

# TIDAN INC.

## LISTE DE DISPONIBILITÉ

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## AVAILABILITY LIST

- Mai | May 2026 -

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[DÉCOUVREZ NOS PROPRIÉTÉS | FR](#)

TIDAN



GROUPE HÔTELIER  
& IMMOBILIER

HOSPITALITY &  
REAL ESTATE GROUP



# TIDAN INC. - AVAILABILITY LIST

## 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

SALABERRY-DE-VALLEYFIELD, QC

KINGSTON, ON

LASALLE, QC

## PORTFOLIO SUMMARY

Total buildings	23
Total portfolio SF	2,720,156
Number of Regions	12
Last Updated	2026/02/04



For detailed availability, click a region above.

### For inquiries, contact:

THOMAS WAGNER  
+1 (514) 243-3949  
twagner@tidan.com

WILLIAM REFORD  
+1 (514) 451-7223  
wreford@tidan.com



# TIDAN INC. - AVAILABILITY LIST

## DOWNTOWN CORE MONTREAL, QC



666 Sherbrooke St. W.  
**"Tour Tidan"**



1130 Sherbrooke St. W.

For detailed availability, click a property above.

### For inquiries, contact:

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# TIDAN INC. - AVAILABILITY LIST

## LE SUD-OUEST MONTREAL, QC



1555 Carrie Derick St.



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



Tidan Griffintown

For detailed availability, click a property above.

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# TIDAN INC. - AVAILABILITY LIST

## GARMENT DISTRICT MONTREAL, QC



9600 St-Laurent Blvd.



111 Chabanel St. W.

For detailed availability, click a property above.

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# TIDAN INC. - AVAILABILITY LIST

## ÎLE-DES-SŒURS VERDUN, QC



3000 René-Lévesque



300 du Golf Rd.

**"Tennis Île-des-Sœurs"**

For detailed availability, click a property above.

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# TIDAN INC. - AVAILABILITY LIST

## TOWN OF MOUNT-ROYAL TMR, QC



5645-5675 Royalmount Ave. 8260-8300 Devonshire Rd.



1255 Laird St.  
**"Espace VMR"**

For detailed availability, click a property above.

### For inquiries, contact:

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# TIDAN INC. - AVAILABILITY LIST

## RIMOUSKI, QC EASTERN CANADA



320 St-Germain St. E.  
**"Le Séjour"**

For detailed availability, click a property above.

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# TIDAN INC. - AVAILABILITY LIST

## SAINT JOHN, NB EASTERN CANADA



212 McAllister St.  
**"Parkway Mall"**



20 Prince Edward St.  
**"Prince Edward Square Mall"**

For detailed availability, click a property above.

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# TIDAN INC. - AVAILABILITY LIST

## SYDNEY, NS EASTERN CANADA



### 45 Keltic Drive "Keltic Plaza"

For detailed availability, click a property above.

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# TIDAN INC. - AVAILABILITY LIST

## ST. JOHN'S, NL EASTERN CANADA



370 Torbay Rd.  
**"Bally Rou Place"**

For detailed availability, click a property above.

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# TIDAN INC. - AVAILABILITY LIST

## SALABERRY-DE-VALLEYFIELD, QC OTHER



181 Victoria St.

**"Centre Professionnel Victoria"**

For detailed availability, click a property above.

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# TIDAN INC. - AVAILABILITY LIST

## KINGSTON, ON OTHER



1187 Princess St.  
**"Strata Center"**

For detailed availability, click a property above.

### **For inquiries, contact:**

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# TIDAN INC. - AVAILABILITY LIST

**LASALLE, QC**  
**OTHER**



8100-8208 Jean-Brillon St.

For detailed availability, click a property above.

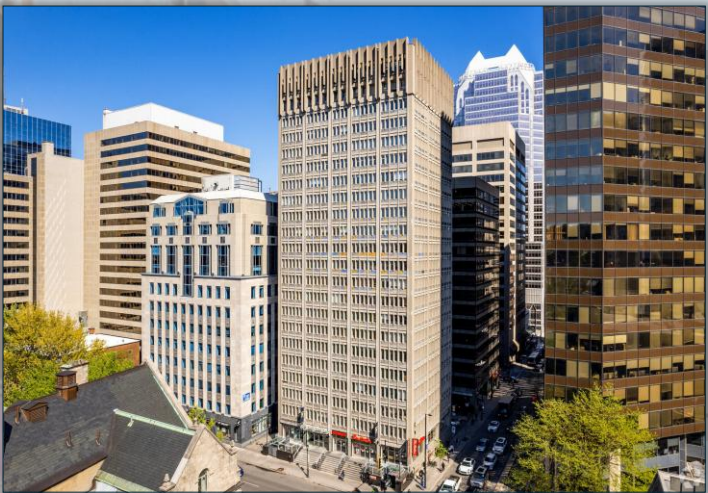
**For inquiries, contact:**

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# TOUR TIDAN - 666 Sherbrooke W.



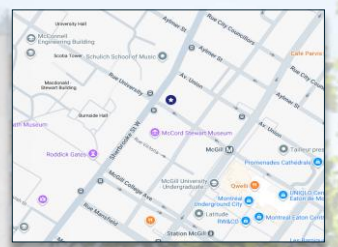
**Market:** Downtown Core  
**Class:** B+  
**Additional:** \$13.50  
**GLA:** 118,694 SF  
**Vacant:** 19,760 SF  
**Max Contig.:** 11,120 SF  
**Floor Plate:** 5,560 SF

## CONTACT

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## MAP LOCATION



## BROCHURE

[TOUR TIDAN - ENG.pdf](#)

## MOOD BOARD

[TOUR TIDAN](#)

### SUITE VACANT SPACE (SF)

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

### PROPERTY HIGHLIGHTS

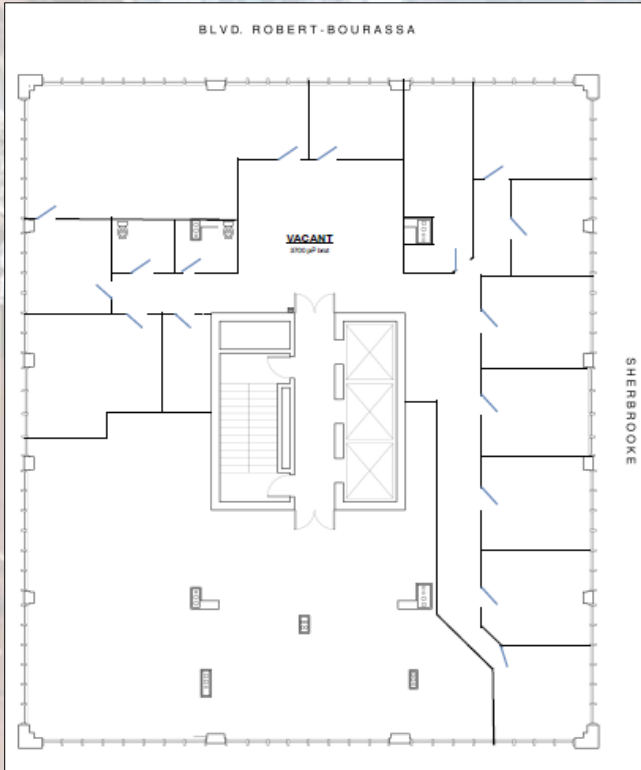
- Carefully maintained Class B+ office building
- Unobstructed views of Mount Royal
- Indoor parking available
- 24/7 HVAC
- Less than a thirty (30) second walk to McGill Metro
- Direct ground-floor access to Tim Hortons, Boustan, Madame Poulet, Sushiyo, convenience store, and RBC
- Turn-key buildouts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



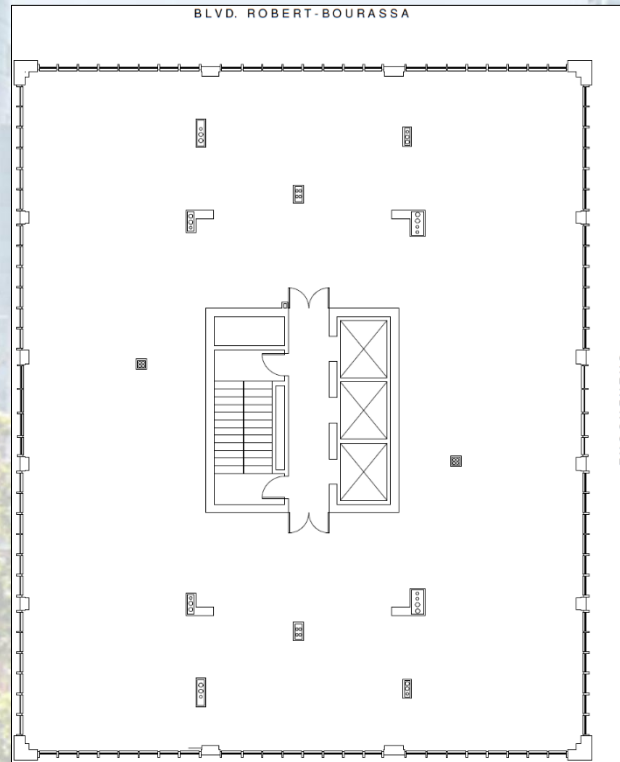
**FLOOR PLANS**

# FLOOR PLANS

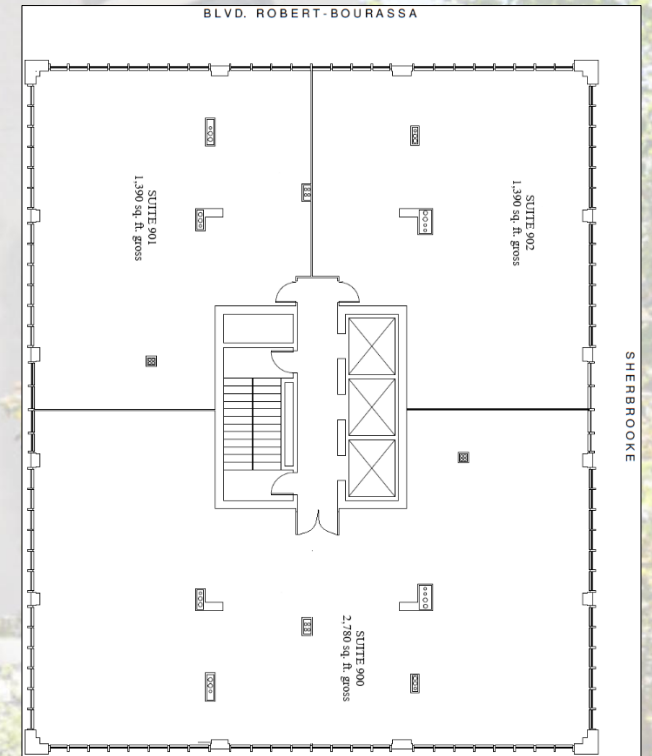
**SUITE 300 | 3,700 SF**



**SUITE 800 | 5,560 SF**



**SUITES 900, 901, & 902**





# 1130 Sherbrooke W.

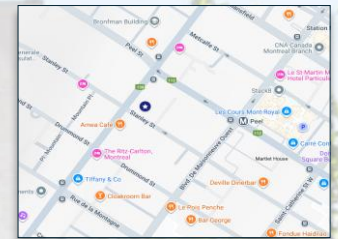


**Market:** Downtown Core  
**Class:** A  
**Additional:** \$18.00  
**GLA:** 230,738 SF  
**Vacant:** 62,208 SF  
**Max Contig.:** 36,516 SF  
**Floor Plate:** 14,191 SF

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## MAP LOCATION



## BROCHURE

[1130 SHERBROOKE - ENG.pdf](#)

## BROCHURE

[1130 SHERBROOKE](#)

## SUITE VACANT SPACE (SF)

SUITE	VACANT SPACE (SF)
201	1,076
202	4,095
203	5,653
301	2,033
302	1,936
401	2,028
402	4,225
403	2,246
501	7,060
801	973
900	14,191
1000	14,191
1301	2,501
1302	2,119

## PROPERTY HIGHLIGHTS

- 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

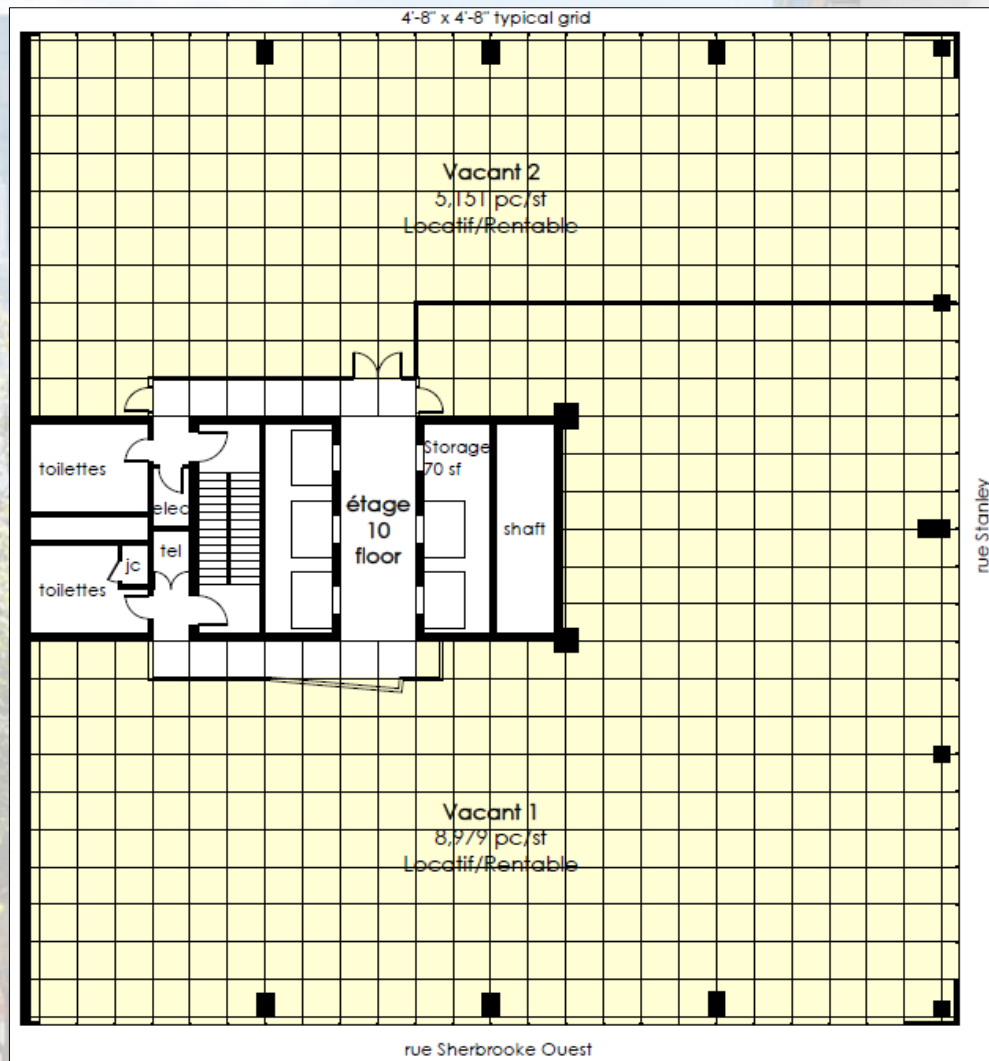


## FLOOR PLANS



# FLOOR PLANS

**SUITE 1000 | 14,191 SF**





# 1555 Carrie-Derick



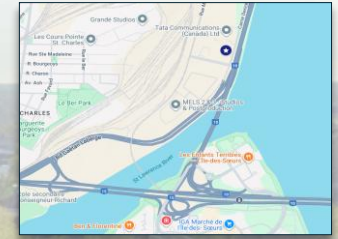
**Market:** Bridge-Bonaventure, PEPSC  
**Class:** B  
**Additional:** \$4.71  
**GLA:** 82,234 SF  
**Vacant:** 82,234 SF  
**Max Contig.:** 82,234 SF

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## MAP LOCATION



<u>SUITE</u>	<u>VACANT SPACE (SF)</u>
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



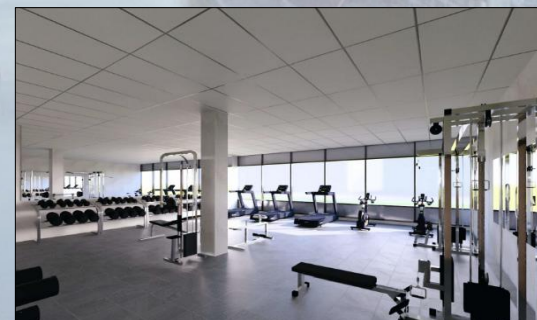
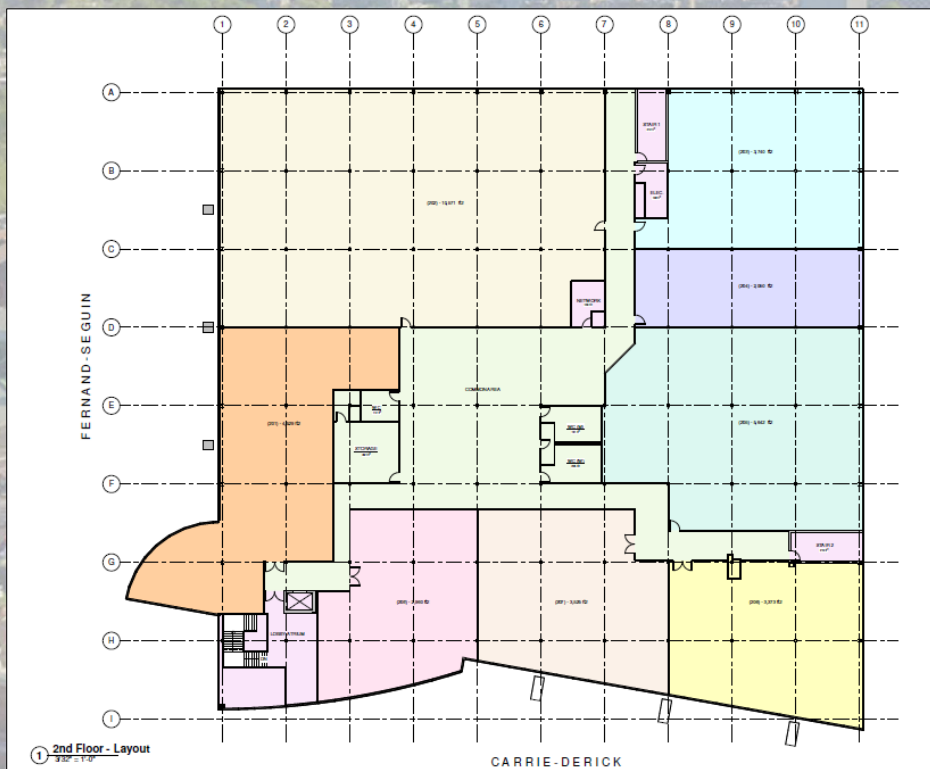
**FLOOR PLANS**



# FLOOR PLANS

2<sup>ND</sup> FLOOR | 76,234 SF (DIVISIBLE)

PROPERTY PHOTOS





# Design Center - 1600 Notre-Dame W.



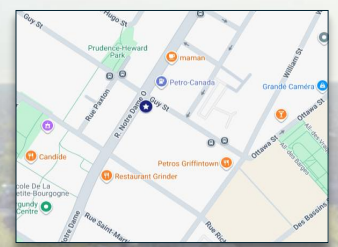
**Market:** Griffintown / Little Burgundy  
**Class:** B  
**Additional:** \$7.42  
**GLA:** 145,519 SF  
**Vacant:** 3,500 SF

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### MAP LOCATION



SUITE	VACANT SPACE (SF)
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### PROPERTY HIGHLIGHTS

208	3,500
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- 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

