 et de l'autoroute Métropolitaine
- À proximité de Royalmount, la nouvelle destination lifestyle incontournable à Montréal

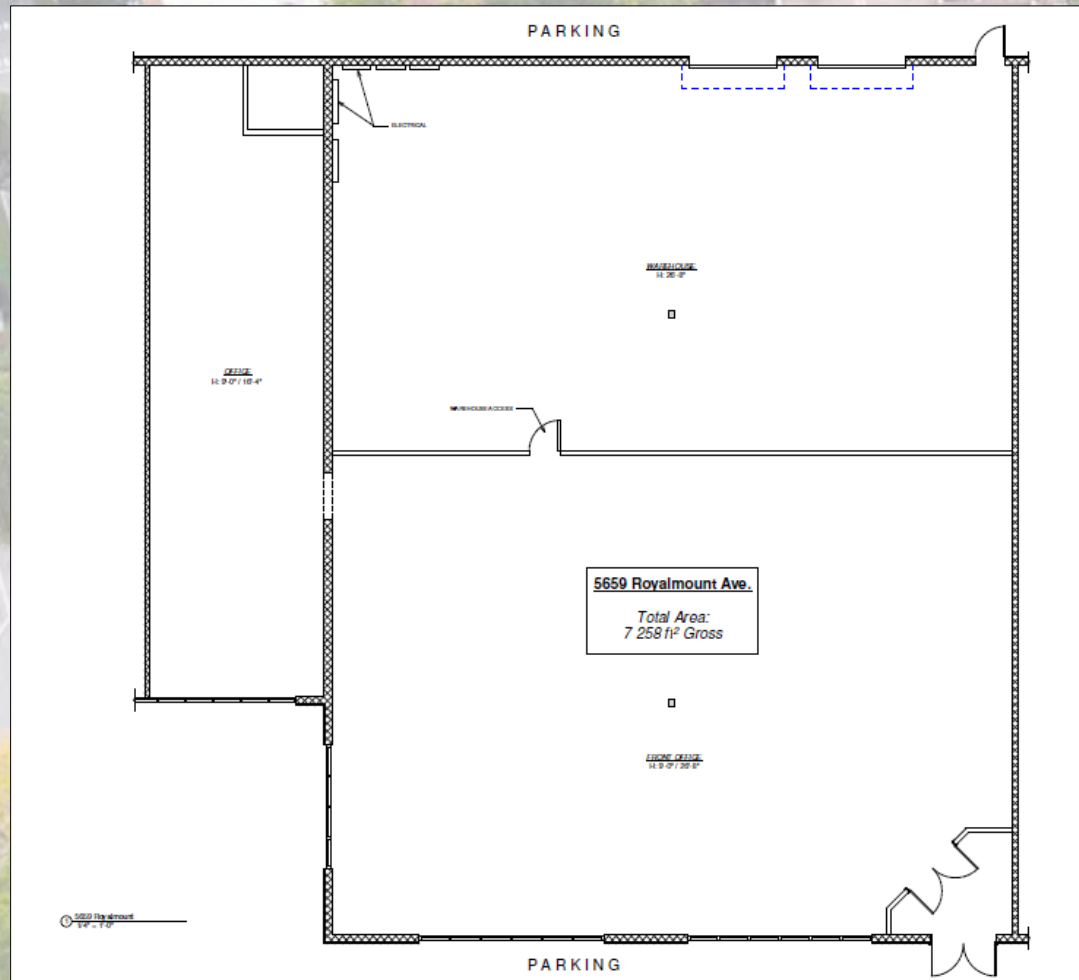
5675 - 210
5675 - 300

2,310
4,620

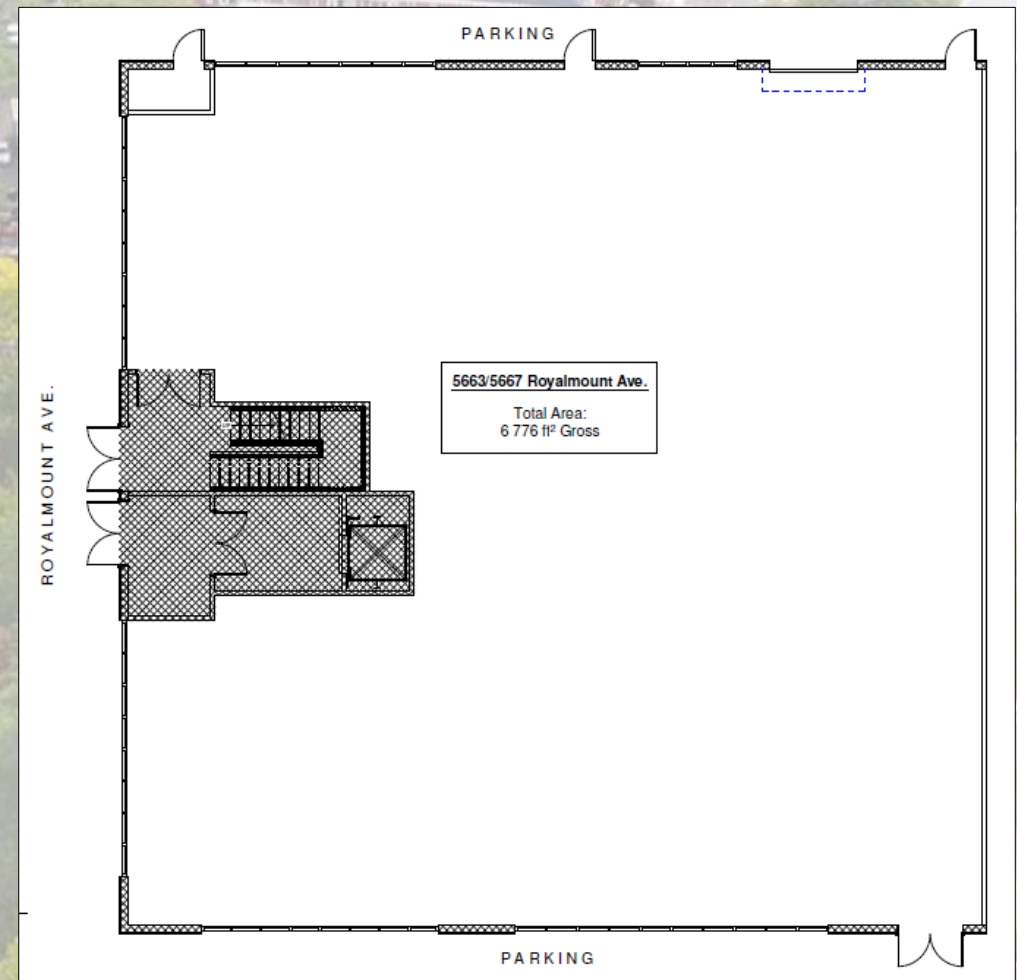
Bureau
Bureau

PLANS D'ÉTAGE

5659 ROYALMOUNT | 7,258 PI²



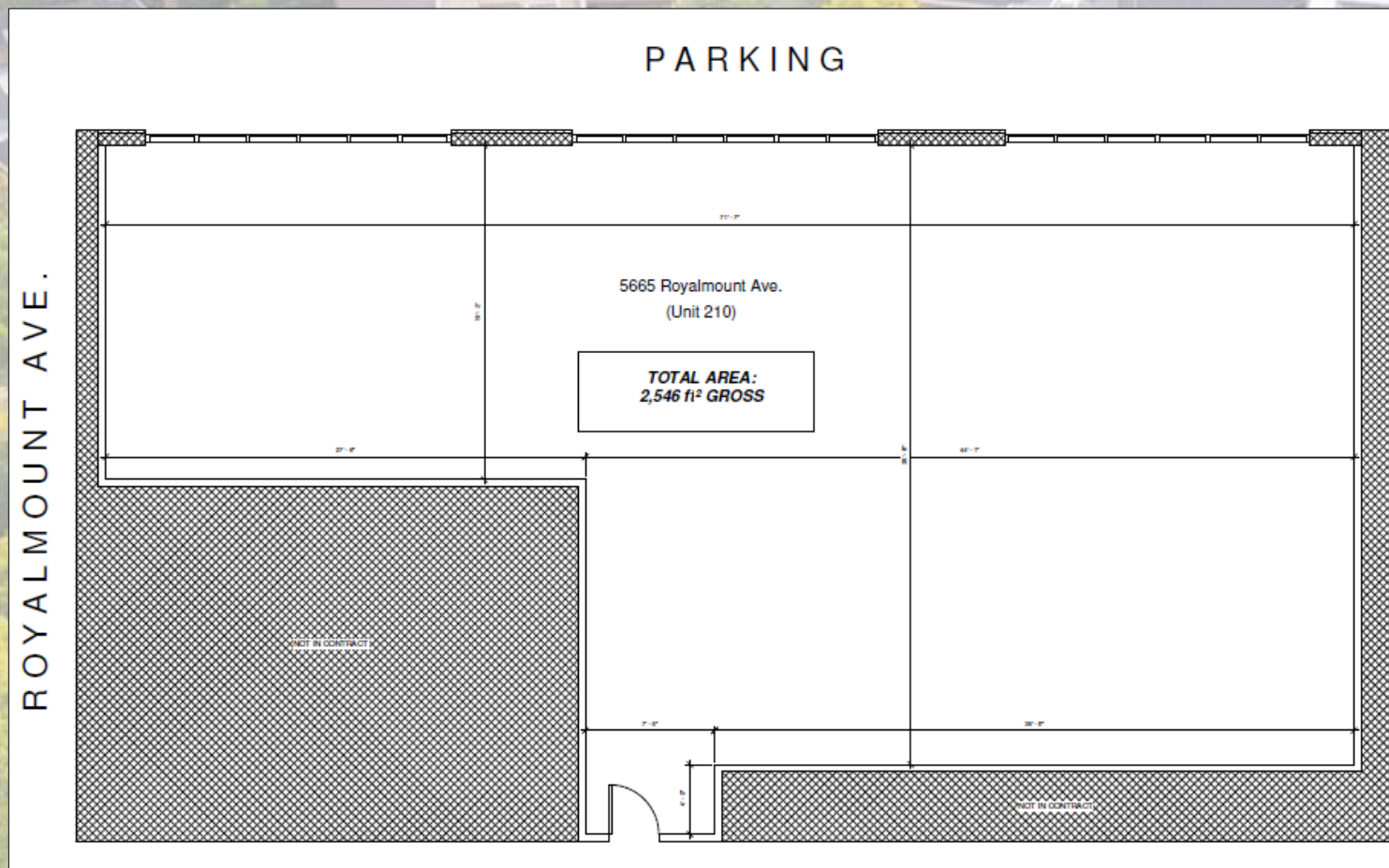
5663/5667 ROYALMOUNT | 6,776 PI²





PLANS D'ÉTAGE

