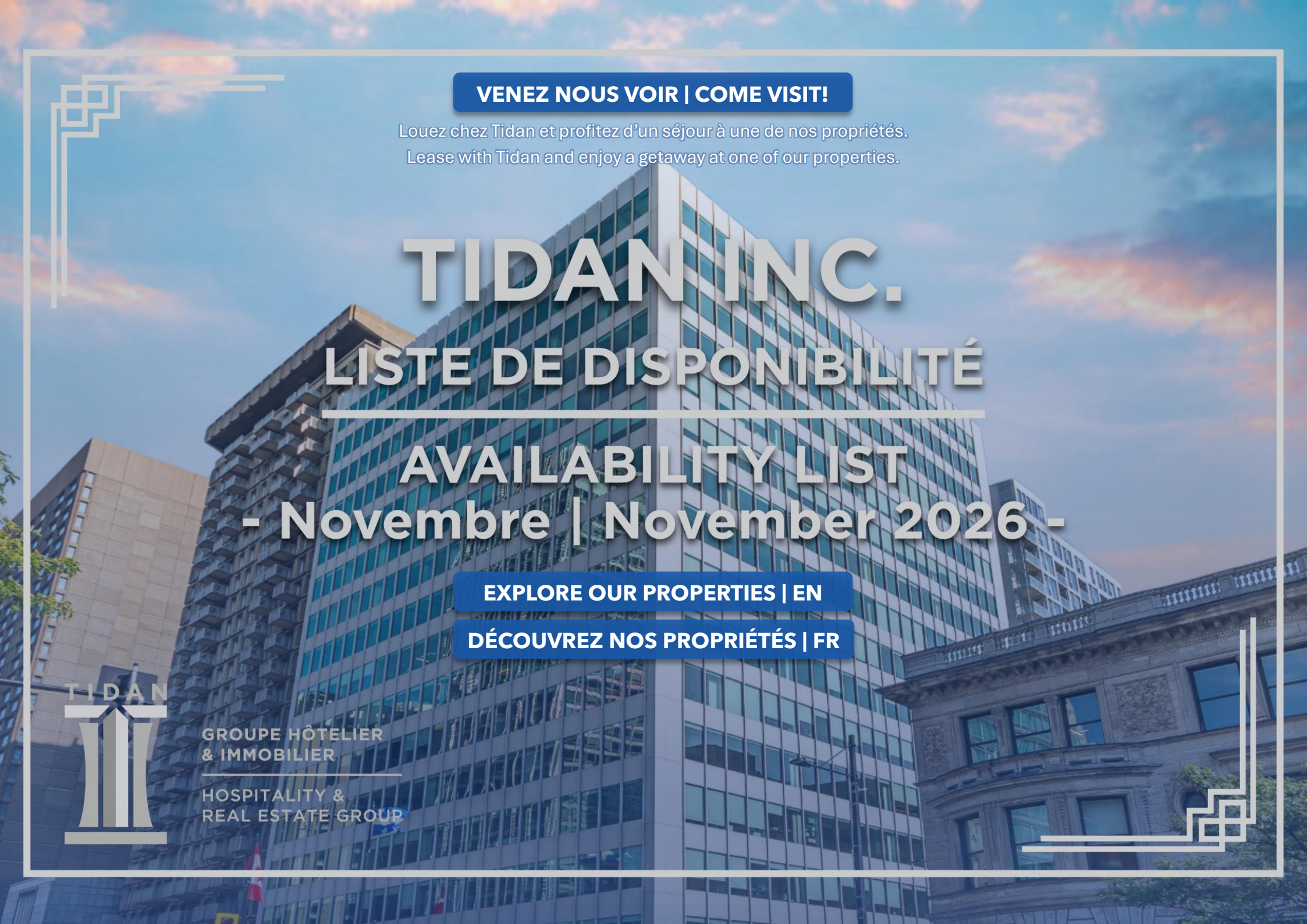

VENEZ NOUS VOIR | COME VISIT!
Louez chez Tidan et profitez d'un séjour à une de nos propriétés.
Lease with Tidan and enjoy a getaway at one of our properties.
TIDAN INC.
LISTE DE DISPONIBILITÉ
AVAILABILITY LIST
- Novembre | November 2026 -
EXPLORE OUR PROPERTIES | EN
DÉCOUVREZ NOS PROPRIÉTÉS | FR
TIDAN
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