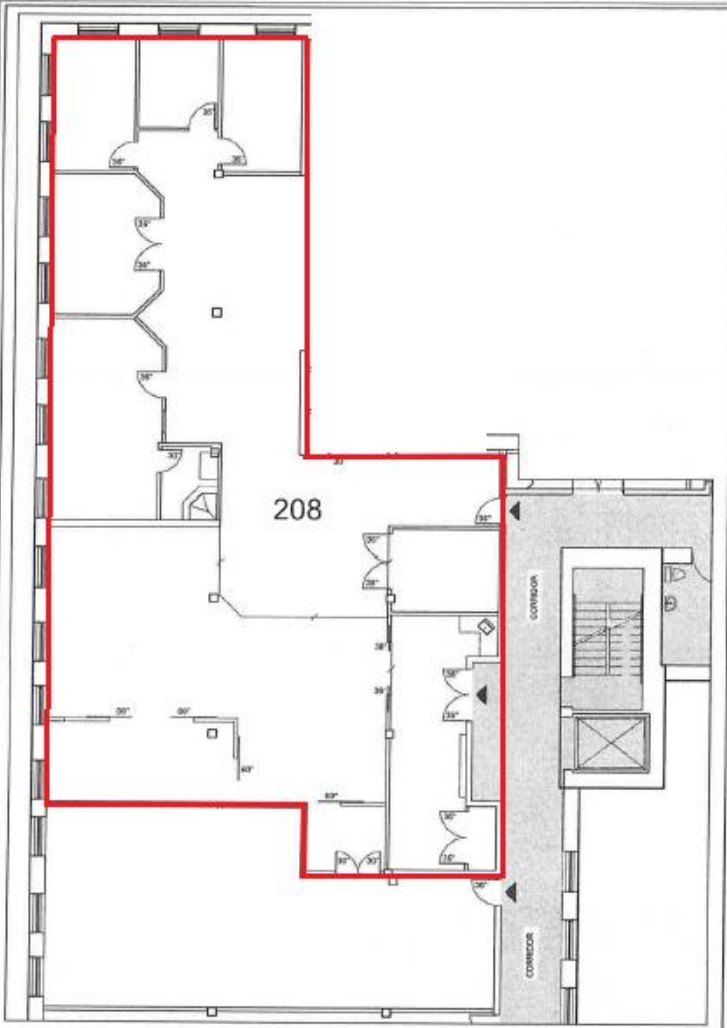


FLOOR PLANS



# FLOOR PLANS

**SUITE 208 | 3,500 SF**





# Tidan Griffintown



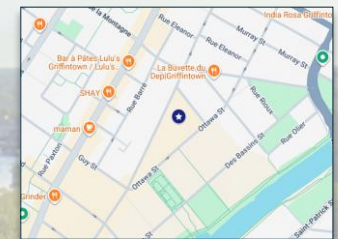
**Market:** Griffintown  
**Additional:** TBD  
**GLA:** ≈38,500 SF

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## MAP LOCATION



### SUITE

### VACANT SPACE (SF)

### TYPE

### PROPERTY HIGHLIGHTS

- 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





# PHOTOS





# 9600 St-Laurent Blvd.



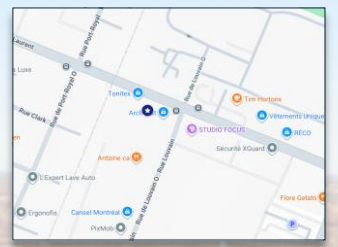
**Market:** Garment District  
**Additional:** \$2.81  
**GLA:** 312,827 SF  
**Vacant:** 52,845 SF

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## MAP LOCATION



### SUITE VACANT SPACE (SF)

### COMMENTS

### PROPERTY HIGHLIGHTS

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

Ground floor  
 conveyer belt access

- 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

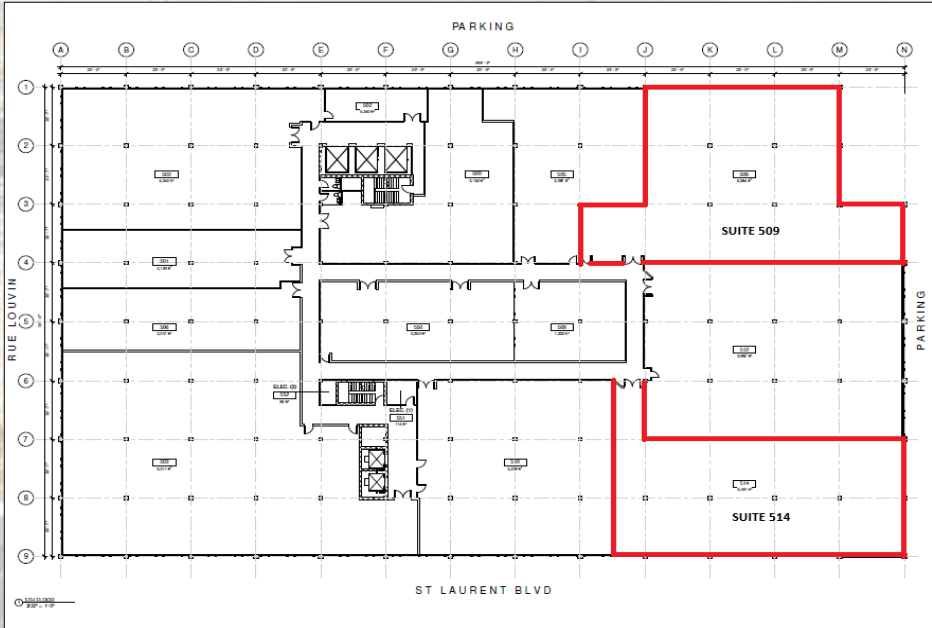
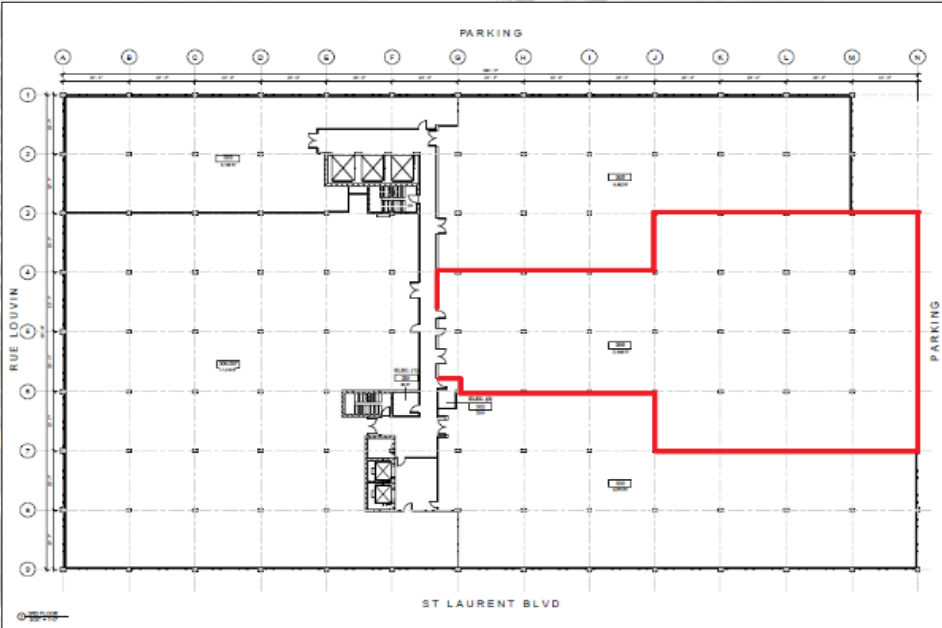


## FLOOR PLANS

# FLOOR PLANS

**SUITE 306 | 13,552 SF**

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







# 111 Chabanel W.



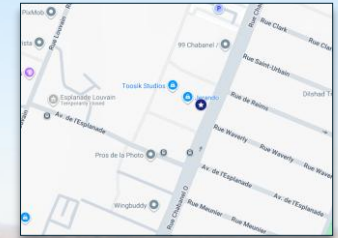
**Market:** Garment District  
**Additional:** \$3.39  
**GLA:** 418,023 SF  
**Vacant:** 40,184 SF

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## MAP LOCATION



## BROCHURE

[111 CHABANEL - ENG.pdf](#)

### SUITE VACANT SPACE (SF)

### TYPE

### PROPERTY HIGHLIGHTS

SUITE	VACANT SPACE (SF)	TYPE
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
631	2,610	Flex
634	1,162	Flex
709	835	Industrial

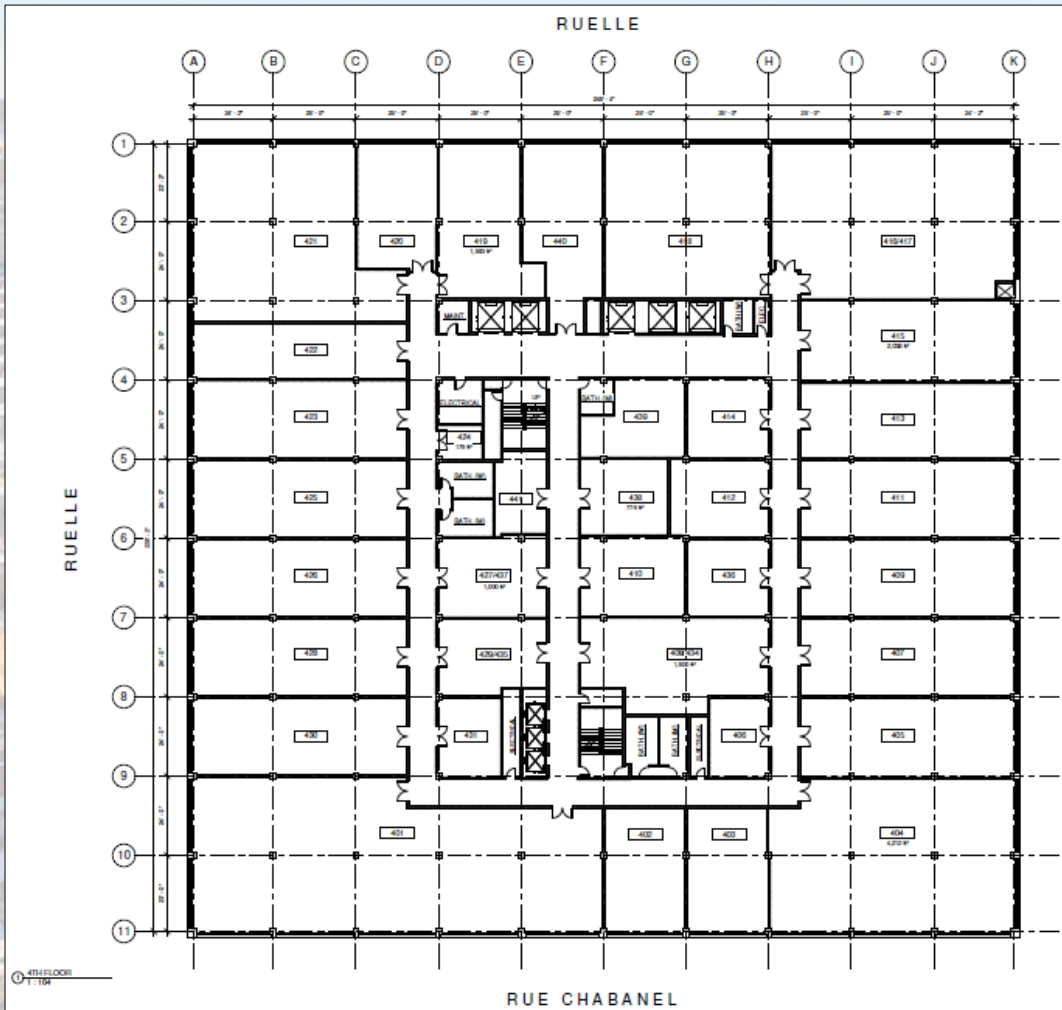
- Situated in Montreal's Fashion District, close to Chabanel train station
- Bright versatile spaces with large windows
- Central heating and A/C
- Ideal for creative & innovative businesses that need a mix of office, warehouse, or studio
- Ample underground parking



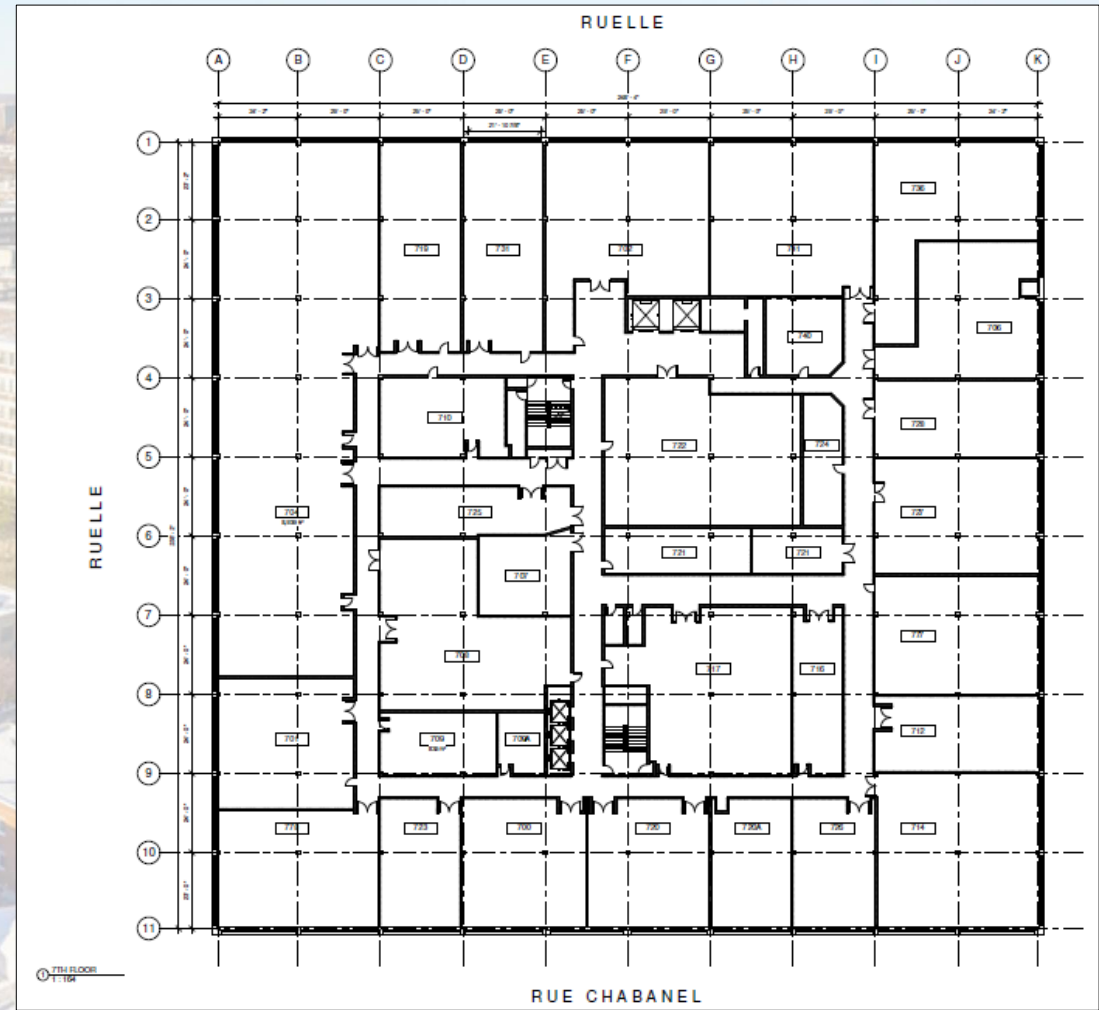
FLOOR PLANS

# FLOOR PLANS

## 4<sup>TH</sup> FLOOR



## 7<sup>TH</sup> FLOOR





# 3000 René-Lévesque Blvd

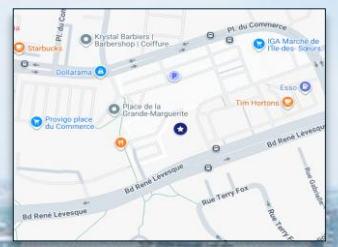


**Market:** Île-des-Sœurs  
**Class:** B+  
**Additional:** \$12.05  
**GLA:** 74,437 SF  
**Vacant:** 1,236 SF

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### MAP LOCATION



### BROCHURE

[3000.RL - ENG.pdf](#)

SUITE	VACANT SPACE (SF)	TYPE	PROPERTY HIGHLIGHTS
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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.



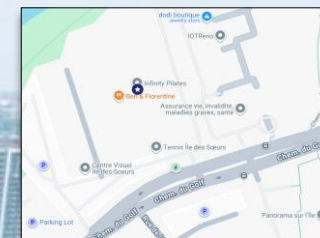
**Market:** Île-des-Sœurs  
**Additional:** N/A  
**GLA:** 10,000 SF  
**Vacant:** 0

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## 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.



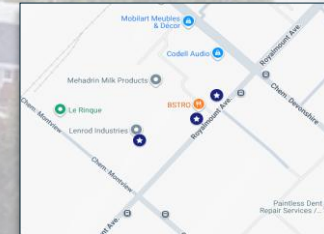
**Market:** TMR  
**Class:** C  
**Additional:** \$4.49  
**GLA:** 110,245 SF  
**Vacant:** 6,930 SF

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### MAP LOCATION



### SUITE

### VACANT SPACE (SF)

### COMMENTS

### PROPERTY HIGHLIGHTS

5659  
5663 - 5667  
5665 - 210  
  
5675 - 210  
5675 - 300

7,258  
6,776  
2,546  
  
2,310  
4,620

27 ft ceilings, dock  
Drive in, garage door  
Office  
  
Office  
Office

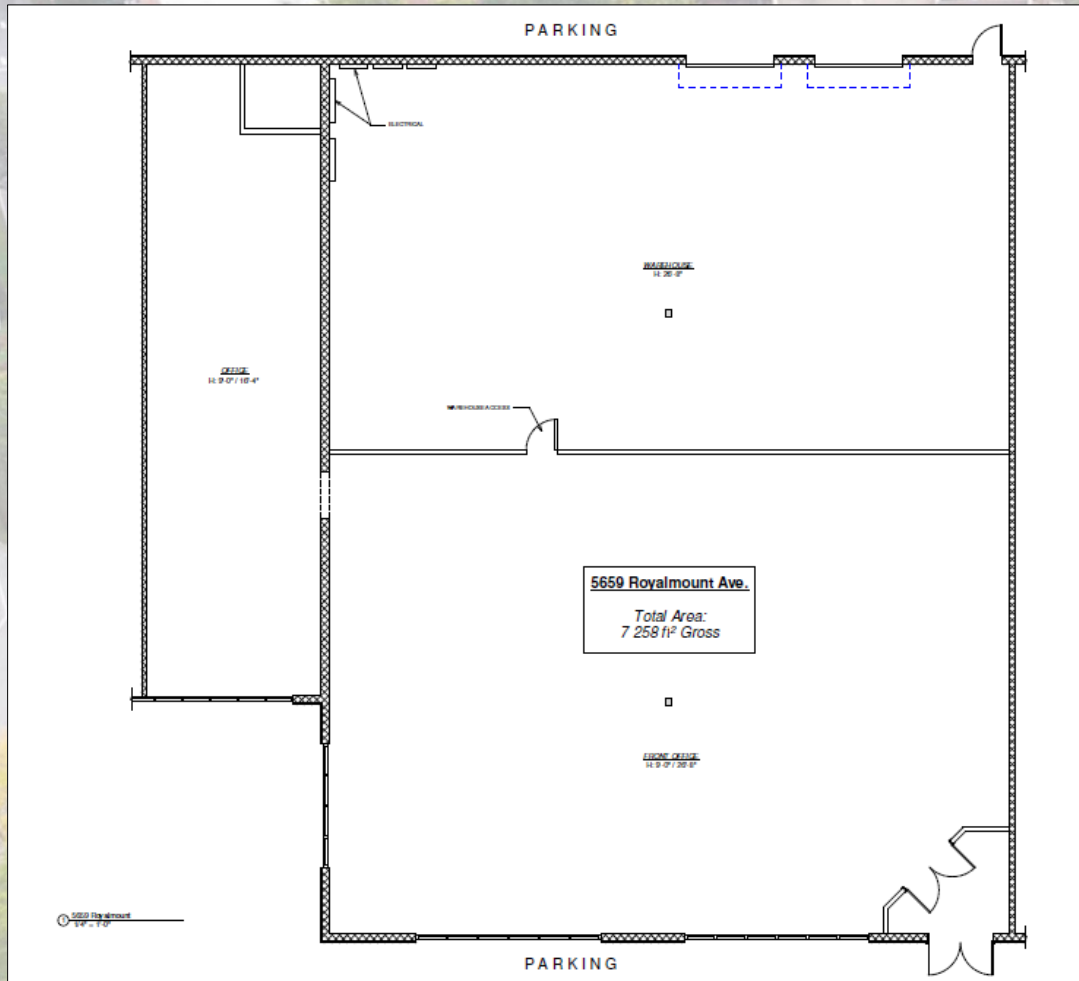
- Ample exterior parking
- Proximity to Highway 15 and Metropolitan Autoroute
- Close to Royalmount, Montreal's newest and immense lifestyle destination