5665 ROYALMOUNT - LOCAL 210 | 2,546 PI²





Édifices Royalmount



8260 CH. DEVONSHIRE



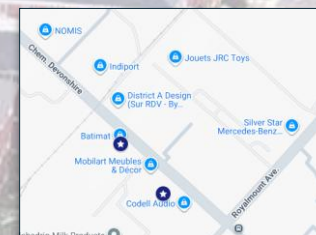
Marché: VMR
Classe: B+
Additionnel: 6.63 \$
SLA: 34,677 pi²
Vacant: 0 pi²

8300 CH. DEVONSHIRE



Marché: VMR
Classe: B+
Additionnel: 3.88 \$
SLA: 94,232 pi²
Vacant: 2,414 pi²

EMPLACEMENT



LOCAL

8300 - 203

SURFACE (PI²)

2,414

TYPE

Bureau

FAITS SAILLANTS

- Stationnement extérieur abondant
- Proximité de l'autoroute 15 et de l'autoroute Métropolitaine
- À proximité de Royalmount, la nouvelle destination lifestyle incontournable à Montréal



TIDAN
HOSPITALITY & REAL ESTATE GROUP

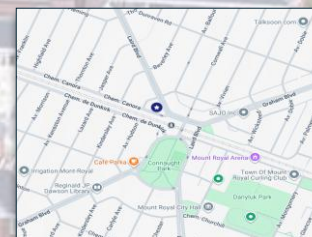


Espace VMR - 1255, boul. Laird

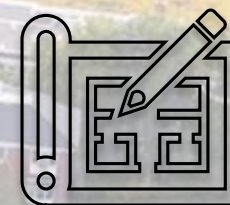


Marché: Centre-Ville VMR
Classe: B
Additionnel: 9.85 \$
SLA: 81,274 pi²
Vacant: 11,081 pi²
SMC: 5,300 pi²