- KINGSTON, ON

PORTFOLIO SUMMARY

Total buildings	**23**
Total portfolio SF	**2,720,156**
Number of Regions	**12**
Last Updated	**2026/11/04**

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

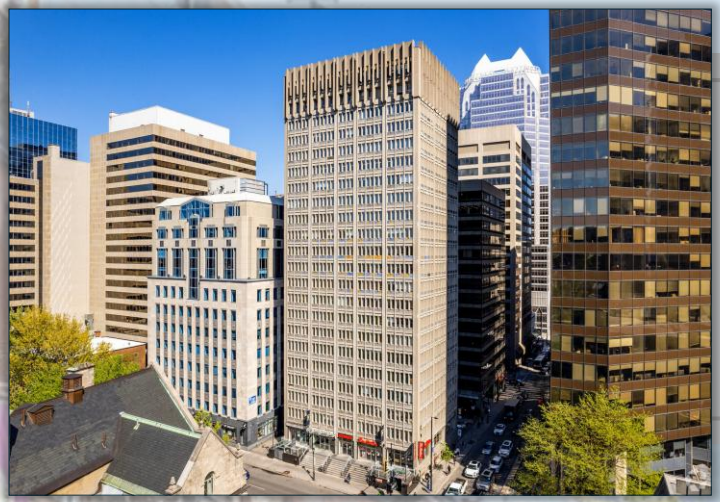
OTHER



1187 Princess St.

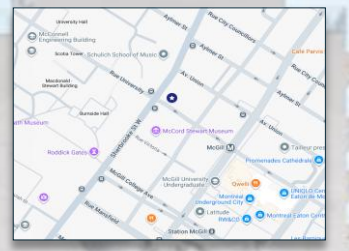
“Strata Center”

TOUR TIDAN - 666 Sherbrooke St. W.



Market: Downtown Core
Class: B+
Additional: $14.14
GLA: 118,694 SF
Vacant: 18,472 SF
Max Contig.: 9,730 SF
Floor Plate: 5,560 SF

MAP LOCATION



FLOORPLANS

BROCHURE

TOUR TIDAN - ENG.pdf

SUITE	VACANT SPACE (SF)	COMMENTS
400	3,860	
800	5,560	
900	2,780	
902	1,390	
1708	3,225	Available 2027/06/01
1901	1,657	Available 2027/04/01