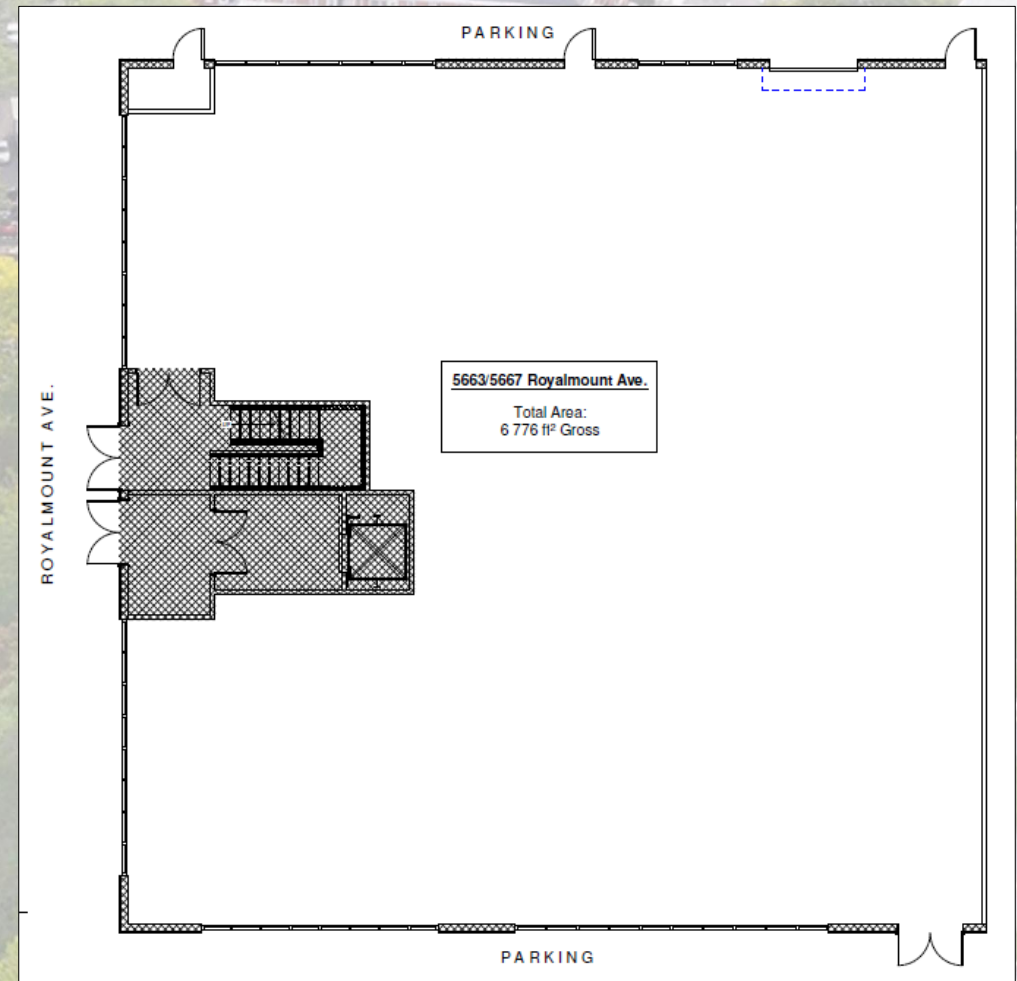
## FLOOR PLANS

# FLOOR PLANS

5659 ROYALMOUNT | 7,258 SF



5663/5667 ROYALMOUNT | 6,776 SF







# Édifices Royalmount



## 8260 DEVONSHIRE RD.



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

## 8300 DEVONSHIRE RD.



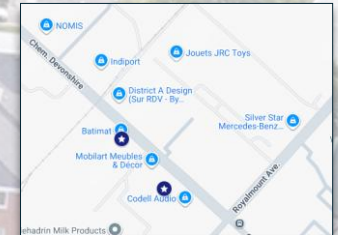
**Market:** TMR  
**Class:** B+  
**Additional:** \$3.88  
**GLA:** 94,232 SF  
**Vacant:** 2,414 SF

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### 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



# 1255 Blvd. Laird



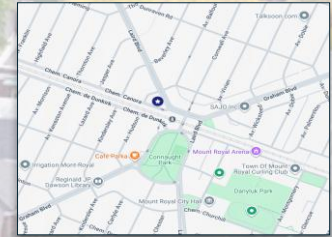
**Market:** Downtown TMR  
**Class:** B  
**Additional:** \$9.85  
**GLA:** 81,274 SF  
**Vacant:** 16,895 SF  
**Max Contig.:** 5,300 SF

## CONTACT

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[wreford@tidan.com](mailto:wreford@tidan.com)

## MAP LOCATION



### SUITE VACANT SPACE (SF)

SUITE	VACANT SPACE (SF)	TYPE
105	2,449	Office
110	1,139	Office
160	1,380	Office
257	602	Office
290	1,087	Office
333	3,438	Office
366	720	Office
386	929	Office
390	1,144	Office

### PROPERTY HIGHLIGHTS

- 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



FLOOR PLANS

# FLOOR PLANS

## SUITES 102, 105, 110, 160

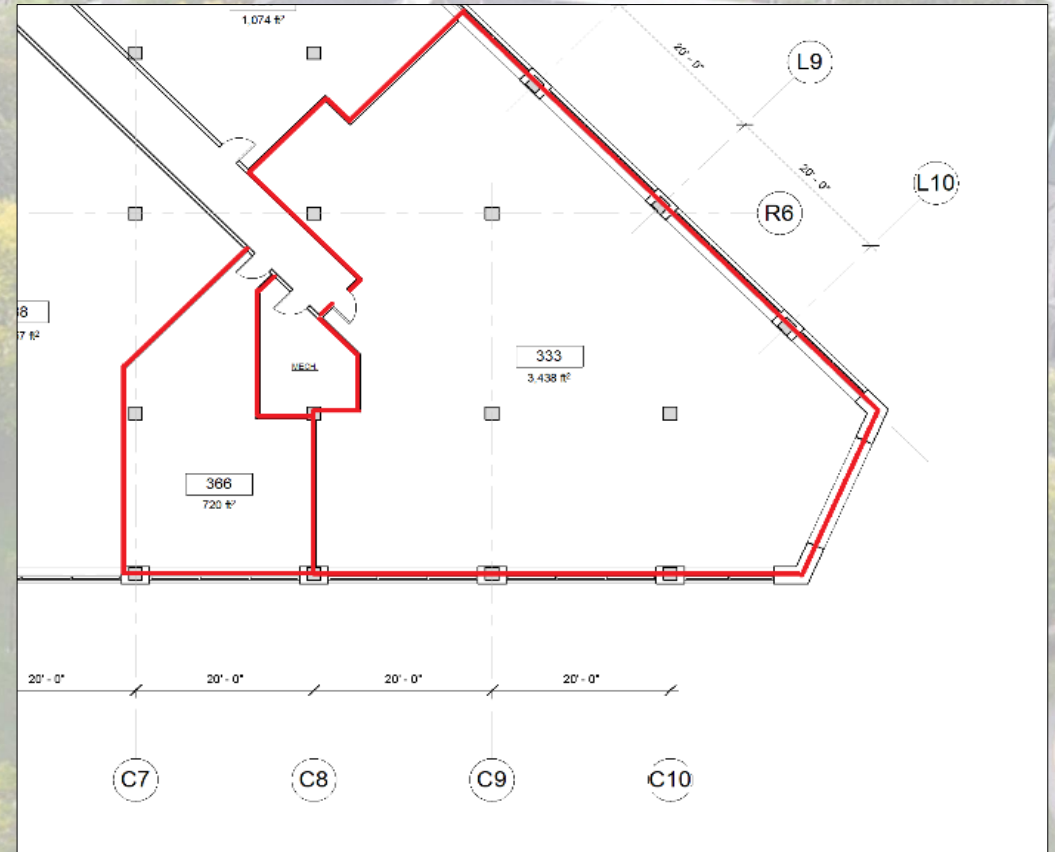


# FLOOR PLANS

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



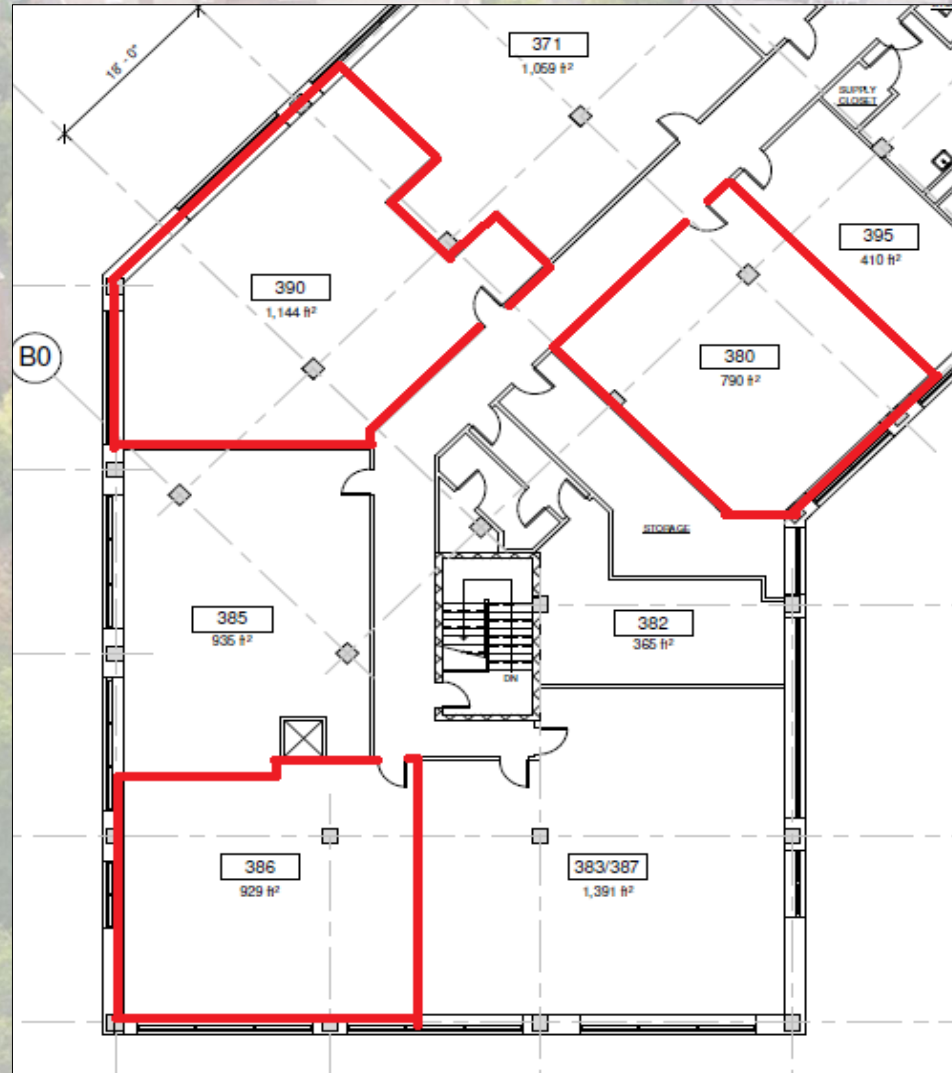
**SUITES 333 & 366**





# FLOOR PLANS

## SUITES 380, 386, & 390





# Le Séjour - 320 St-Germain St. E.



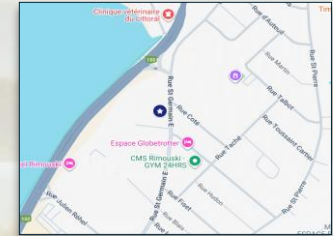
**Market:** Downtown Rimouski  
**Class:** B  
**Additional:** \$8.36  
**GLA:** 72,515 SF  
**Vacant:** 18,259 SF  
**Max Contig.:** 10,448 SF

## CONTACT

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## MAP LOCATION



### SUITE VACANT SPACE (SF)

### TYPE

### PROPERTY HIGHLIGHTS

SUITE	VACANT SPACE (SF)	TYPE
102	904	Retail
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

- 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

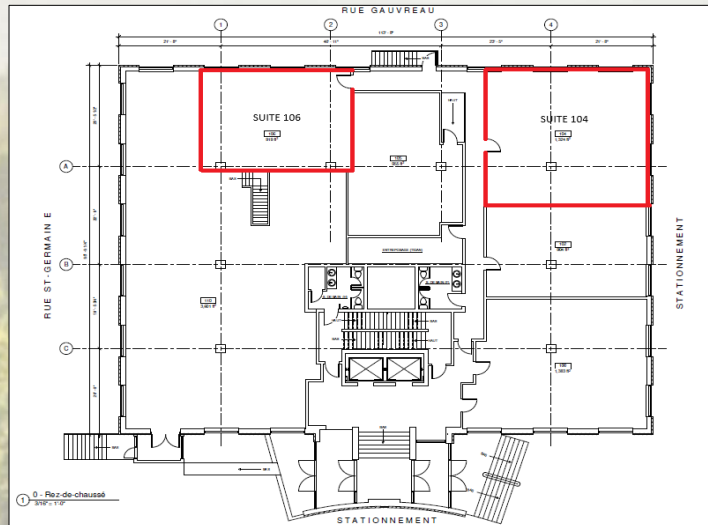


## FLOOR PLANS

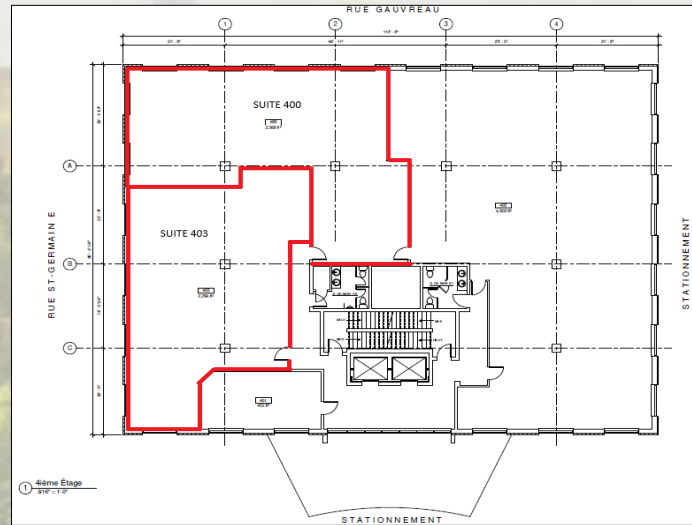


# FLOOR PLANS

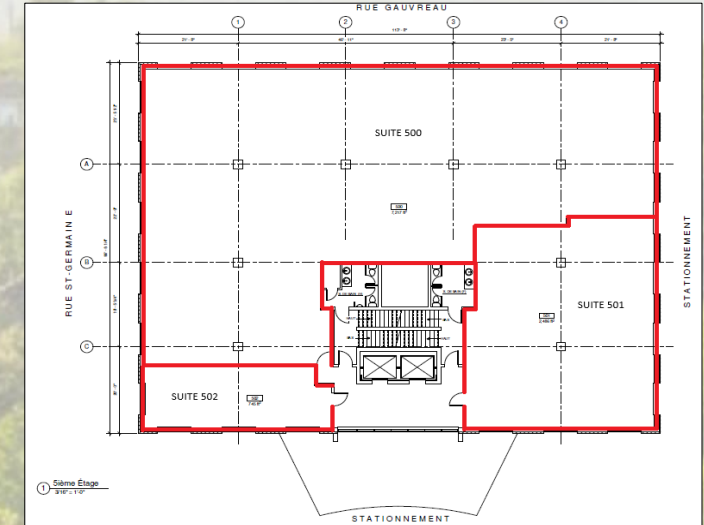
**SUITE 104 & 106 | 1,324 SF & 750 SF**



**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

## CONTACT

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## MAP LOCATION



### SUITE

### VACANT SPACE (SF)

### TYPE

### PROPERTY HIGHLIGHTS

117	10,021
130A	6,400

Retail
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

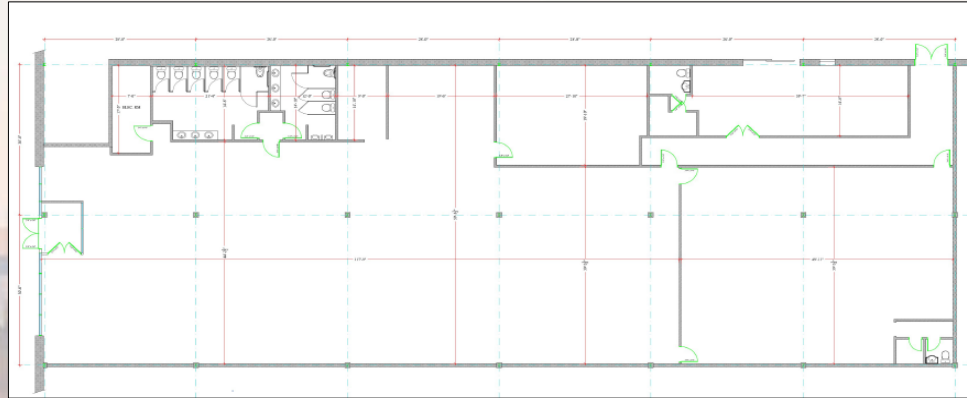


## FLOOR PLANS

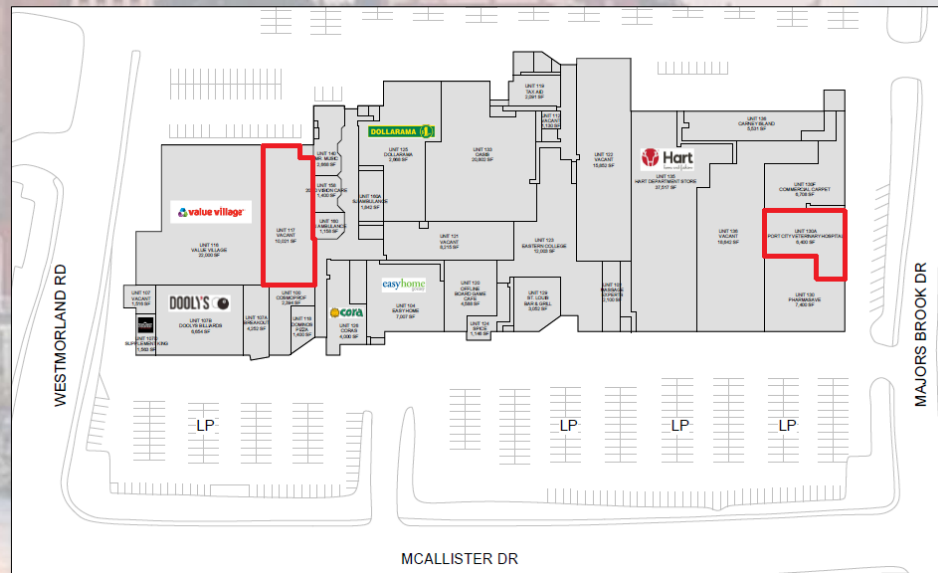


# FLOOR PLANS

**SUITE 117 | 10,021 SF**



**SUITES 117 & 130A | 10,021 SF & 6,400 SF**





# Prince Edward Square Mall - 20 Prince Edward St.



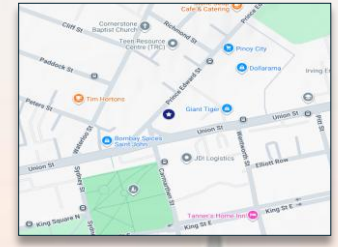
**Market:** Saint John Uptown  
**Additional:** \$6.39  
**GLA:** 159,105 SF  
**Vacant:** 94,299 SF  
**Max Contig.:**