EMPLACEMENT



PLANS D'ÉTAGE



LOCAL

SURFACE (PI²)

TYPE

FAITS SAILLANTS

105	2,449
110	1,139
160	1,380
257	602
333	3,438
386	929
390	1,144

Bureau
Bureau
Bureau
Bureau
Bureau
Bureau
Bureau

- Emplacement de choix : situé au cœur de VMR offrant un milieu paisible et professionnel
- À une (1) minute de marche de la toute nouvelle station REM Ville-de-Mont-Royal
- Accès au centre-ville de Montréal en sept (7) minutes
- Proximité de l'autoroute 40 et des transports en commun pour des déplacements facilités
- Stationnement intérieur disponible

PLANS D'ÉTAGE

LOCAUX 102, 105, 110, 160

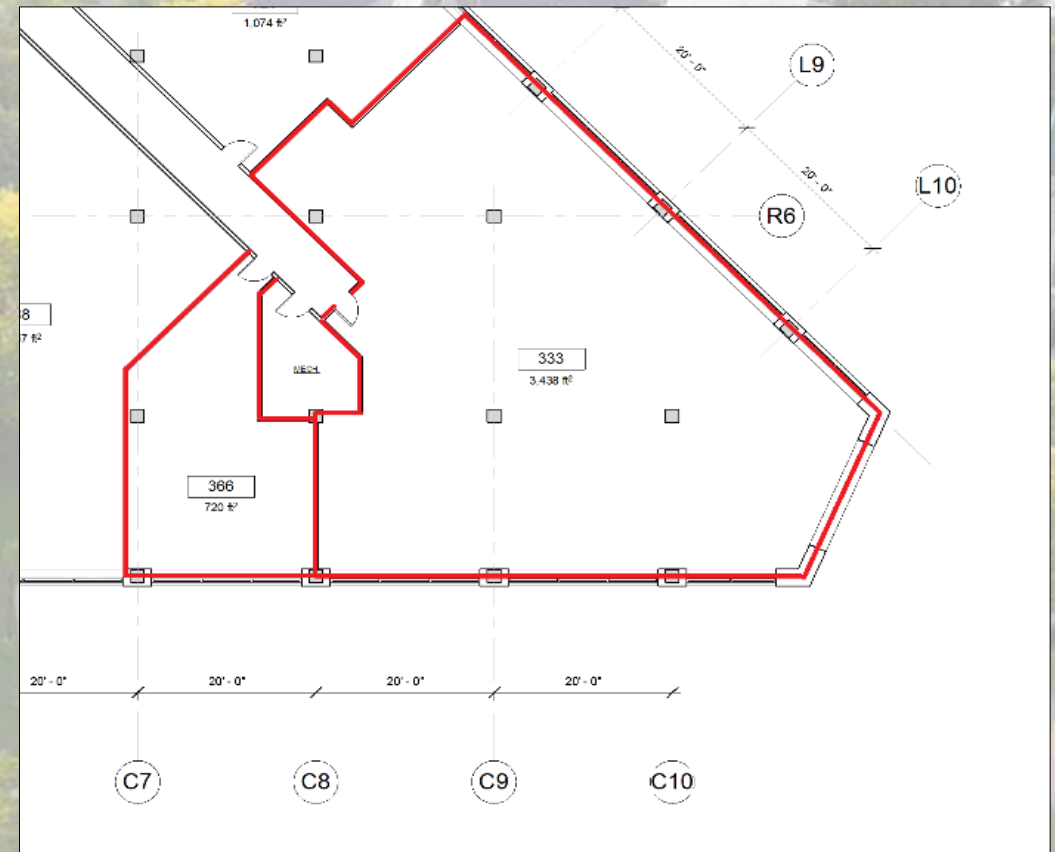


PLANS D'ÉTAGE

LOCAUX 256 & 257 | 1,990 PI² & 602 PI²

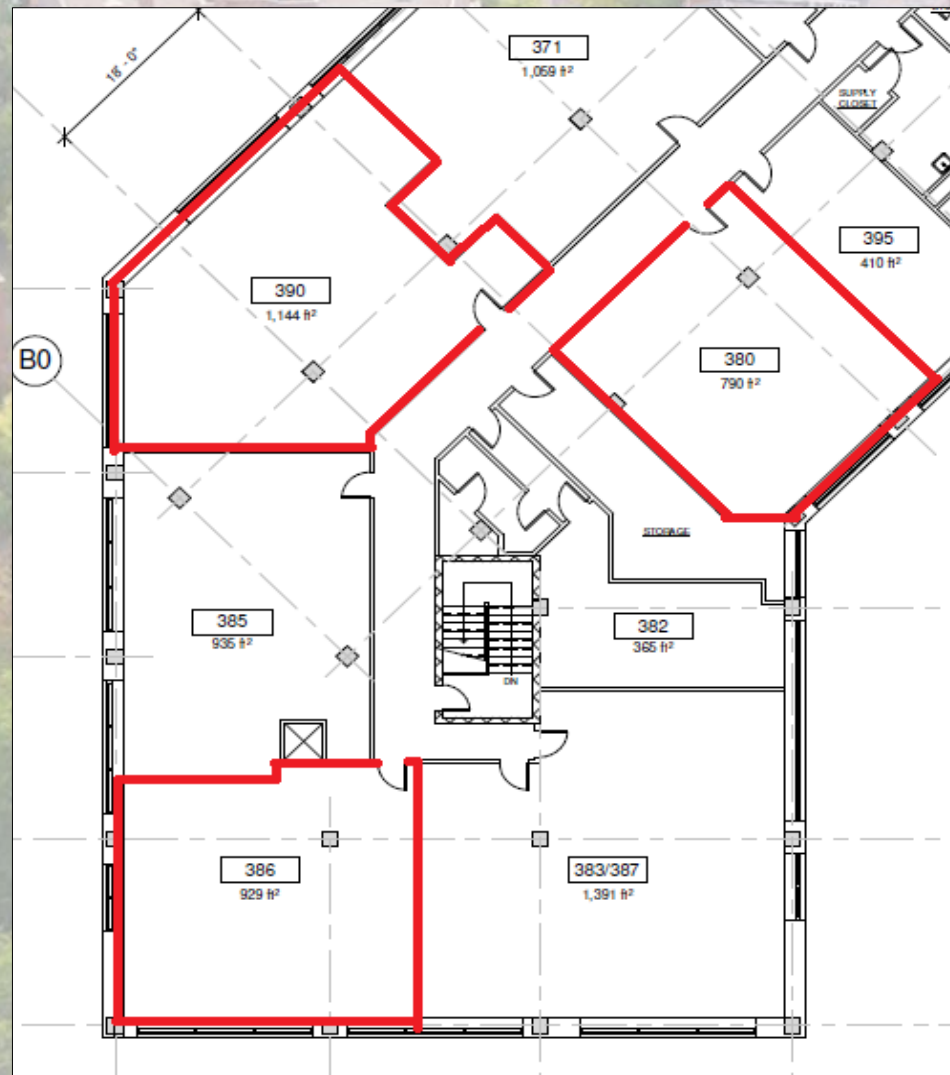


LOCAUX 333 & 366



PLANS D'ÉTAGE

LOCAUX 380, 386, & 390



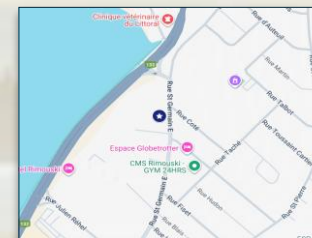


Le Séjour - 320, rue St-Germain E.

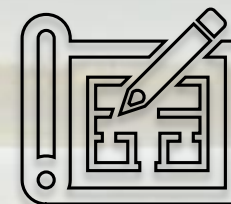


Marché: Centre-Ville de Rimouski
Classe: B
Additionnel: 8.36 \$
SLA: 72,515 pi²
Vacant: 18,259 pi²
SMC: 10,448 pi²

EMPLACEMENT



PLANS D'ÉTAGE



LOCAL

SURFACE (PI²)