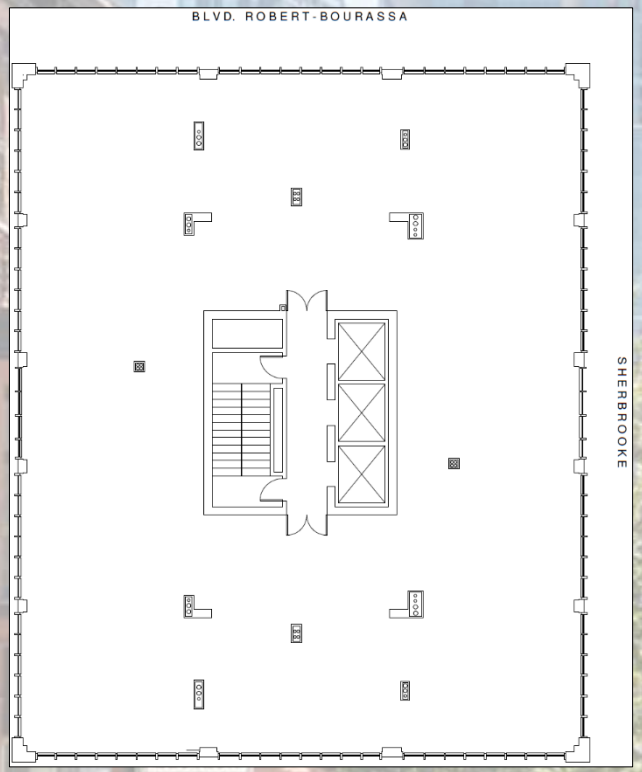
PROPERTY HIGHLIGHTS

- 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

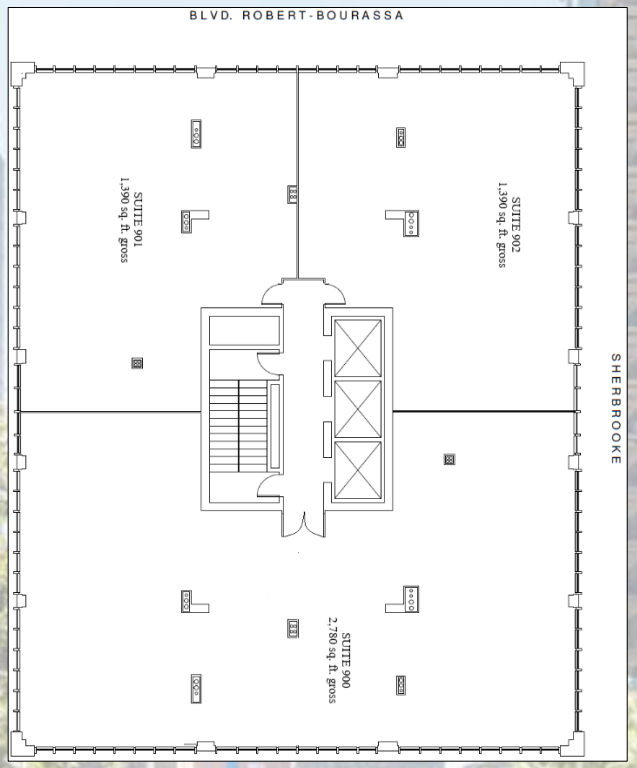
TIDAN
HOSPITALITY & REAL ESTATE GROUP

FLOOR PLANS

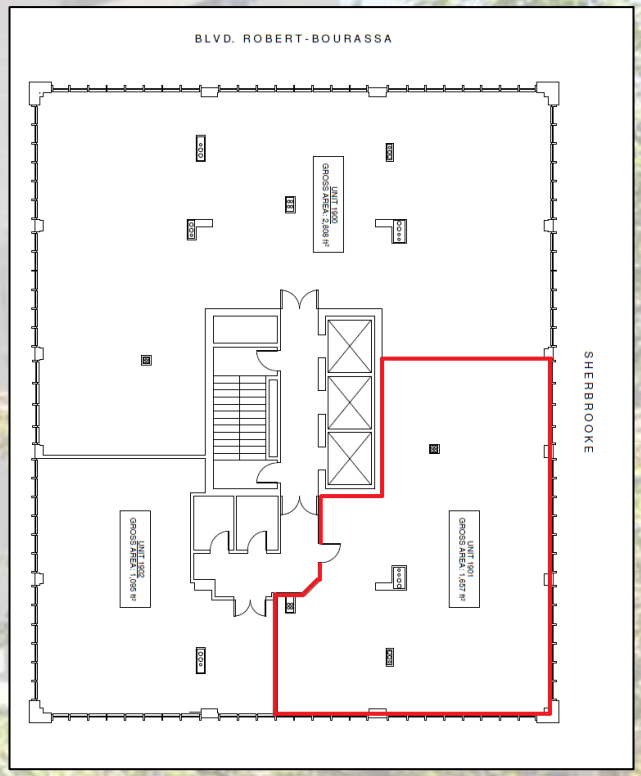
SUITE 800 | 5,560 SF



SUITES 900 & 902



SUITE 1901 | 1,657 SF



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1130 Sherbrooke St. W.



Market:	Downtown Core
Class:	A
Additional:	$18.00
GLA:	230,738 SF
Vacant:	47,435 SF
Max Contig.:	14,672 SF
Floor Plate:	14,672 SF