### CONTACT

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### MAP LOCATION



SUITE	VACANT SPACE (SF)	TYPE	PROPERTY HIGHLIGHTS
ER103	6,431	Retail	<ul style="list-style-type: none"> <li>Situated close to the core of Uptown Saint John, its financial, entertainment, and cultural hub</li> <li>Corporate head offices, post-secondary facilities, hotels, shops, bars, restaurants nearby</li> <li>Ample outdoor and underground parking</li> </ul>
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	

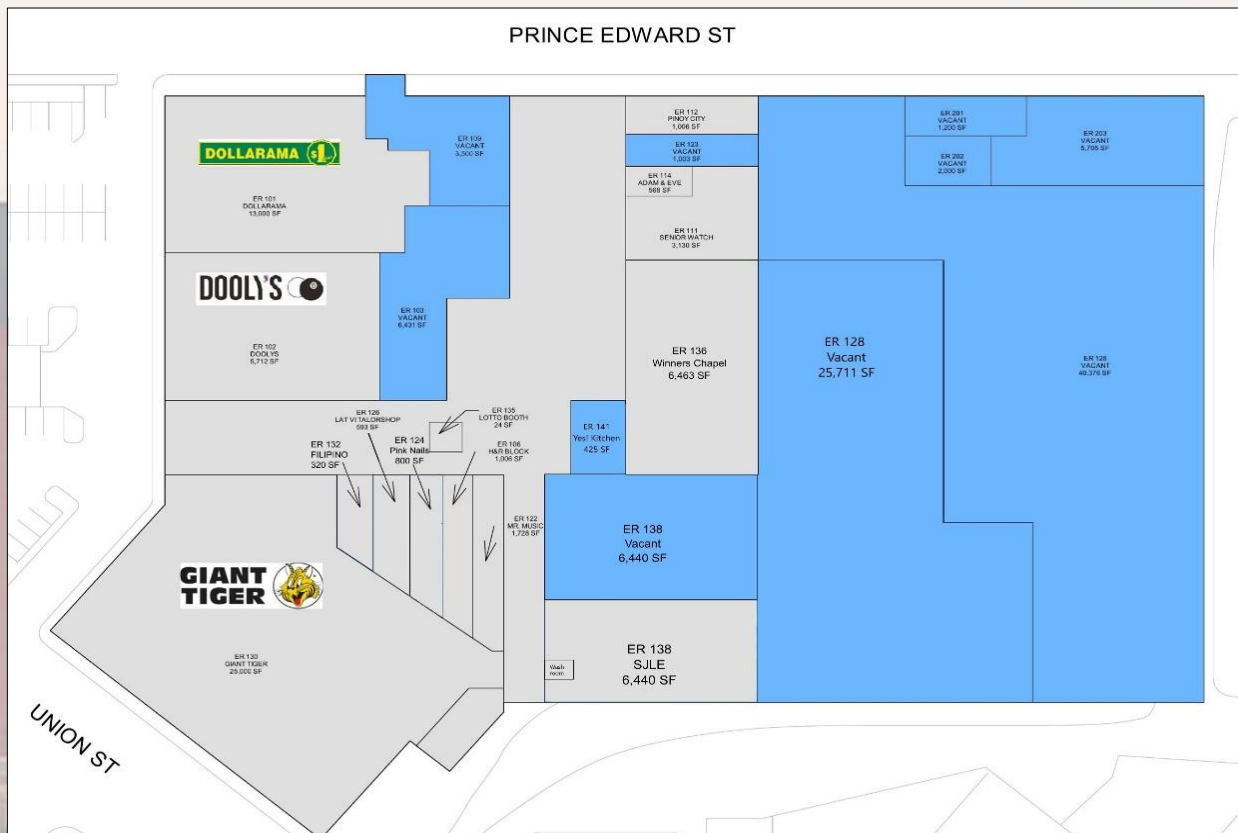


## FLOOR PLANS



# FLOOR PLANS

## SITE PLAN





# Keltic Plaza - 45 Keltic Dr.



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

## CONTACT

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## MAP LOCATION



### SUITE VACANT SPACE (SF)

17	10,457
07A	937
15B	2,315

### TYPE

Retail  
 Retail  
 Storage

### PROPERTY HIGHLIGHTS

- 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

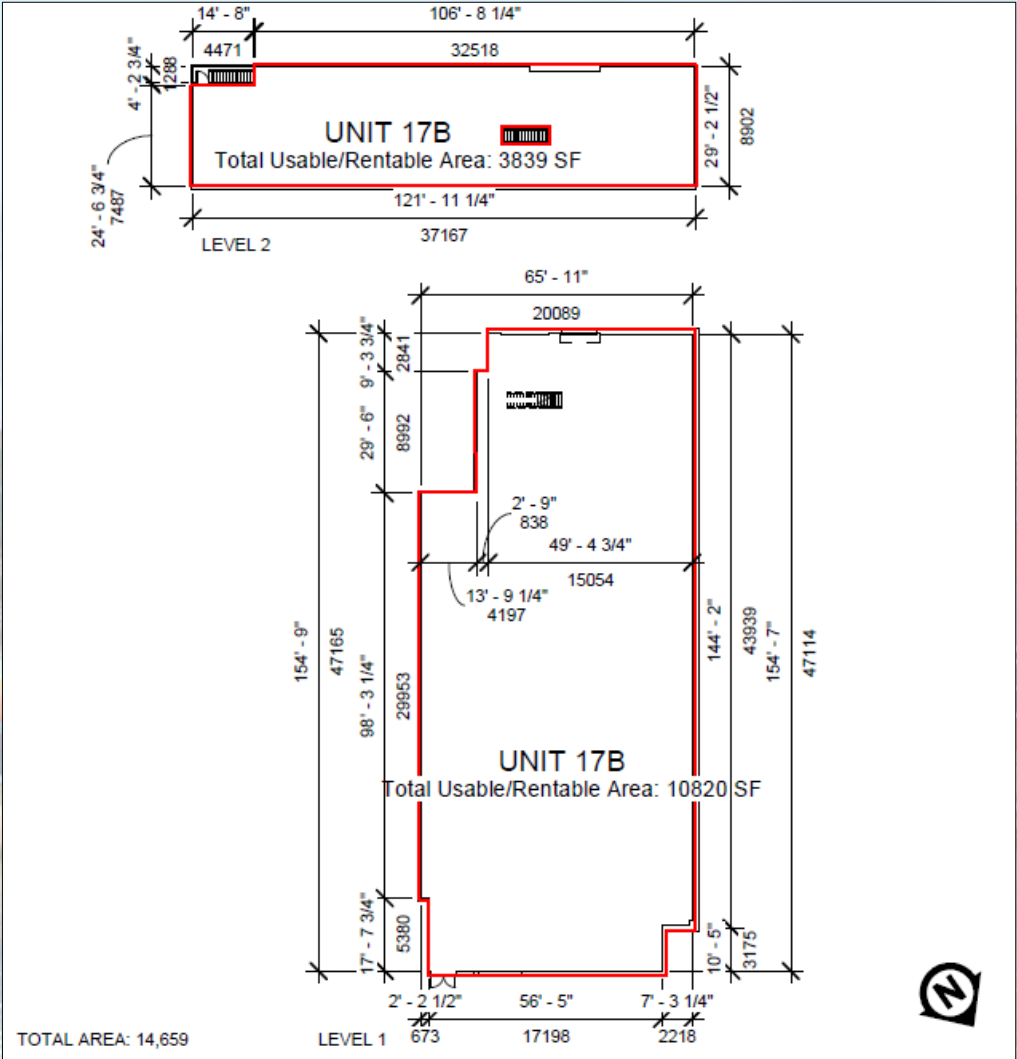


## FLOOR PLANS



# FLOOR PLANS

## SUITE 17B





# Bally Rou Place - 370 Torbay Rd.



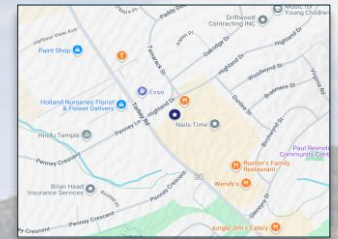
**Market:** Torbay Rd. Commercial District  
**Class:** B  
**Additional:** \$7.39  
**GLA:** 60,816 SF  
**Vacant:** 25,948 SF  
**Max Contig.:** 13,000 SF

## CONTACT

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## MAP LOCATION



### SUITE VACANT SPACE (SF)

SUITE	VACANT SPACE (SF)	TYPE
E130	1,498	Office
E160	2,354	Office
E201	3,182	Office
E202	3,182	Office
W110	3,040	Office
W300	2,591	Office
W310	10,101	Office

### PROPERTY HIGHLIGHTS

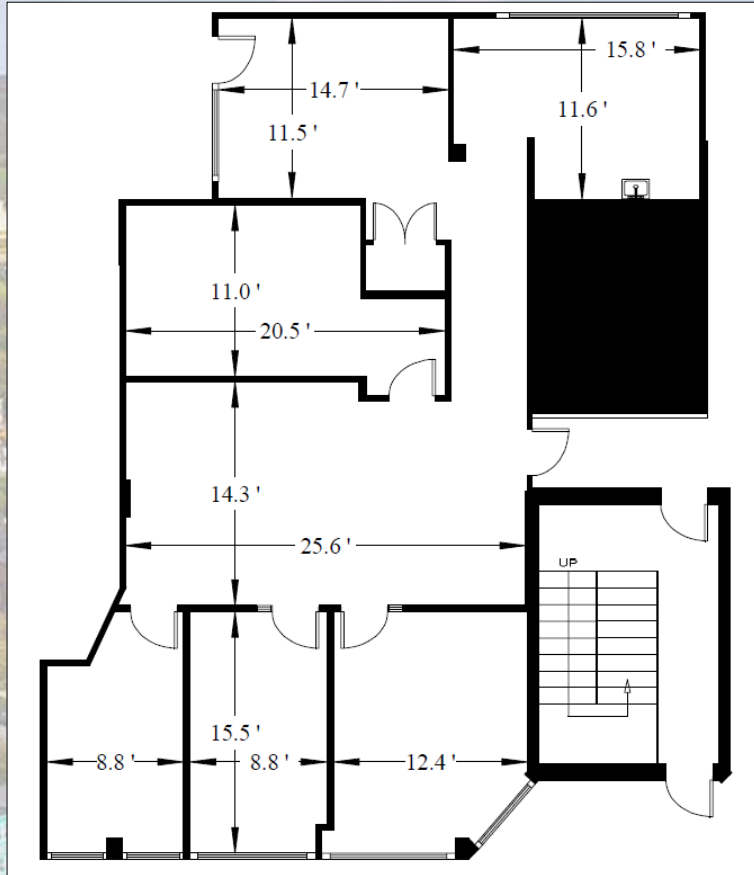
- Conveniently situated in the City's east end
- Quick and easy access to all major transportation routes and business centers
- Ample parking
- High exposure as the property is adjacent to Torbay Rd. and Highway 20