TYPE

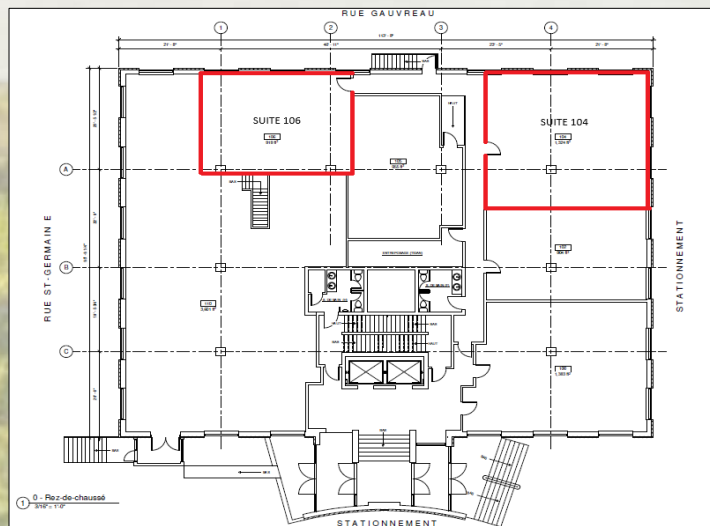
FAITS SAILLANTS

102	904	Commercial
104	1,324	Bureau
106	919	Bureau
400	2,368	Bureau
403	2,296	Bureau
500	7,217	Bureau
501	2,486	Bureau
502	745	Bureau

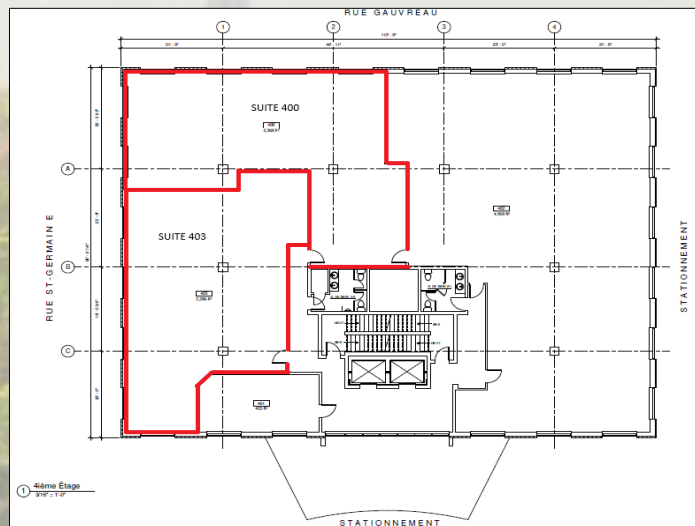
- Au cœur de Rimouski - accès immédiat à la route 132 et à l'autoroute 20
- Stationnement abondant sur place
- Magnifiques vues panoramiques sur le fleuve Saint-Laurent

PLANS D'ÉTAGE

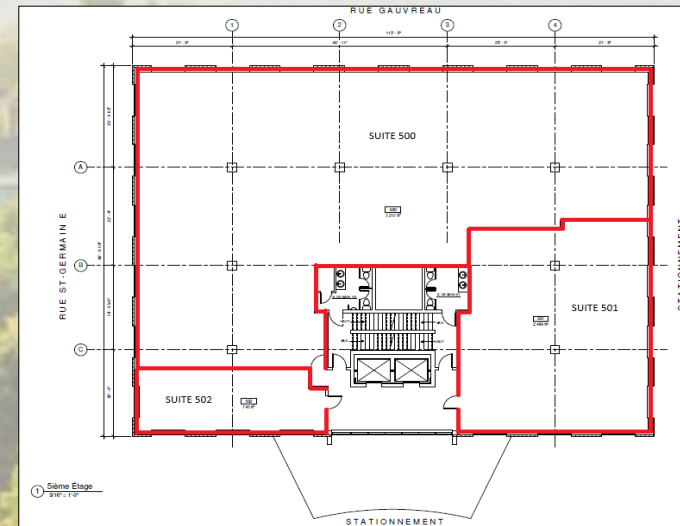
LOCAUX 104 & 106 | 1,324 PI² & 750 PI²



LOCAUX 400 & 403 | 2,368 PI² & 2,296 PI²



LOCAUX 500, 501, & 502





ACQUISITIONS DE PORTEFEUILLE

TIDAN

Connaissez-vous un bien immobilier qui pourrait correspondre au portefeuille de Tidan ?

Nous cherchons constamment à acquérir des propriétés dans toutes les catégories d'actifs en Amérique du Nord.

N'hésitez pas à communiquer avec nous - nous serions ravis d'en discuter.

Groupe Tidan Hôtellerie et Immobilier