MAP LOCATION



FLOORPLANS

BROCHURE

1130 SHERBROOKE - ENG.pdf

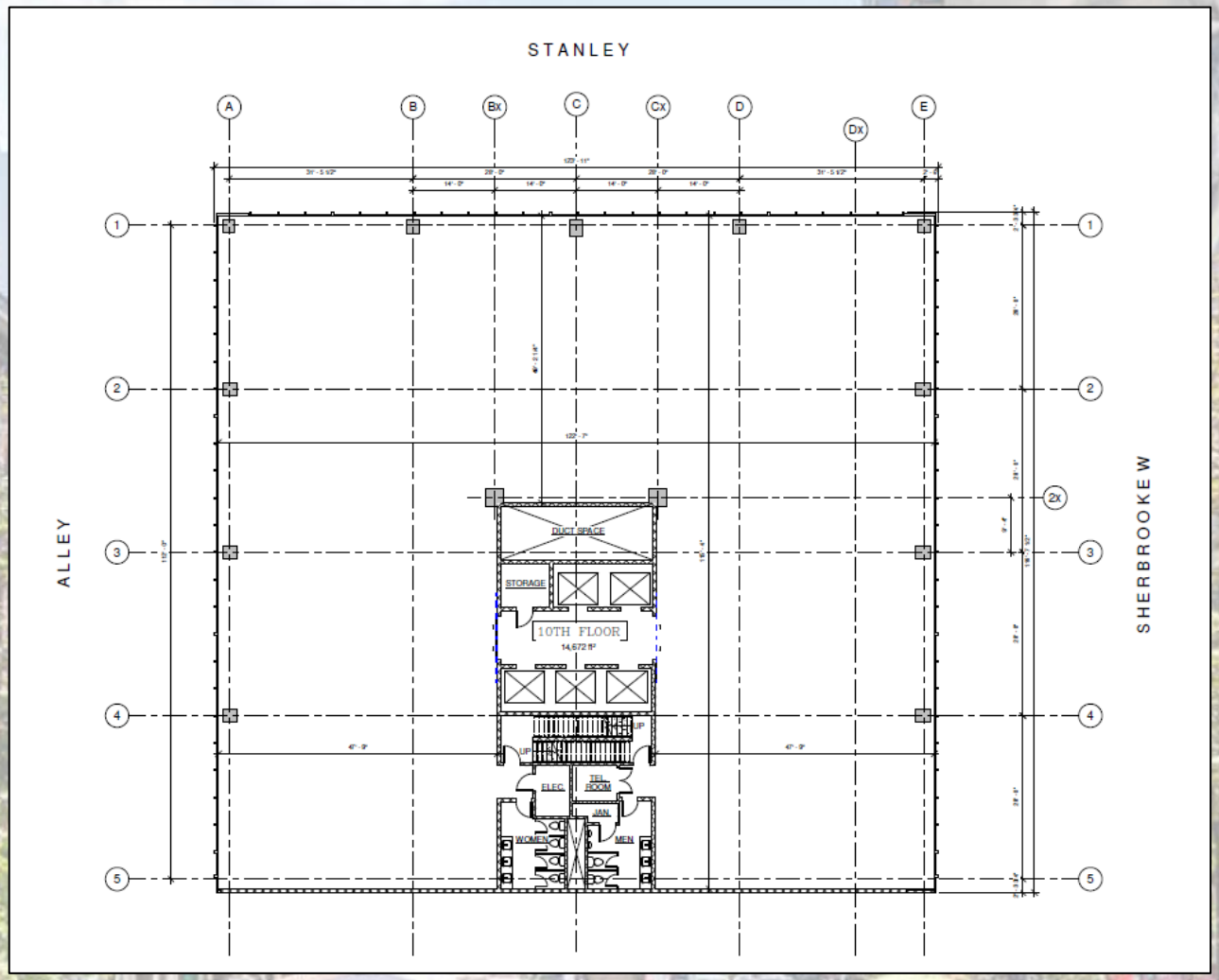
SUITE	VACANT SPACE (SF)
202	5,171
203	5,653
401	2,028
403	2,246
501	7,060
700	14,672
1300	6,436
1600	4,169

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

FLOORPLATE



TIDAN
HOSPITALITY & REAL ESTATE GROUP

1555 Carrie-Derick



Market:	Bridge-Bonaventure, PEPSC
Class:	B
Additional:	$6.27
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