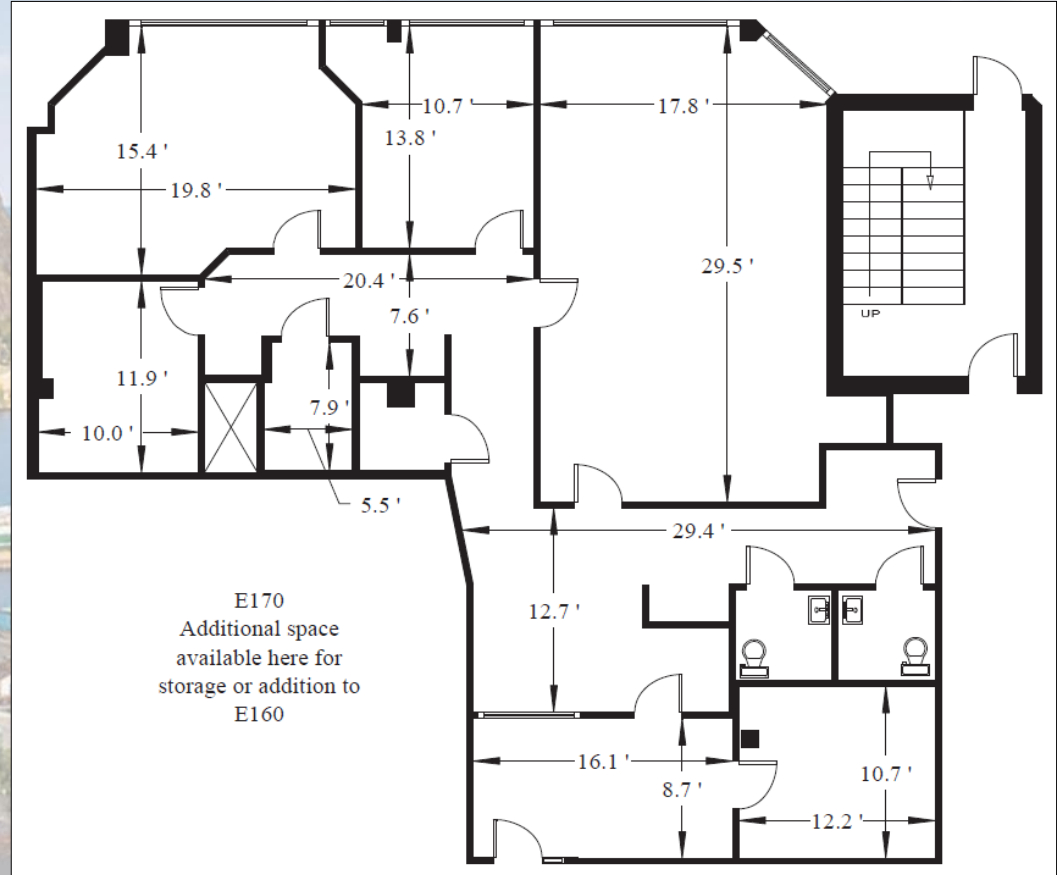
## FLOOR PLANS

# FLOOR PLANS

**SUITE E130 | 1,498 SF**

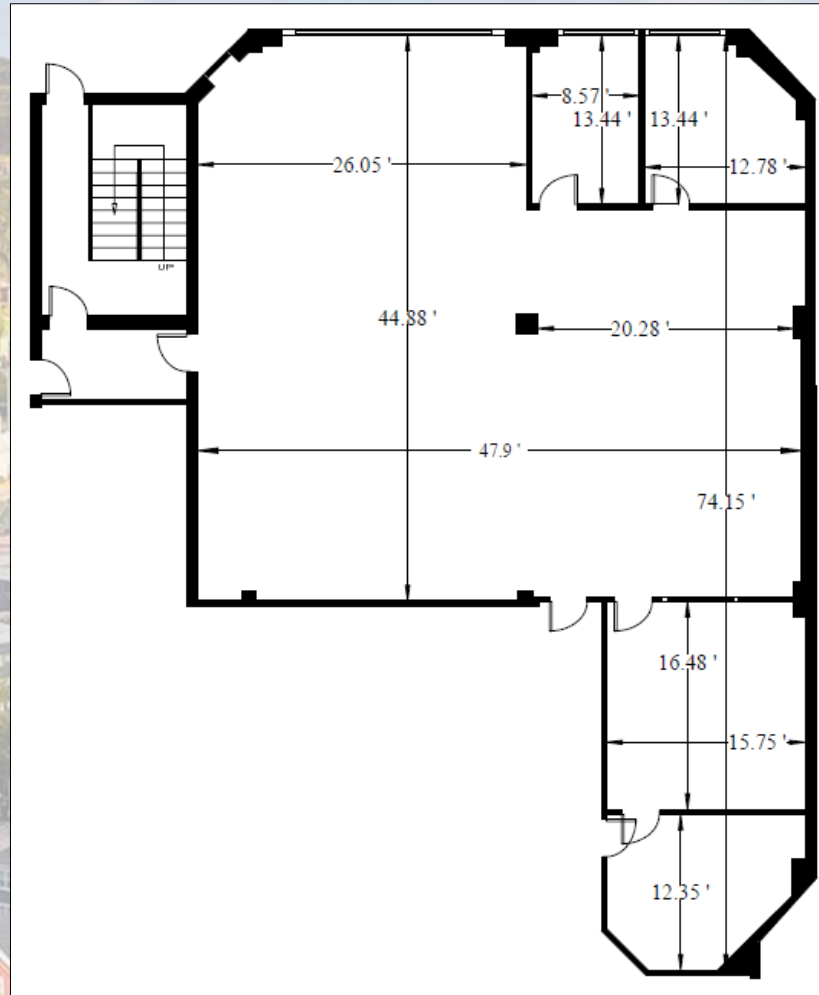


**SUITE E160 | 2,354 SF**



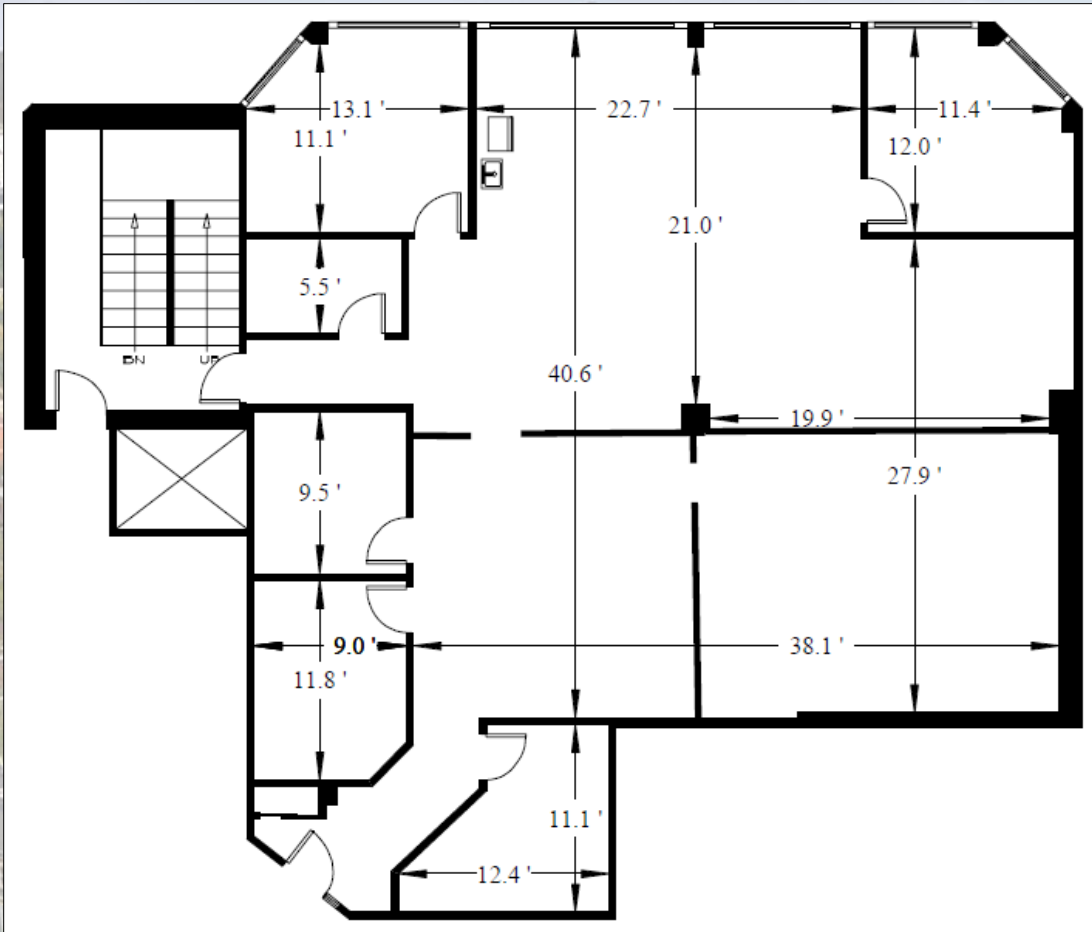
# FLOOR PLANS

SUITE W110 | 3,040 SF

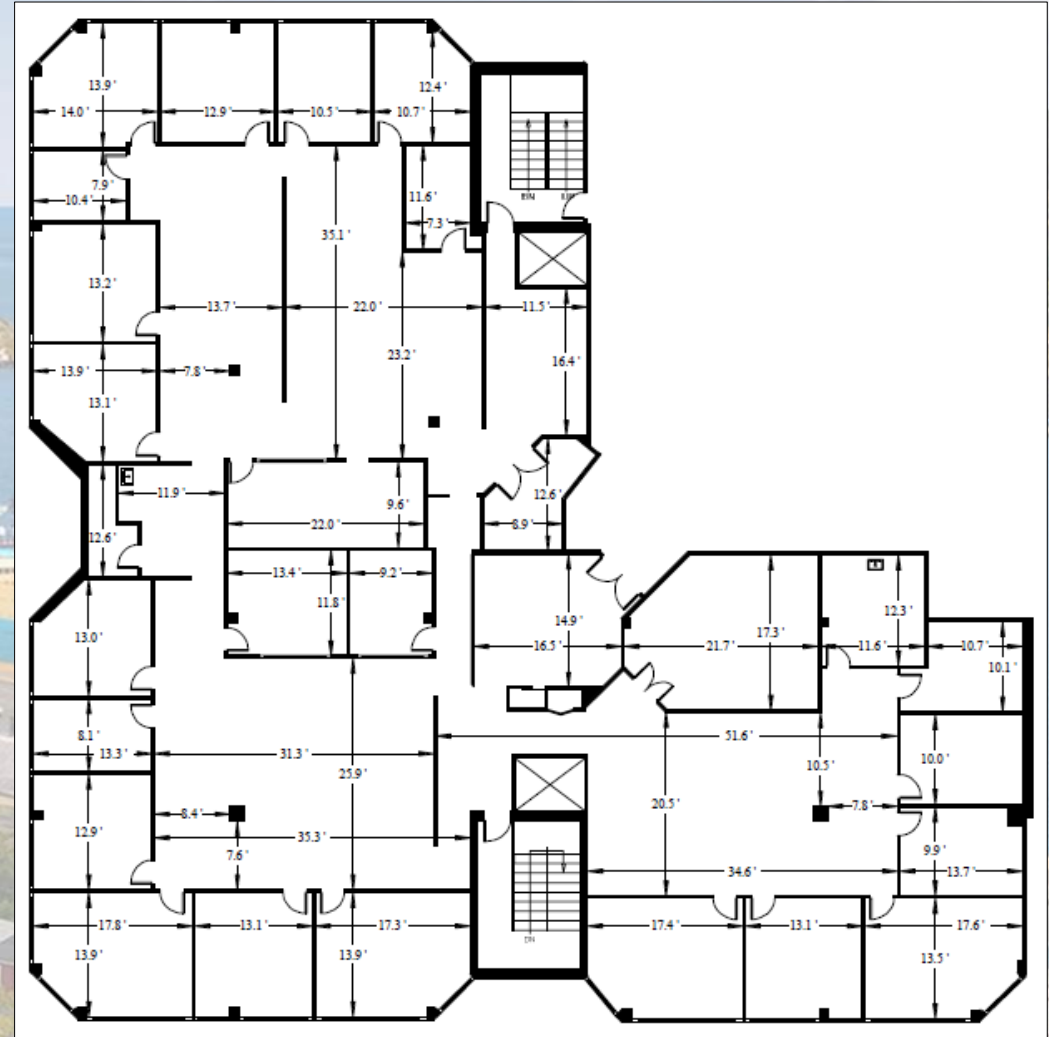


# FLOOR PLANS

SUITE W300 | 2,591 SF



SUITE W310 | 10,101 SF





# Centre Professionnel Victoria - 181 Victoria St.



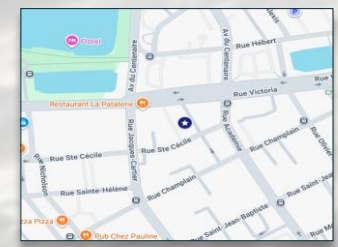
**Market:** Downtown Valleyfield  
**Class:** C  
**Additional:** \$5.23  
**GLA:** 17,500 SF  
**Vacant:** 0 SF

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### MAP LOCATION



### SUITE

### VACANT SPACE (SF)

### TYPE

- FULLY LEASED -

### PROPERTY HIGHLIGHTS

- In the heart of Valleyfield, close to 132 Rd. & only 10 minutes from Highway 30
- Retail space on the ground floor & office space on the second floor





# Strata Center - 1187 Princess St.



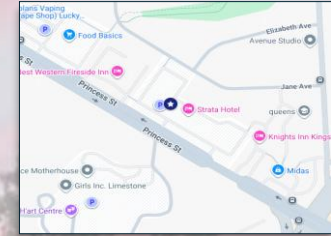
**Market:** Midtown, Princess Street  
**Additional:** \$8.50  
**GLA:** 22,244 SF  
**Vacant:** 4,804 SF

## CONTACT

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## MAP LOCATION



SUITE	VACANT SPACE (SF)
-------	-------------------

14	4,804
----	-------

## 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

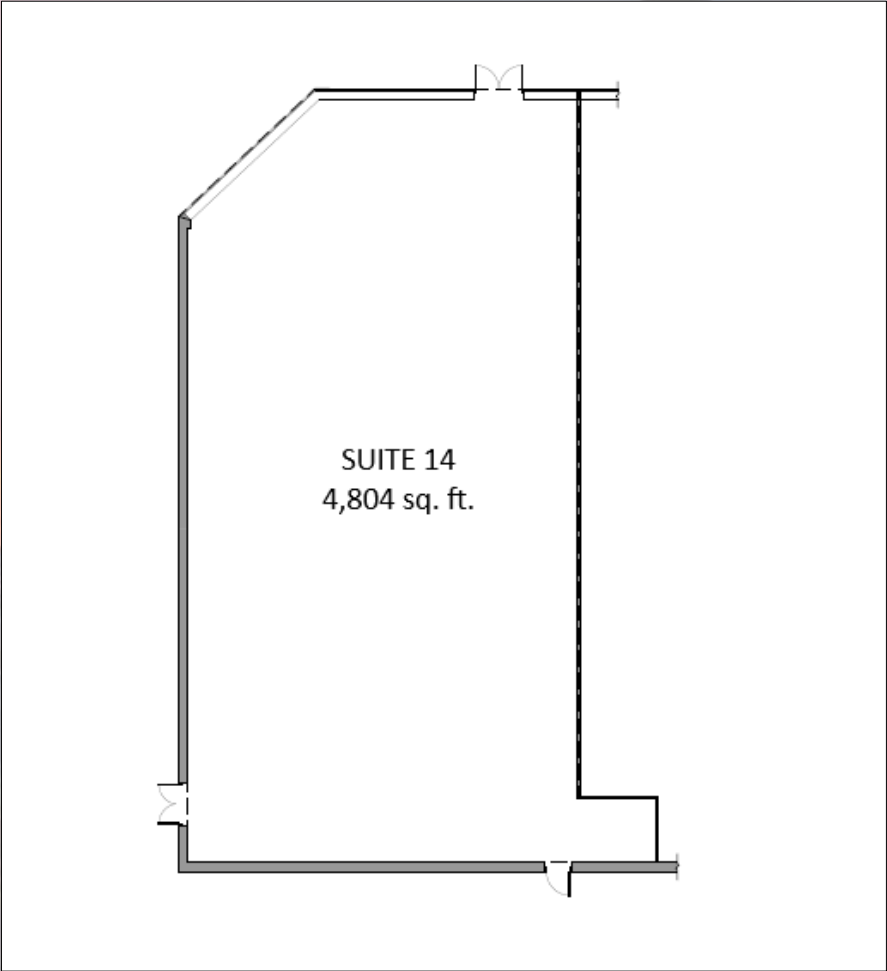


### FLOOR PLANS



# FLOOR PLANS

**SUITE 14 | 4,804 SF**





# 8100-8208 Jean-Brillon St.



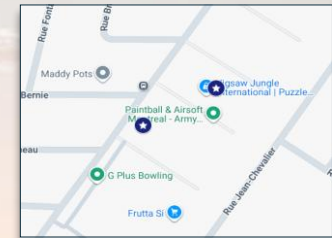
**Market:** Lasalle Industrial Market  
**Additional:** \$3.57  
**GLA:** 85,500 SF  
**Vacant:** 0  
**Max Contig.:** 0

### CONTACT

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[wreford@tidan.com](mailto:wreford@tidan.com)

### MAP LOCATION



### SUITE

-

### VACANT SPACE (SF)

FULLY LEASED

### TYPE

-

### PROPERTY HIGHLIGHTS

- Situated in a quiet neighbourhood, only 10 minutes to Highway 20
- One story industrial building with 16-foot ceilings & loading docks



# PORTFOLIO ACQUISITIONS

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**

# TIDAN INC. - LISTE DE DIPONIBILITÉ

## MONTRÉAL

CENTRE-VILLE

LE SUD-OUEST

CITÉ DE LA MODE

ÎLE-DES-SOEURS

VILLE DE MONT-ROYAL

## AUTRE

RIMOUSKI, QC

SALABERRY-DE-VALLEYFIELD, 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	17
Superficie totale du portefeuille	1,940,877
Nombre de régions	7
Dernière mise à jour	2026/02/04



Pour connaître la disponibilité détaillée, cliquez sur une région ci-dessus

**Pour toute question, veuillez contacter :**

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twagner@tidan.com

WILLIAM REFORD  
+1 (514) 451-7223  
wreford@tidan.com



# TIDAN INC. - LISTE DE DISPONIBILITÉ

## CENTRE-VILLE MONTRÉAL, QC



666 Rue Sherbrooke O.  
**"Tour Tidan"**



1130 Rue Sherbrooke O.

Pour connaître la disponibilité détaillée, cliquez sur  
une région ci-dessus

**Pour toute question, veuillez contacter :**

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# TIDAN INC. - LISTE DE DISPONIBILITÉ

## LE SUD-OUEST MONTRÉAL, QC



1555 Rue Carrie Derick



1600 Rue Notre-Dame O.  
**"Centre du design"**



Tidan Griffintown

Pour connaître la disponibilité détaillée, cliquez sur  
une région ci-dessus

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twagner@tidan.com

WILLIAM REFORD  
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wreford@tidan.com



# TIDAN INC. - LISTE DE DISPONIBILITÉ

## CITÉ DE LA MODE MONTRÉAL, QC



9600 Boul. St-Laurent



111 Rue Chabanel O.

Pour connaître la disponibilité détaillée, cliquez sur  
une région ci-dessus

**Pour toute question, veuillez contacter :**

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twagner@tidan.com

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wreford@tidan.com



# TIDAN INC. - LISTE DE DISPONIBILITÉ

## ÎLE-DES-SŒURS VERDUN, QC



3000 Boul. René-Lévesque



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

Pour connaître la disponibilité détaillée, cliquez sur  
une région ci-dessus

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twagner@tidan.com

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wreford@tidan.com



# TIDAN INC. - LISTE DE DISPONIBILITÉ

## VILLE DE MONT-ROYAL VMR, QC



5645-5675 Av. Royalmount



8260-8300 Ch. Devonshire



1255 Boul. Laird  
**"Espace VMR"**

Pour connaître la disponibilité détaillée, cliquez sur  
une région ci-dessus

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# TIDAN INC. - LISTE DE DISPONIBILITÉ

**RIMOUSKI, QC**  
**AUTRE**



320 Rue St-Germain E.  
**"Le Séjour"**

Pour connaître la disponibilité détaillée, cliquez sur  
une région ci-dessus

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WILLIAM REFORD  
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wreford@tidan.com



## SALABERRY-DE-VALLEYFIELD, QC AUTRE



181 Rue Victoria

### **"Centre Professionnel Victoria"**

Pour connaître la disponibilité détaillée, cliquez sur  
une région ci-dessus

**Pour toute question, veuillez contacter :**

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# TOUR TIDAN - 666 Rue Sherbrooke O.



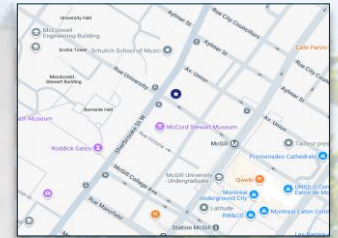
**Marché:** Centre-Ville  
**Classe:** B+  
**Additionnel:** \$13.50  
**SLA:** 118,694 pi<sup>2</sup>  
**Vacant:** 19,760 pi<sup>2</sup>  
**SMC:** 11,120 pi<sup>2</sup>  
**Sup. Étage:** 5,560 pi<sup>2</sup>

## CONTACT

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## EMPLACEMENT



## BROCHURE

[TOUR TIDAN - FR.pdf](#)

## MOOD BOARD

[TOUR TIDAN](#)

### LOCAL SURFACE (pi<sup>2</sup>)

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

### FAITS SAILLANTS

- 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



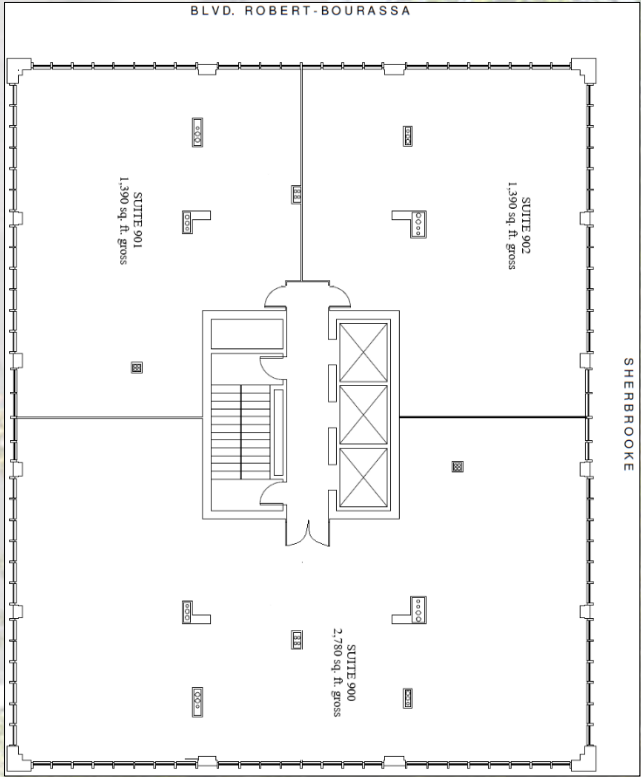
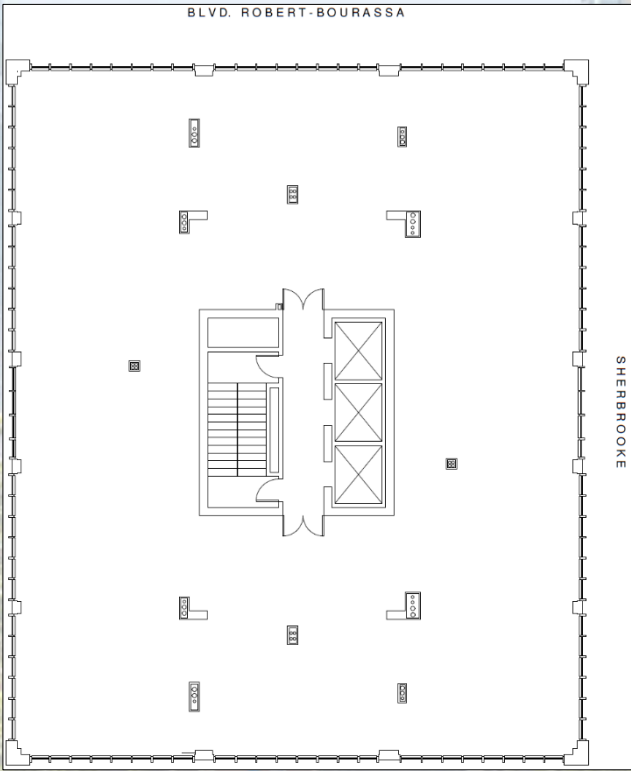
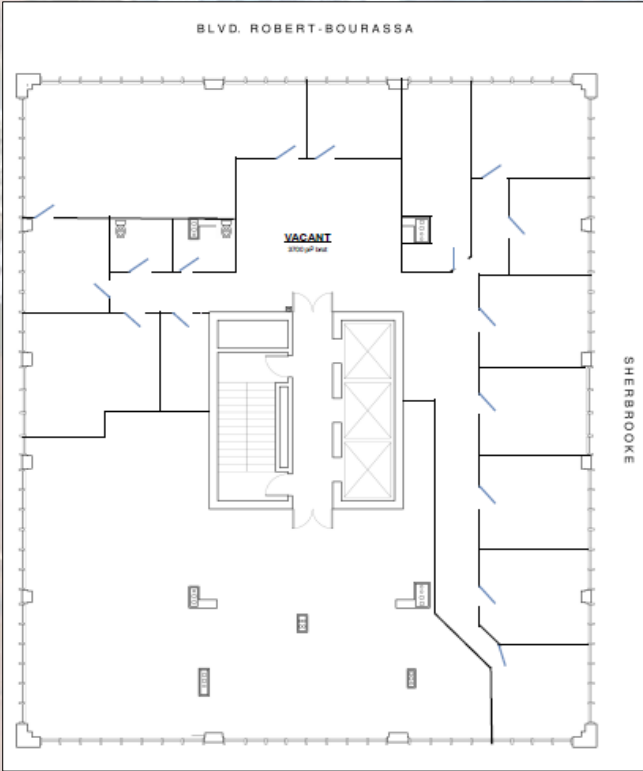
## PLANS D'ÉTAGE

# PLANS D'ÉTAGE

**LOCAL 300 | 3,700 PI<sup>2</sup>**

**LOCAL 800 | 5,560**

**LOCAUX 900, 901, & 902**





# 1130 Rue Sherbrooke O.



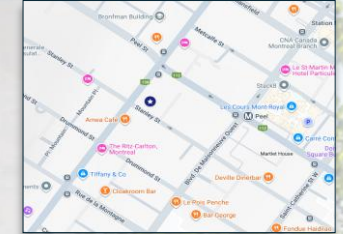
**Marché:** Centre-Ville  
**Classe:** A  
**Additionnel:** 18.00 \$  
**SLA:** 230,738 pi<sup>2</sup>  
**Vacant:** 62,208 pi<sup>2</sup>  
**SMC:** 36,516 pi<sup>2</sup>  
**Sup. Étage:** 14,191 pi<sup>2</sup>

## CONTACT

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## EMPLACEMENT



## BROCHURE

[1130 SHERBROOKE - FR.pdf](#)

## MOOD BOARD

[1130 SHERBROOKE](#)

### LOCAL

### SURFACE (pi<sup>2</sup>)

201	1,076
202	4,095
203	5,653
301	2,033
302	1,936
401	2,028
402	4,225
403	2,246
501	7,060
801	973
900	14,191
1000	14,191
1301	2,501
1302	2,119

### 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 pi<sup>2</sup>
- Aménagements clés en main
  - Équipe de construction interne
  - Délais d'exécution exceptionnellement rapides
  - Espaces sur mesure haut de gamme

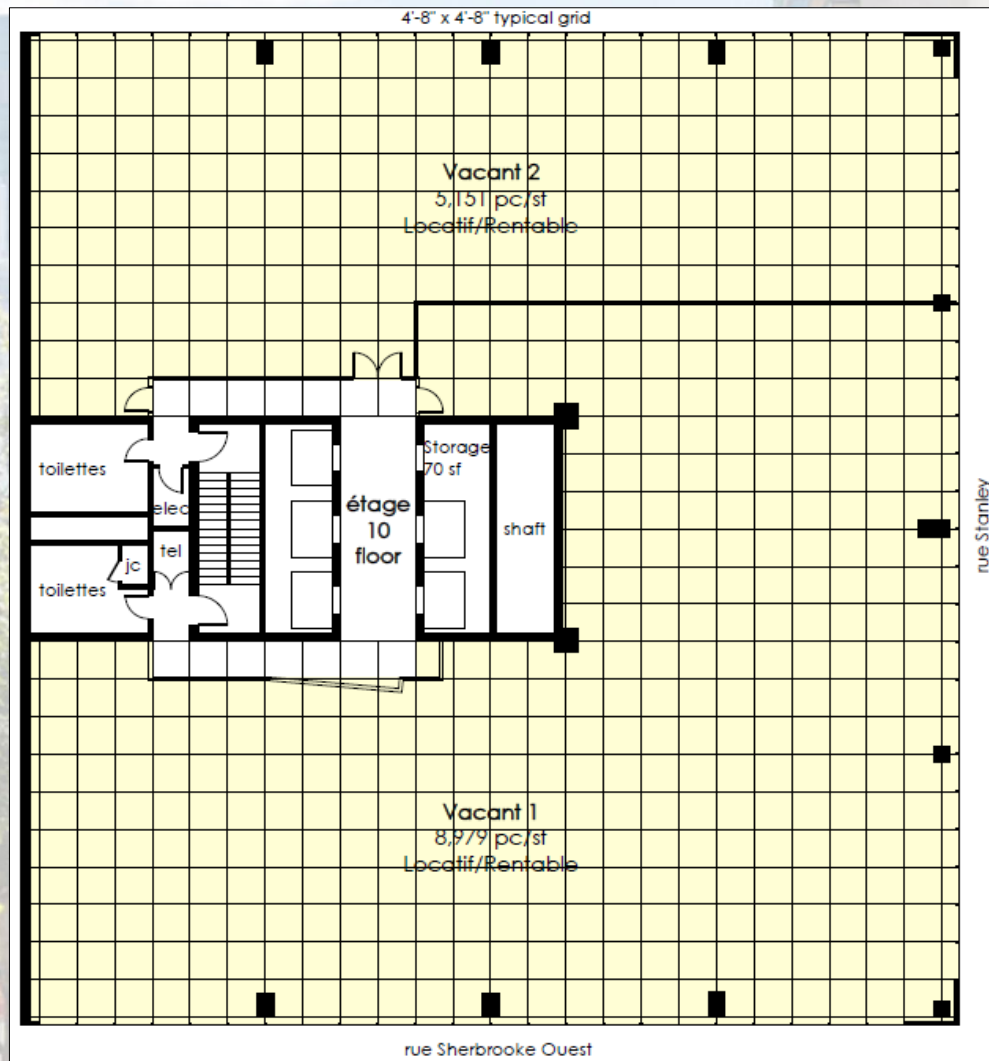


## PLANS D'ÉTAGE



# PLANS D'ÉTAGE

LOCAL 1000 | 14,191 PI<sup>2</sup>





# 1555 Rue Carrie-Derick



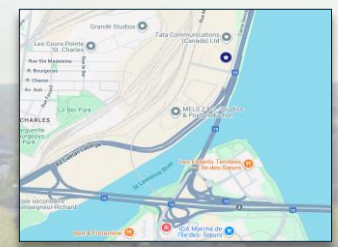
**Marché:** Pont Bonaventure, PEPSC  
**Classe:** B  
**Additionnel:** 4.71 \$  
**SLA:** 82,234 pi<sup>2</sup>  
**Vacant:** 82,234 pi<sup>2</sup>  
**SMC:** 82,234 pi<sup>2</sup>

## CONTACT

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 +1 (514) 451-7223  
[wreford@tidan.com](mailto:wreford@tidan.com)

## EMPLACEMENT



<u>LOCAL</u>	<u>SURFACE (pi<sup>2</sup>)</u>
100	41,117
200	35,117

## FAITS SAILLANTS

- 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

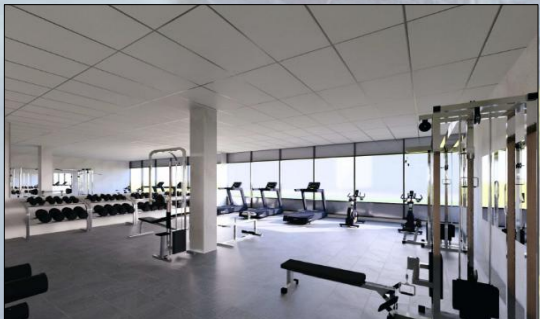
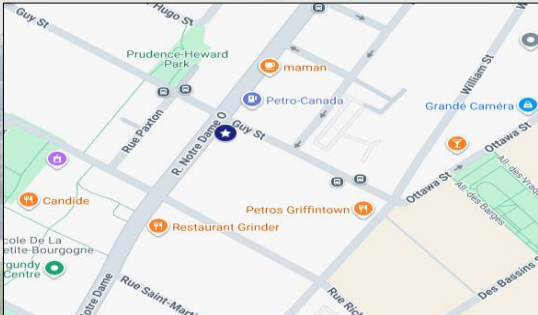
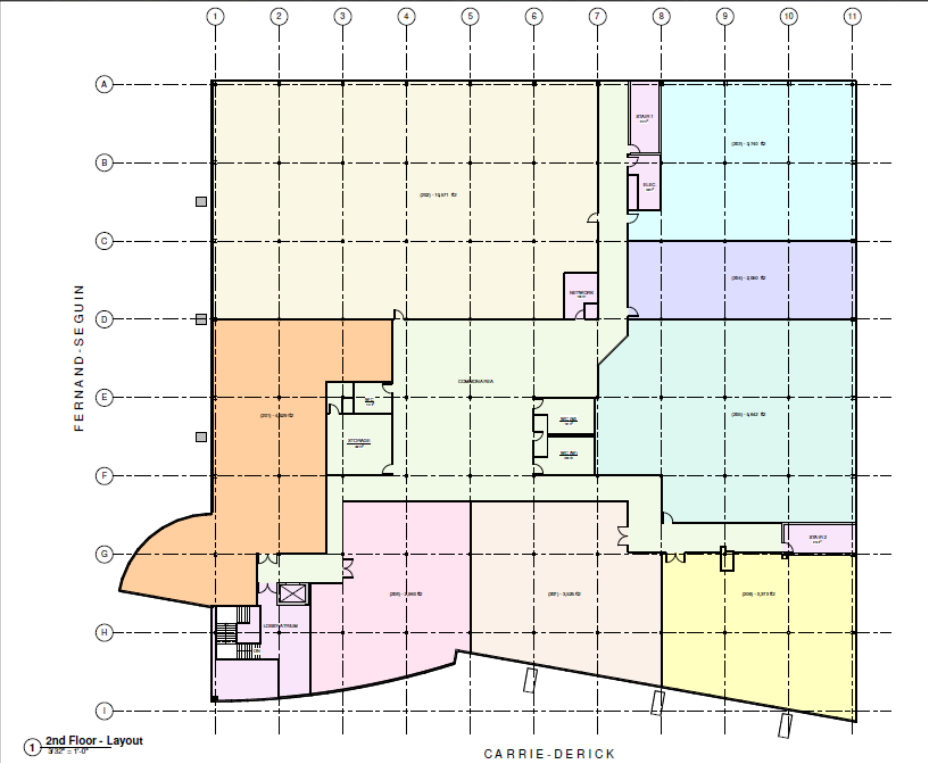


### PLANS D'ÉTAGE

# PLANS D'ÉTAGE

2<sup>ND</sup> FLOOR | 76,234 PI<sup>2</sup> (DIVISIBLE)

PHOTOS DE LA PROPRIÉTÉ





# Centre du Design- 1600 Rue Notre-Dame O.

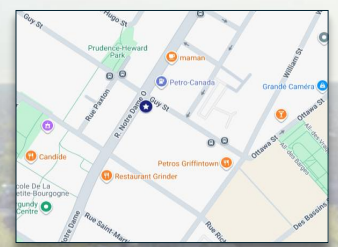


**Marché:** Griffintown  
**Classe:** B  
**Additionnel:** \$7.42  
**SLA:** 145,519 pi<sup>2</sup>  
**Vacant:** 3,500 pi<sup>2</sup>

## CONTACT

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## EMPLACEMENT



### LOCAL

208

### SURFACE (pi<sup>2</sup>)

3,500

### FAITS SAILLANTS

- 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

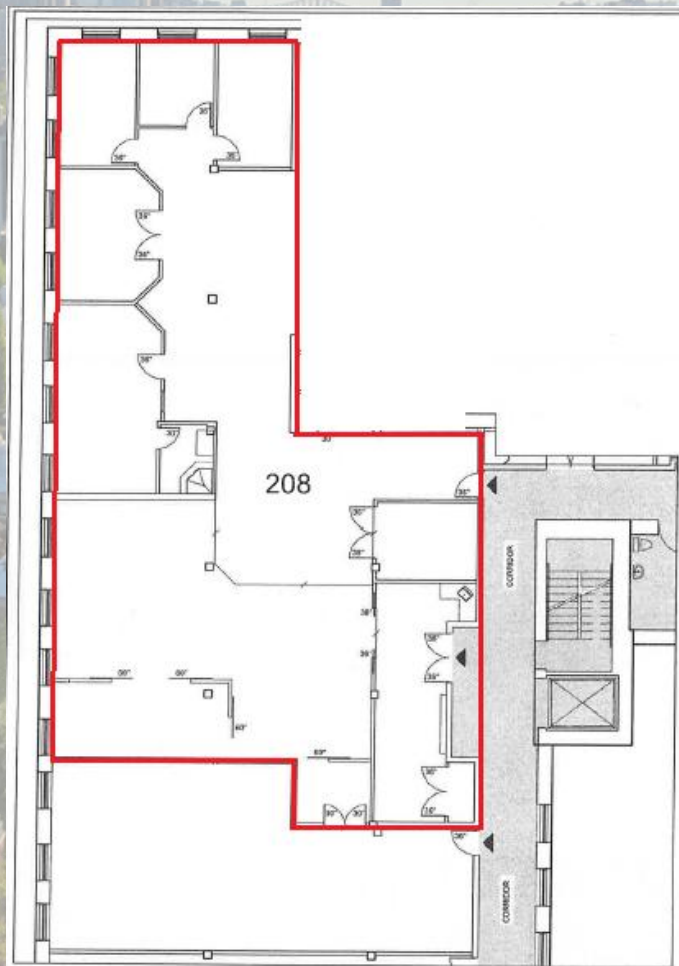


## PLANS D'ÉTAGE



# PLANS D'ÉTAGE

LOCAL 208 | 3,500 PI<sup>2</sup>





# Tidan Griffintown



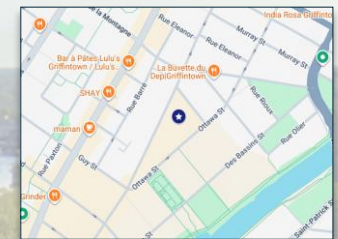
**Marché:** Griffintown  
**Classe:** A  
**Additionnel:** TBD  
**SLA:** ≈38,500 pi<sup>2</sup>

## CONTACT

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## EMPLACEMENT



### LOCAL

### SURFACE (pi<sup>2</sup>)

### 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**





# PHOTOS





# 9600 Boul. St-Laurent



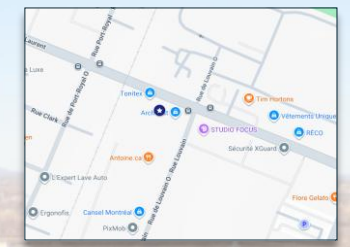
**Marché:** Cité de la mode  
**Classe:** C  
**Additionnel:** 2.81 \$  
**SLA:** 312,827 pi<sup>2</sup>  
**Vacant:** 52,845 pi<sup>2</sup>

## CONTACT

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## EMPLACEMENT



### LOCAL

### SURFACE (pi<sup>2</sup>)

### COMMENTAIRES

### FAITS SAILLANTS

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

Convoyeur 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

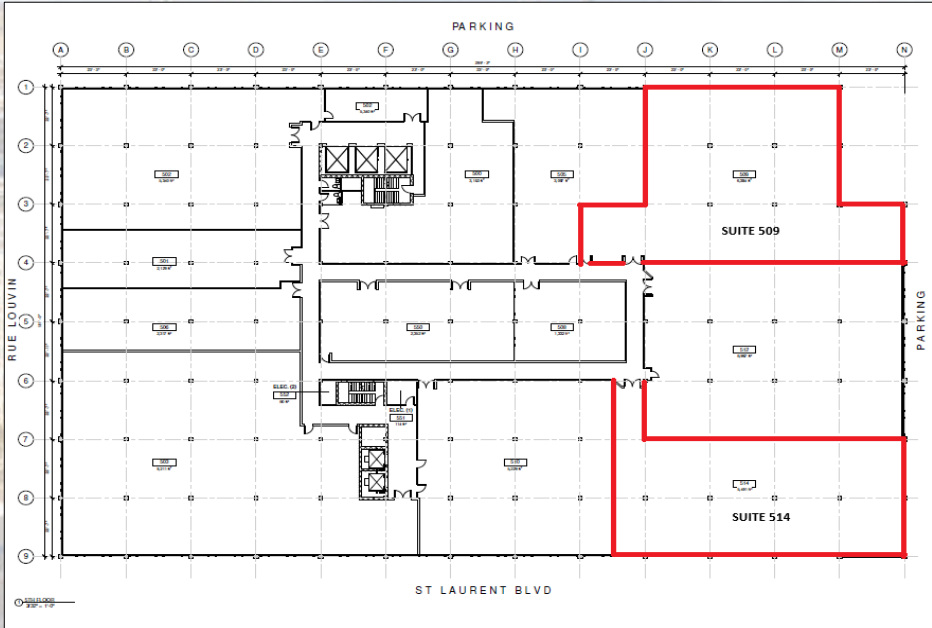
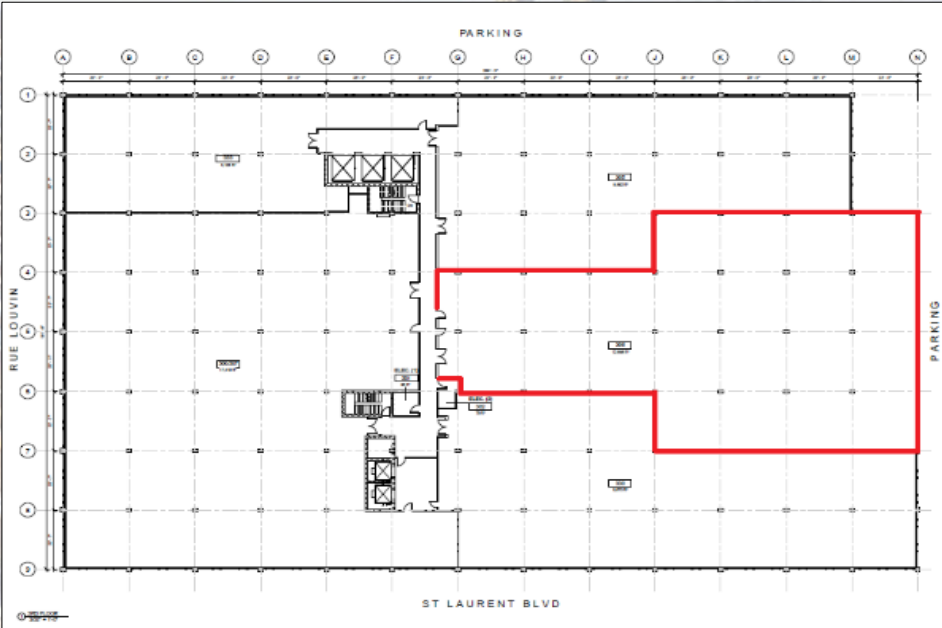


## PLANS D'ÉTAGE

# PLANS D'ÉTAGE

**LOCAL 306 | 13,552 PI<sup>2</sup>**

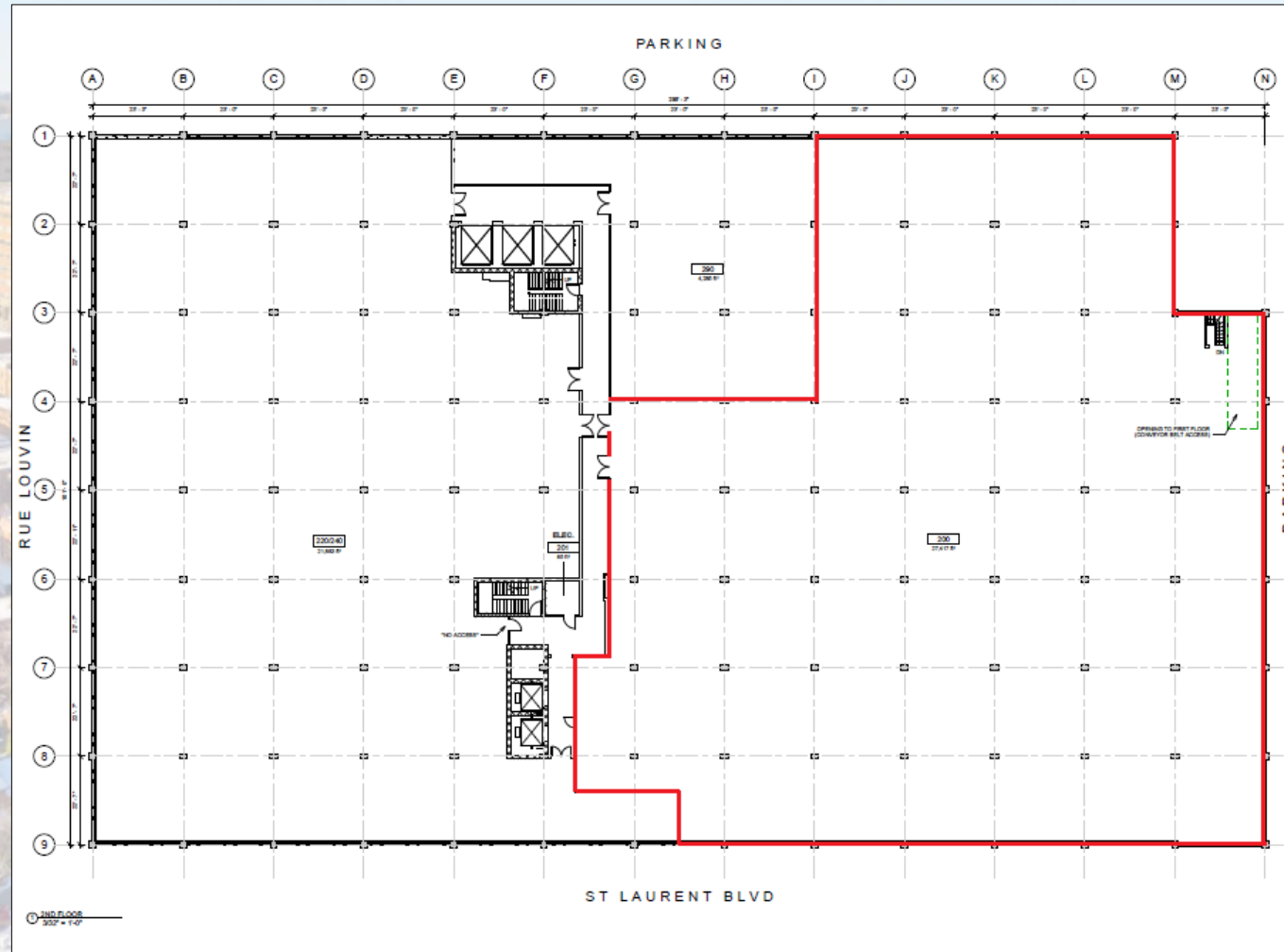
**LOCAUX 509 & 514 | 6,384 pi<sup>2</sup> & 5,492 PI<sup>2</sup>**