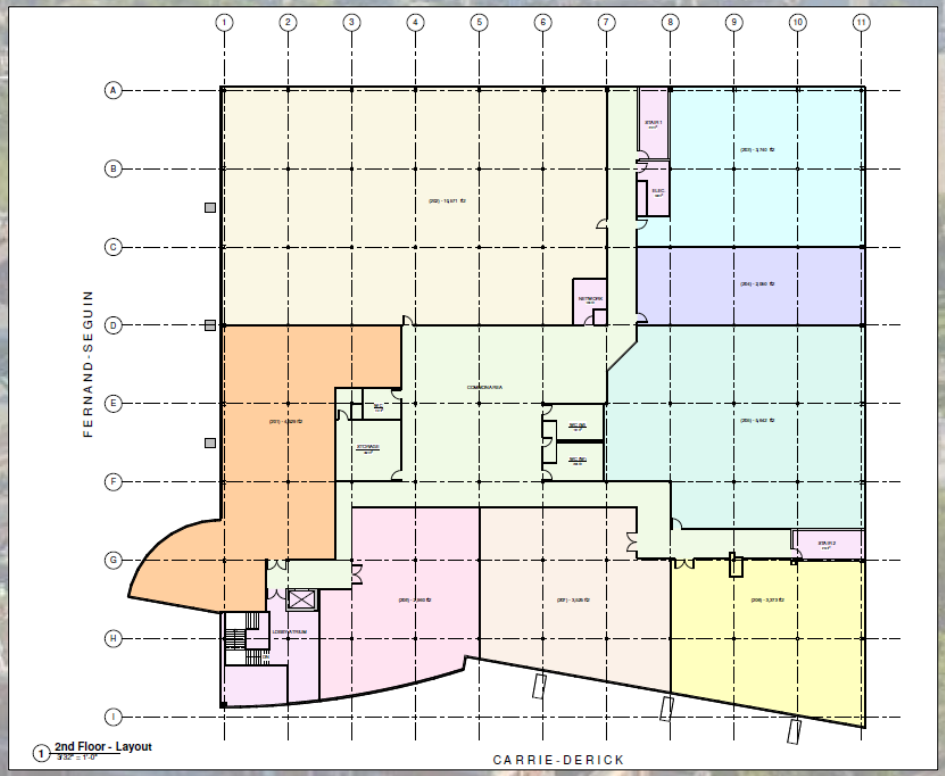
PROPERTY HIGHLIGHTS

- 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

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HOSPITALITY & REAL ESTATE GROUP

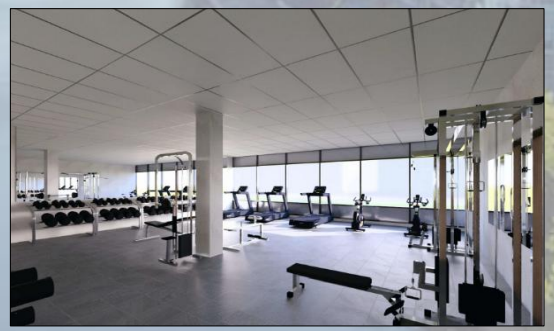
FLOOR PLANS

2ND FLOOR | 76,234 SF (DIVISIBLE)



PROPERTY PHOTOS



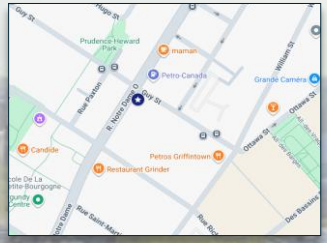


Design Center - 1600 Notre-Dame W.



Market:	Griffintown / Little Burgundy
Class:	B
Additional:	$7.99
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