# PLANS D'ÉTAGE

LOCAL 200 | 27,417 PI<sup>2</sup>





# 111 Rue Chabanel O.



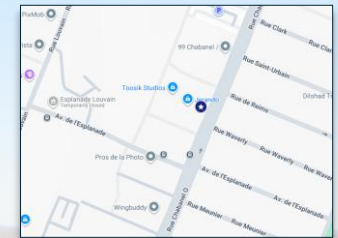
**Marché:** Cité de la mode  
**Classe:** B  
**Additionnel:** 3.39 \$  
**SLA:** 418,023 pi<sup>2</sup>  
**Vacant:** 40,184 pi<sup>2</sup>

## CONTACT

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## EMPLACEMENT



## BROCHURE

[111 CHABANEL - FR.pdf](#)

### LOCAL

### SURFACE (pi<sup>2</sup>)

### TYPE

### FAITS SAILLANTS

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
631	2,610	Flex
634	1,162	Flex
709	835	Industriel

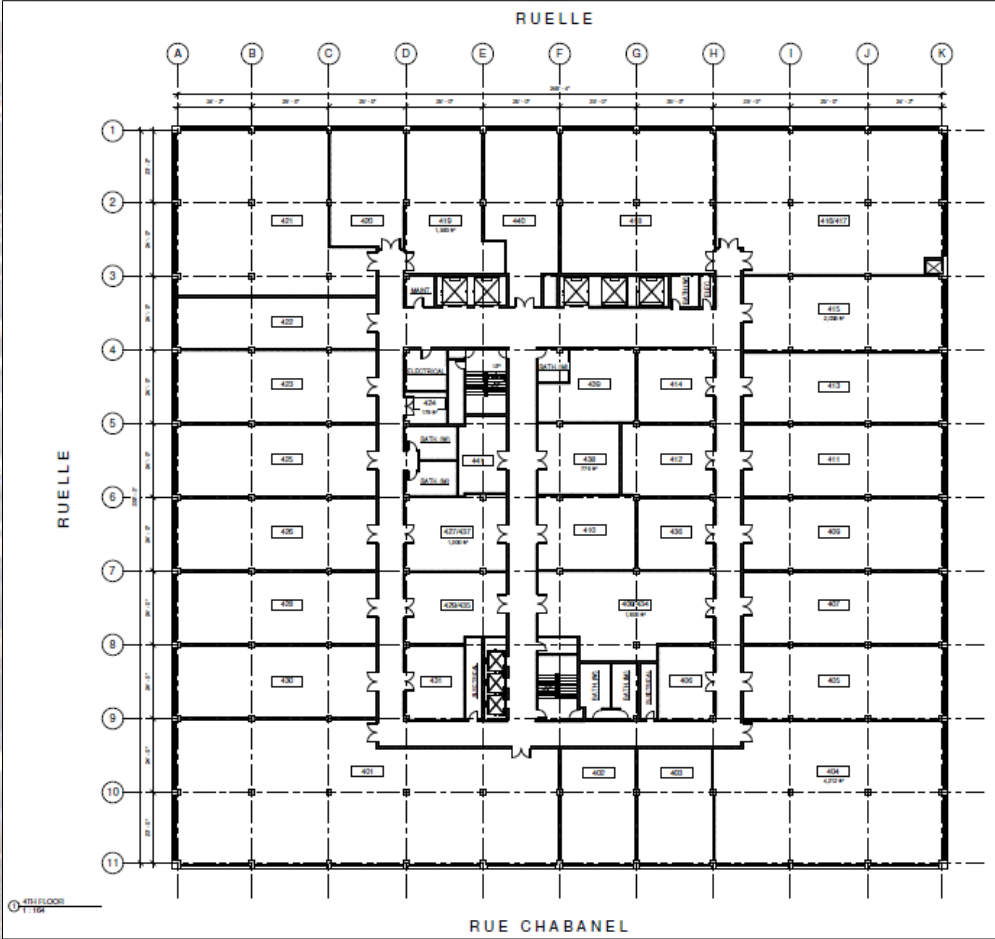
- Situé dans le Quartier de la Mode de Montréal, à proximité de la gare Chabanel
- Espaces lumineux et polyvalents avec grandes fenêtres
- Chauffage central et climatisation
- Idéal pour les entreprises créatives et innovantes nécessitant un mélange de bureaux, entrepôt et/ou studio
- Stationnement souterrain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



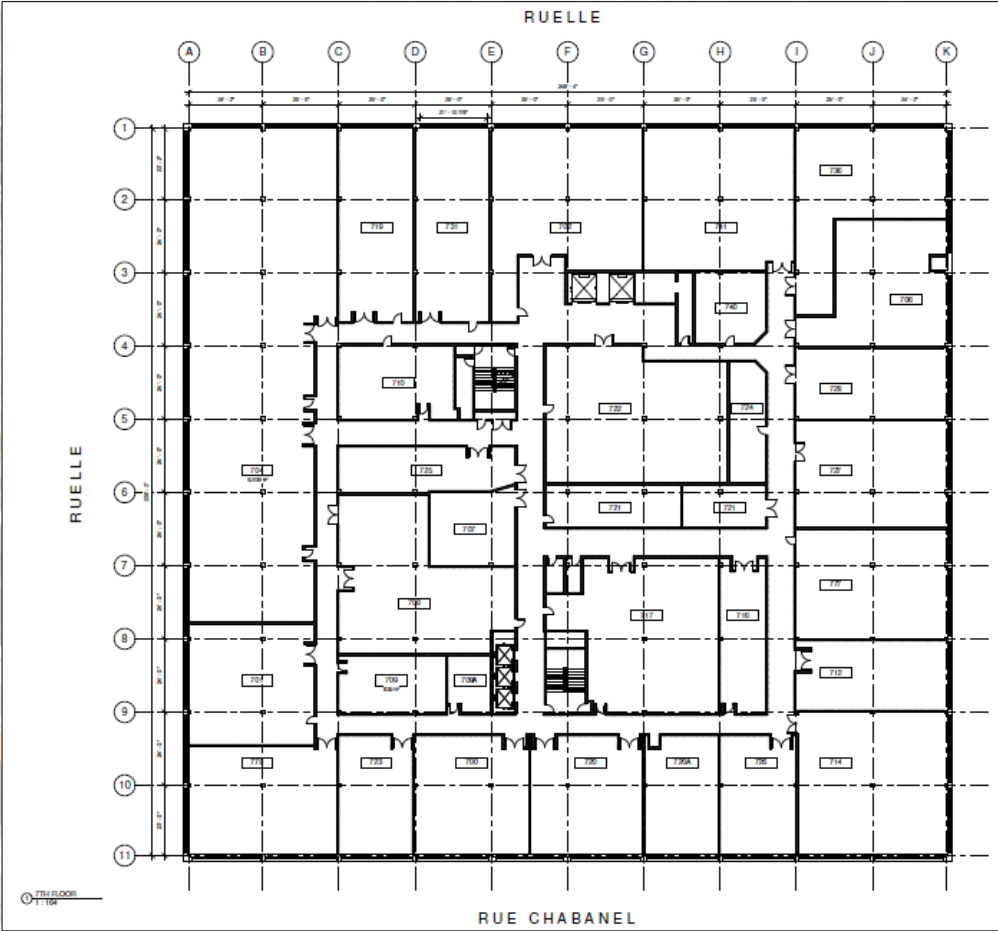
## PLANS D'ÉTAGE

# PLANS D'ÉTAGE

### 4E ÉTAGE



### 7E ÉTAGE





# 3000 Boul. René-Lévesque



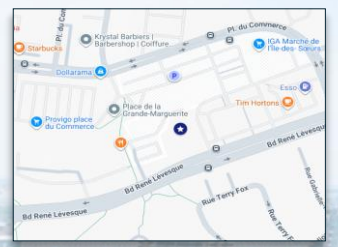
**Marché:** Île-des-Sœurs  
**Classe:** B+  
**Additionnel:** 12.05 \$  
**SLA:** 74,437 pi<sup>2</sup>  
**Vacant:** 1,236 pi<sup>2</sup>

## CONTACT

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## EMPLACEMENT



## BROCHURE

[3000 RL - FR.pdf](#)

### LOCAL

### SURFACE (pi<sup>2</sup>)

### 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



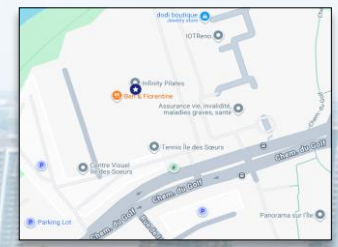
**Marché:** Île-des-Sœurs  
**Classe:** B+  
**Additionnel:** N/D  
**SLA:** 10,000 pi<sup>2</sup>  
**Vacant:** 0 pi<sup>2</sup>

## CONTACT

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## EMPLACEMENT



## LOCAL

## SURFACE (pi<sup>2</sup>)

## 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 pi<sup>2</sup> avec équipements de qualité supérieure



# Édifices Royalmount



## 5645 AV. ROYALMOUNT



**Marché:** VMR  
**Additionnel:** 3.43 \$  
**SLA:** 48,530 pi<sup>2</sup>  
**Vacant:** 0 pi<sup>2</sup>

## 5665 AV. ROYALMOUNT



**Marché:** VMR  
**Classe:** B  
**Additionnel:** 6.76 \$  
**SLA:** 50,932 pi<sup>2</sup>  
**Vacant:** 16,580 pi<sup>2</sup>

## 5675 AV. ROYALMOUNT



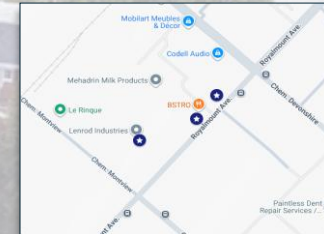
**Marché:** VMR  
**Classe:** C  
**Additionnel:** 4.49 \$  
**SLA:** 110,245 pi<sup>2</sup>  
**Vacant:** 6,930 pi<sup>2</sup>

### CONTACT

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### EMPLACEMENT



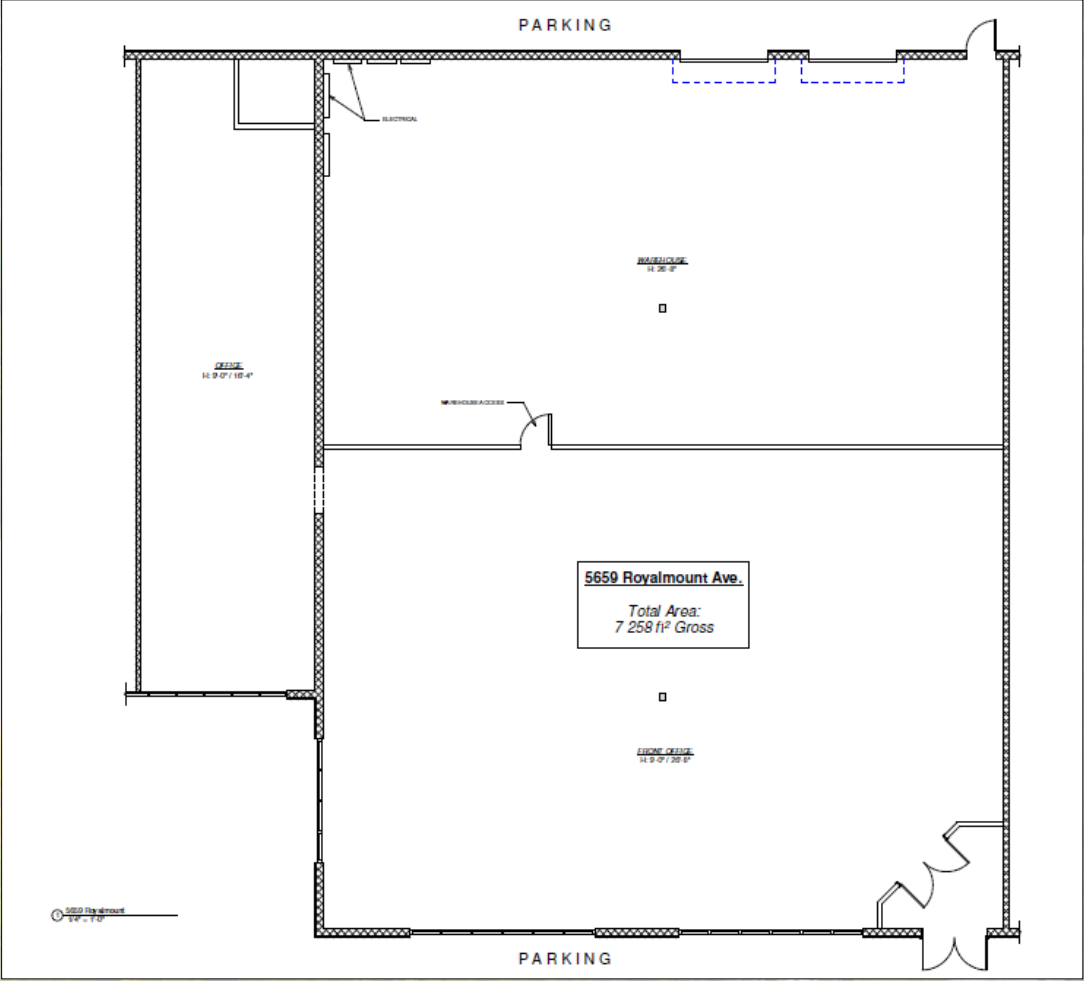
LOCAL	SURFACE (pi <sup>2</sup> )	COMMENTAIRES	FAITS SAILLANTS
5659	7,258	Plafonds de 27 pi	<ul style="list-style-type: none"> <li>• Stationnement extérieur abondant</li> <li>• Proximité de l'autoroute 15 et de l'autoroute Métropolitaine</li> <li>• À proximité de Royalmount, la nouvelle destination lifestyle incontournable à Montréal</li> </ul>
5663 - 5667	6,776	Porte de garage	
5665 - 210	2,546	Bureau	
5675 - 210	2,310	Bureau	
5675 - 300	4,620	Bureau	



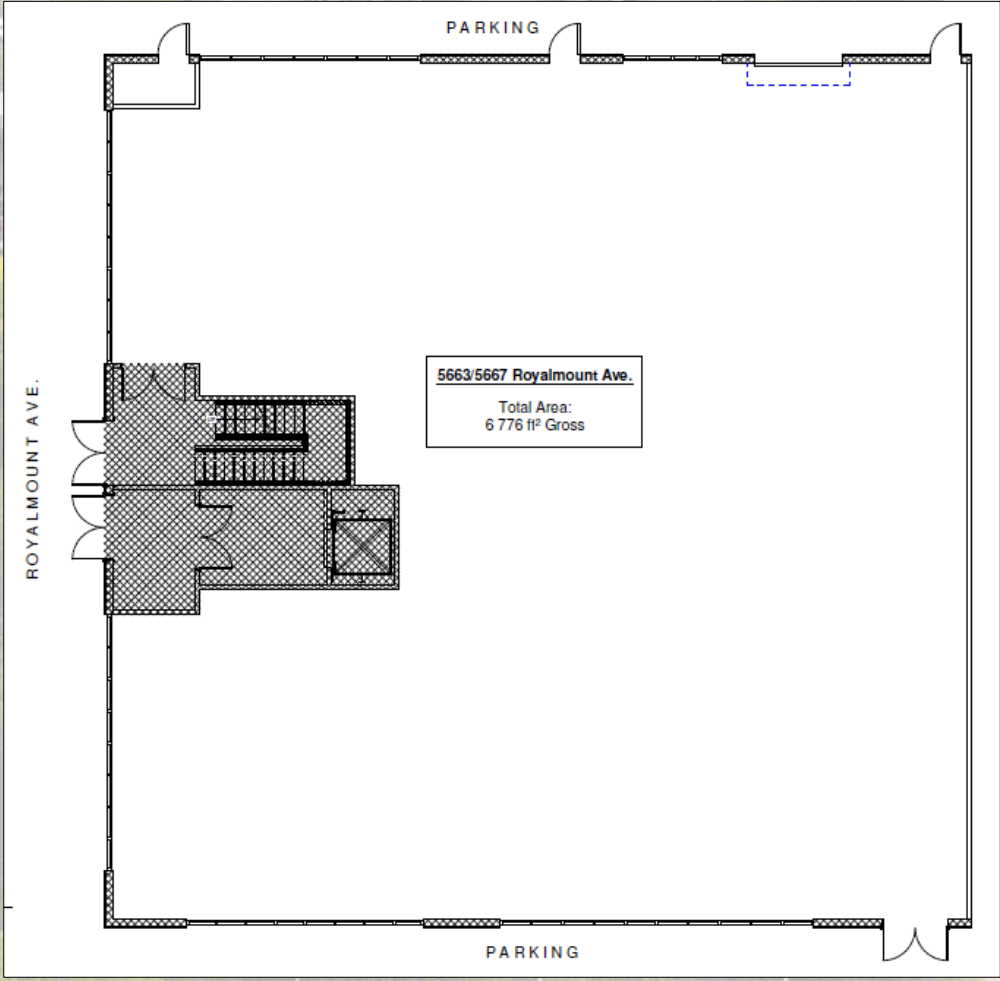
## PLANS D'ÉTAGE

# PLANS D'ÉTAGE

5659 ROYALMOUNT | 7,258 PI<sup>2</sup>



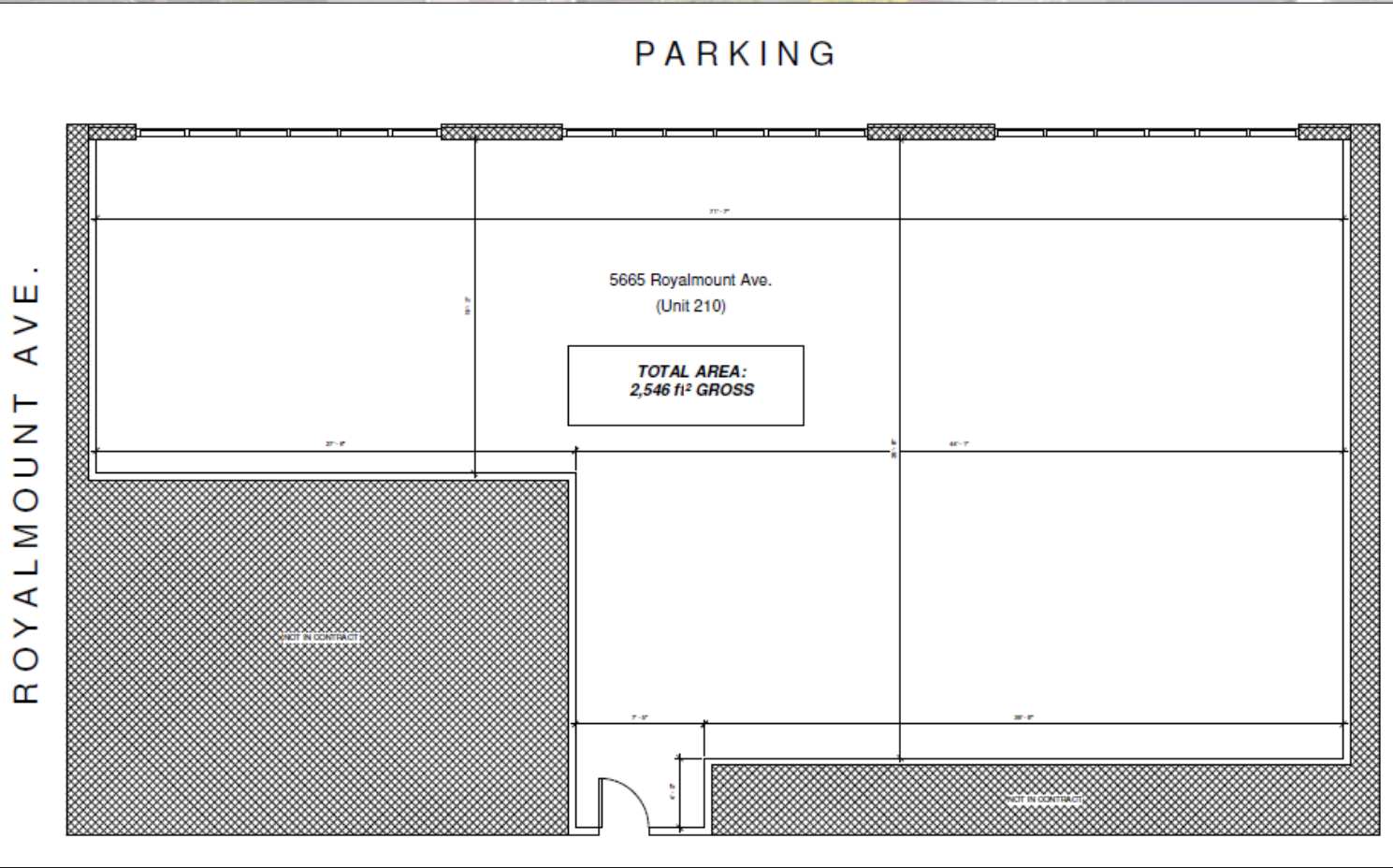
5663/5667 ROYALMOUNT | 6,776 PI<sup>2</sup>





# PLANS D'ÉTAGE

5665 ROYALMOUNT - LOCAL 210 | 2,546 PI<sup>2</sup>





# Édifices Royalmount



## 8260 CH. DEVONSHIRE



**Marché:** VMR  
**Classe:** B+  
**Additionnel:** 6.63 \$  
**SLA:** 34,677 pi<sup>2</sup>  
**Vacant:** 0 pi<sup>2</sup>

## 8300 CH. DEVONSHIRE



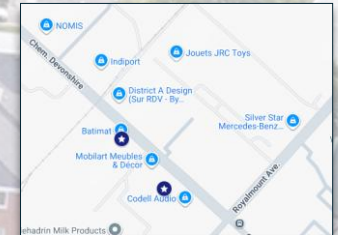
**Marché:** VMR  
**Classe:** B+  
**Additionnel:** 3.88 \$  
**SLA:** 94,232 pi<sup>2</sup>  
**Vacant:** 2,414 pi<sup>2</sup>

### CONTACT

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[wreford@tidan.com](mailto:wreford@tidan.com)

### EMPLACEMENT



### LOCAL

8300 - 203

### SURFACE (pi<sup>2</sup>)

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



# 1255 Boul. Laird



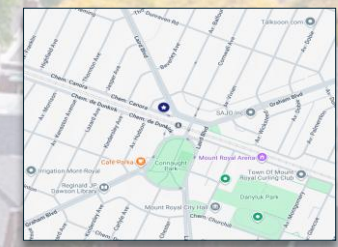
**Marché:** Centre-Ville VMR  
**Classe:** B  
**Additionnel:** 9.85 \$  
**SLA:** 81,274 pi<sup>2</sup>  
**Vacant:** 16,895 pi<sup>2</sup>  
**SMC:** 5,300 pi<sup>2</sup>

## CONTACT

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## EMPLACEMENT



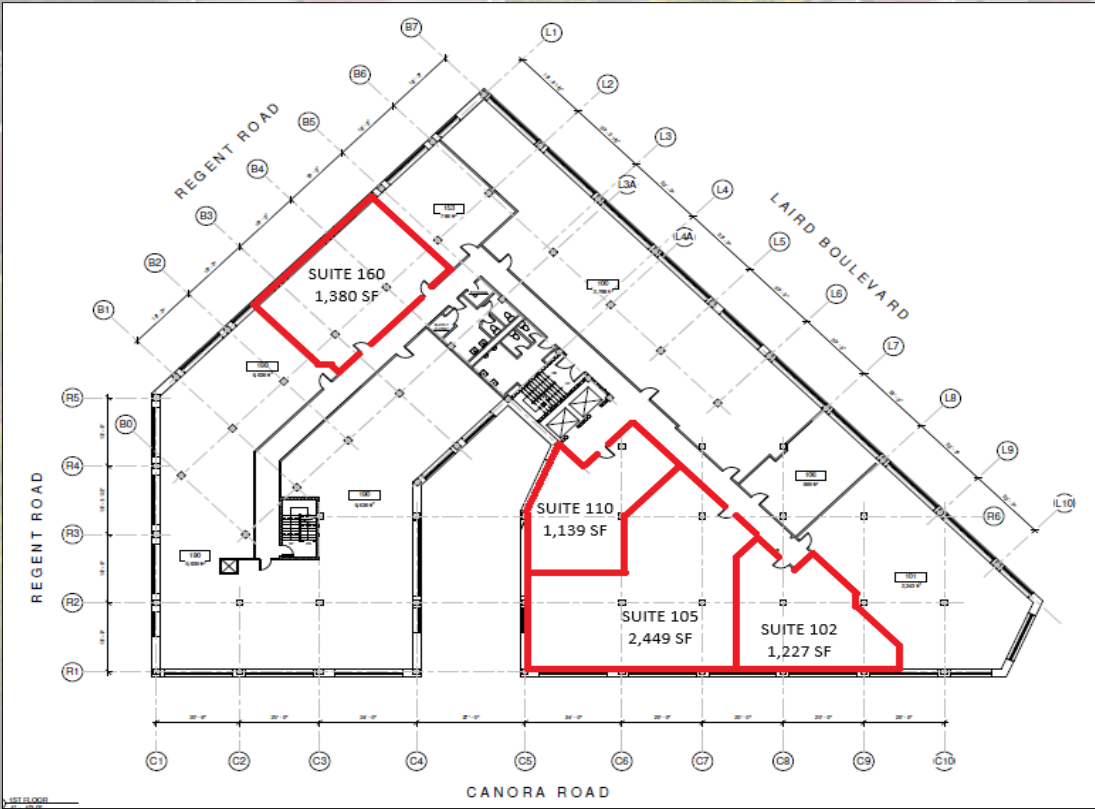
LOCAL	SURFACE (pi <sup>2</sup> )	TYPE	FAITS SAILLANTS
105	2,449	Bureau	<ul style="list-style-type: none"> <li>• Emplacement de choix : situé au cœur de VMR offrant un milieu paisible et professionnel</li> <li>• À une (1) minute de marche de la toute nouvelle station REM Ville-de-Mont-Royal</li> <li>• Accès au centre-ville de Montréal en sept (7) minutes</li> <li>• Proximité de l'autoroute 40 et des transports en commun pour des déplacements facilités</li> <li>• Stationnement intérieur disponible</li> </ul>
110	1,139	Bureau	
160	1,380	Bureau	
257	602	Bureau	
333	3,438	Bureau	
366	720	Bureau	
386	929	Bureau	
390	1,144	Bureau	



### PLANS D'ÉTAGE

# PLANS D'ÉTAGE

**LOCAUX 102, 105, 110, 160**

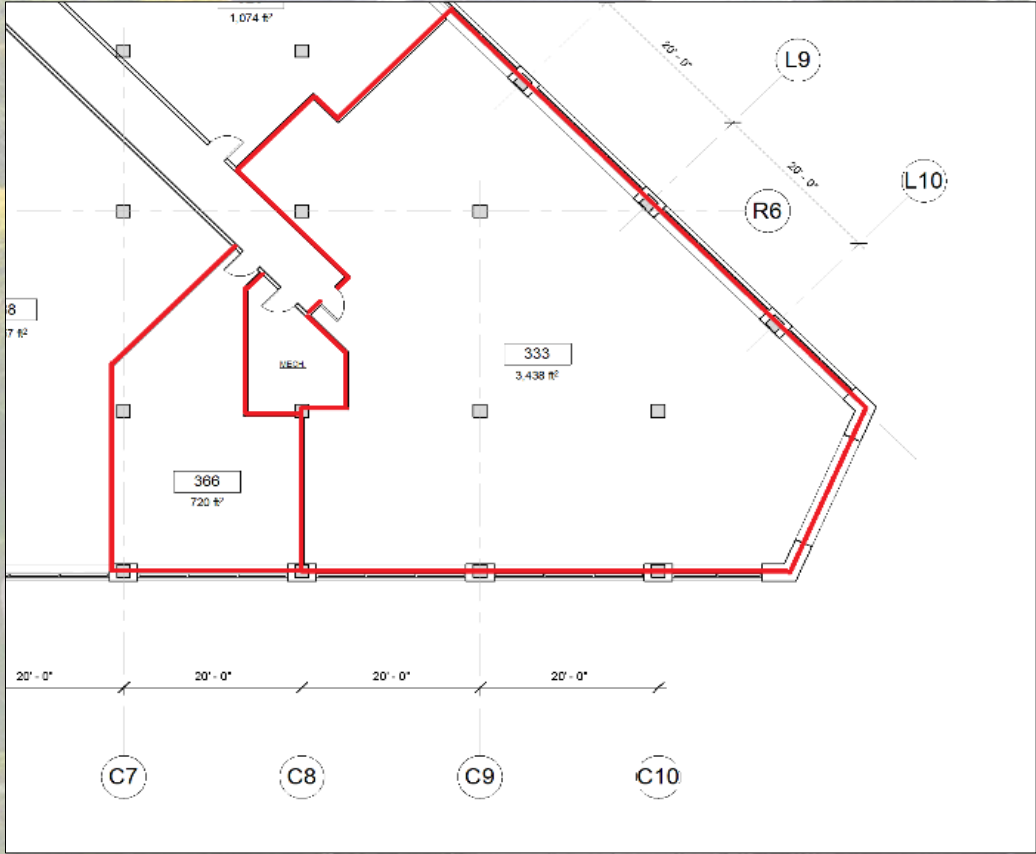


# PLANS D'ÉTAGE

LOCAUX 256 & 257 | 1,990 PI<sup>2</sup> & 602 PI<sup>2</sup>



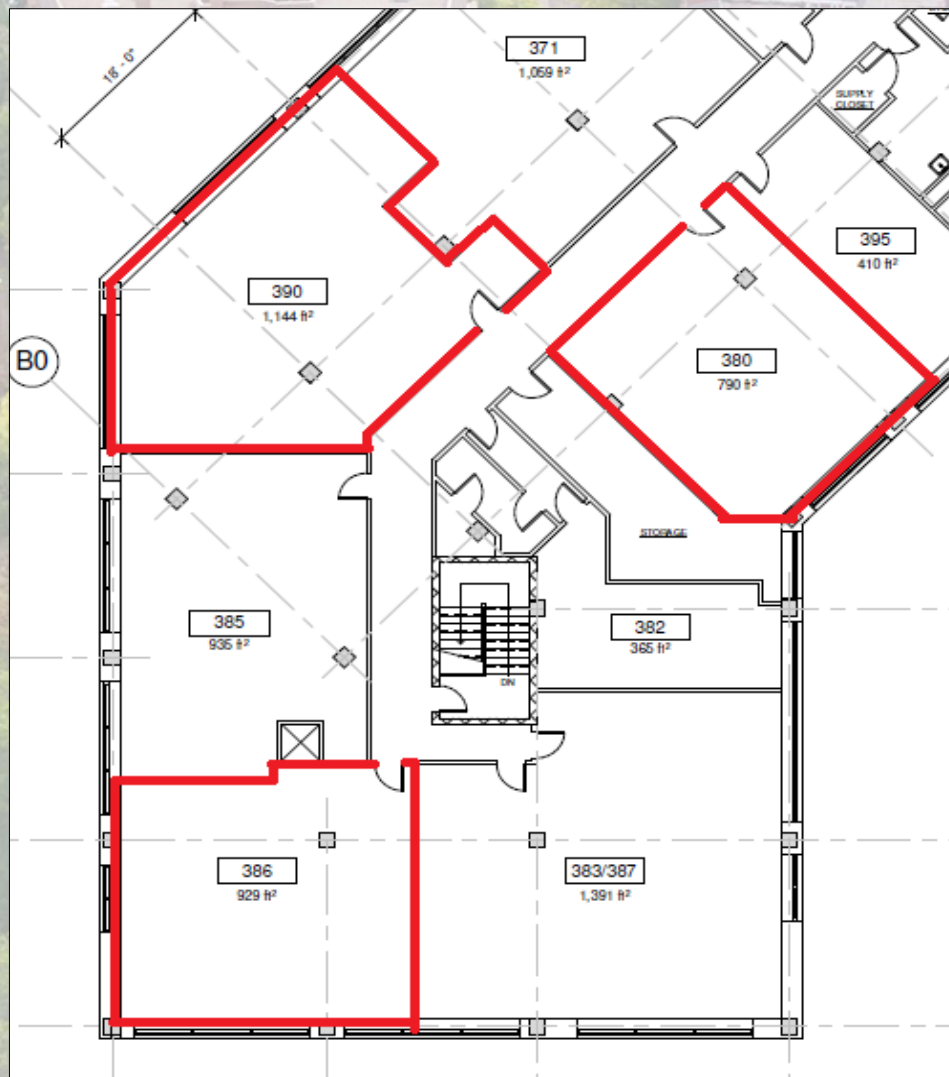
LOCAUX 333 & 366





# PLANS D'ÉTAGE

## LOCAUX 380, 386, & 390





# Le Séjour - 320 Rue St-Germain E.



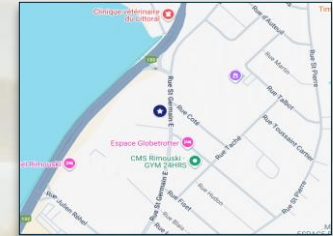
**Marché:** Centre-Ville de Rimouski  
**Classe:** B  
**Additionnel:** 8.36 \$  
**SLA:** 72,515 pi<sup>2</sup>  
**Vacant:** 18,259 pi<sup>2</sup>  
**SMC:** 10,448 pi<sup>2</sup>

## CONTACT

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## EMPLACEMENT



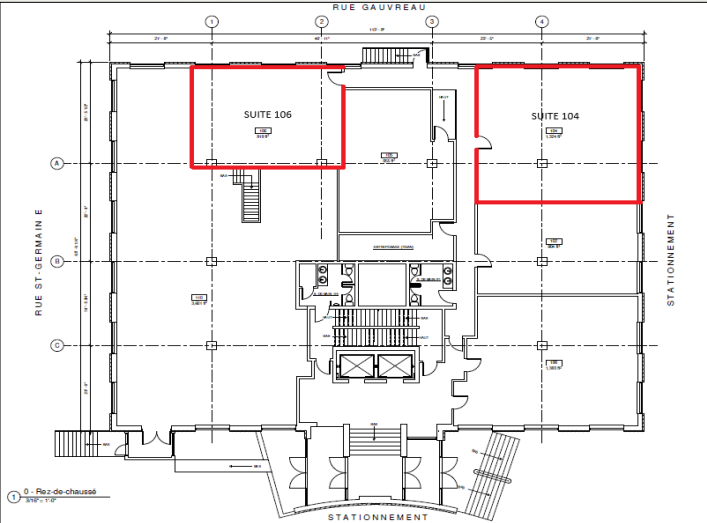
LOCAL	SURFACE (pi <sup>2</sup> )	TYPE	FAITS SAILLANTS
102	904	Commercial	<ul style="list-style-type: none"> <li>• Au cœur de Rimouski - accès immédiat à la route 132 et à l'autoroute 20</li> <li>• Stationnement abondant sur place</li> <li>• Magnifiques vues panoramiques sur le fleuve Saint-Laurent</li> </ul>
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	



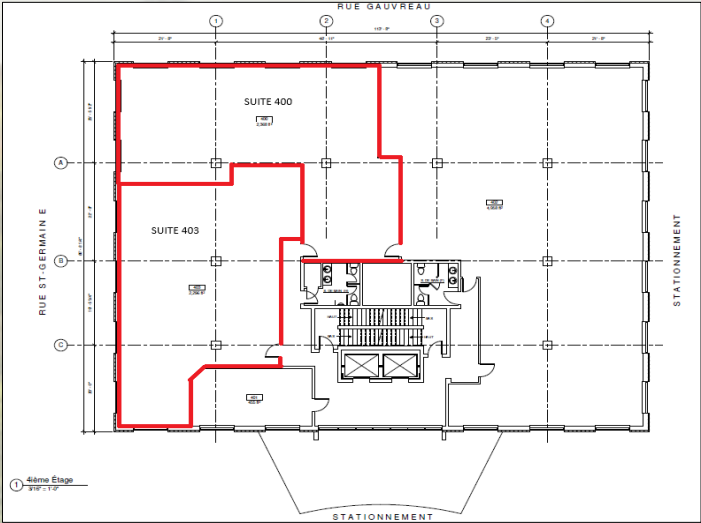
### PLANS D'ÉTAGE

# PLANS D'ÉTAGE

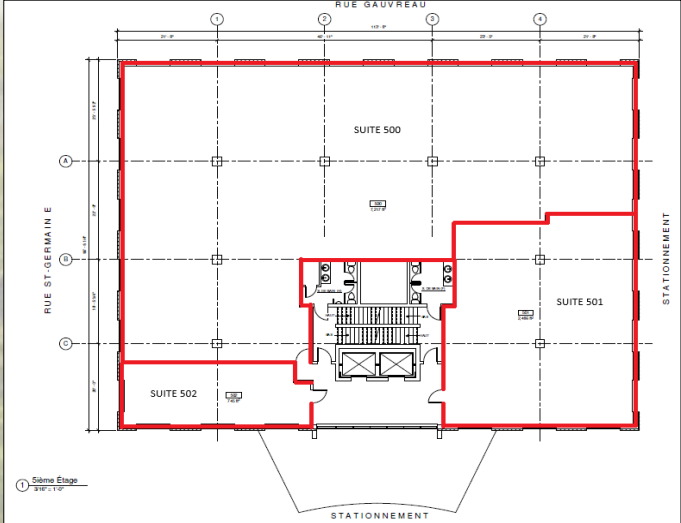
**LOCAUX 104 & 106 | 1,324 PI<sup>2</sup> & 750 PI<sup>2</sup>**



**LOCAUX 400 & 403 | 2,368 PI<sup>2</sup> & 2,296 PI<sup>2</sup>**



**LOCAUX 500, 501, & 502**





# Centre Professionnel Victoria - 181 Rue Victoria



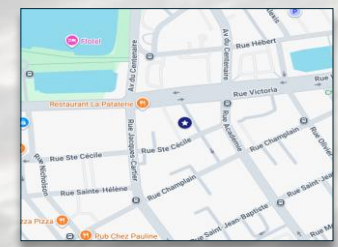
**Marché:** Centre-ville de Valleyfield  
**Classe:** C  
**Additionnel:** 5.23 \$  
**SLA:** 17,500 pi<sup>2</sup>  
**Vacant:** 0 pi<sup>2</sup>

## CONTACT

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## EMPLACEMENT



### LOCAL

-

### SURFACE (pi<sup>2</sup>)

LOUÉ ENTIÈREMENT

### TYPE

-

### FAITS SAILLANTS

- Au cœur de Valleyfield, à proximité de la route 132 et à seulement 10 minutes de l'autoroute 30
- Espaces commerciaux au rez-de-chaussée et bureaux au deuxième étage





# ACQUISITIONS DE PORTEFEUILLE

**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**