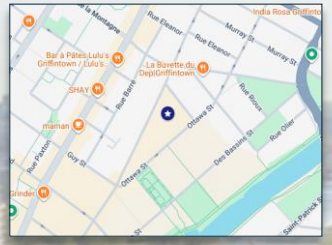
TIDAN
HOSPITALITY & REAL ESTATE GROUP

Tidan Griffintown



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

MAP LOCATION



FLOORPLANS

BROCHURE

GRIFFINTOWN.pdf

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

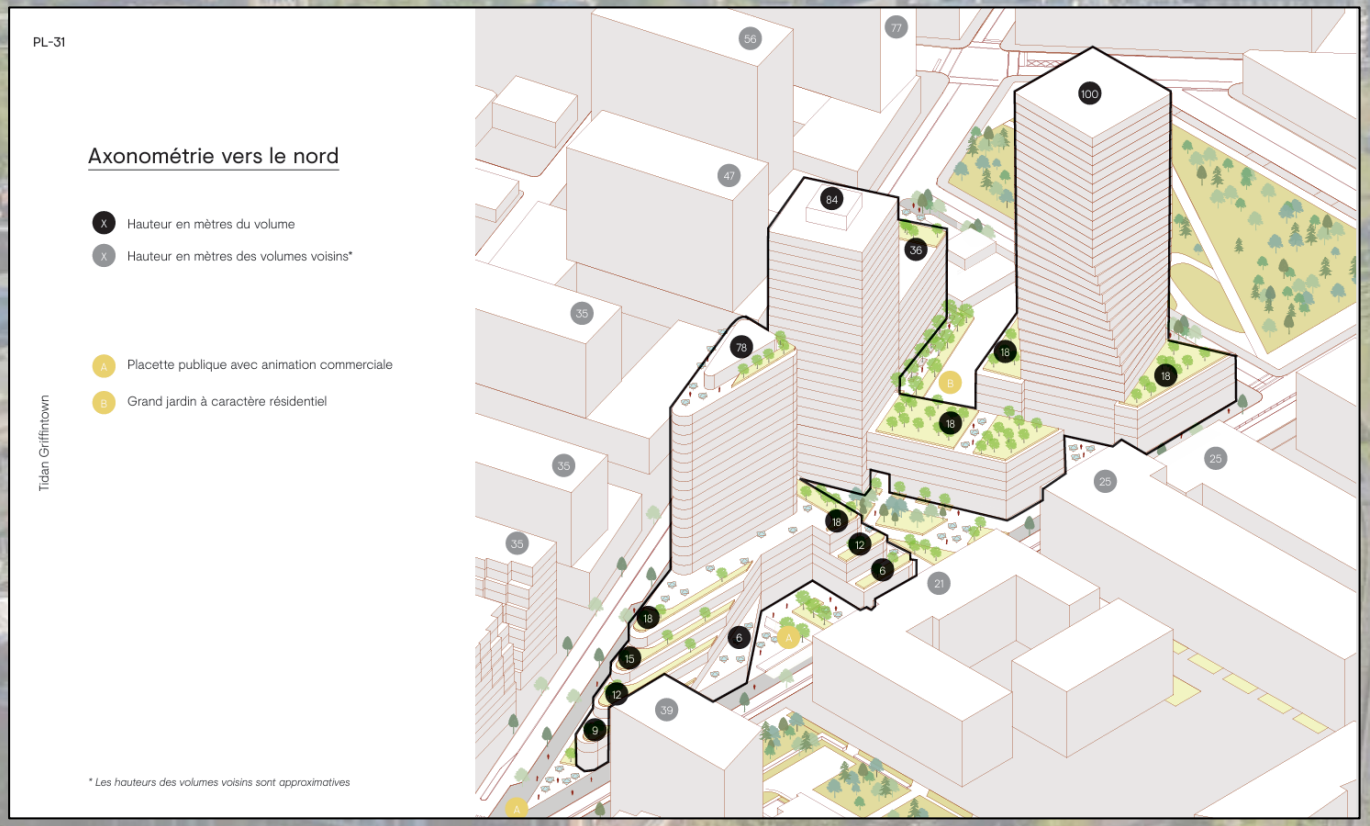
FLOOR PLANS

GROUND FLOOR PLANS



RENDERINGS

AXONOMETRIC PROJECTION OF PROPERTY



PERSPECTIVE OF RUE OTTAWA TOWARD THE WEST



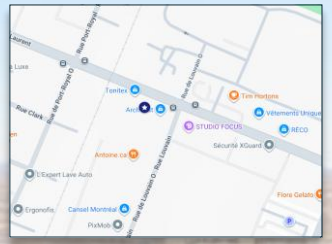
TIDAN
HOSPITALITY & REAL ESTATE GROUP

9600 St-Laurent Blvd.



Market: Garment District
Additional: $3.13
GLA: 312,827 SF
Vacant: 48,589 SF

MAP LOCATION



FLOORPLANS

SUITE	VACANT SPACE (SF)	COMMENTS
200	27,417	Dedicated ground floor loading dock
306	13,552	
501	2,129	
514	5,491	

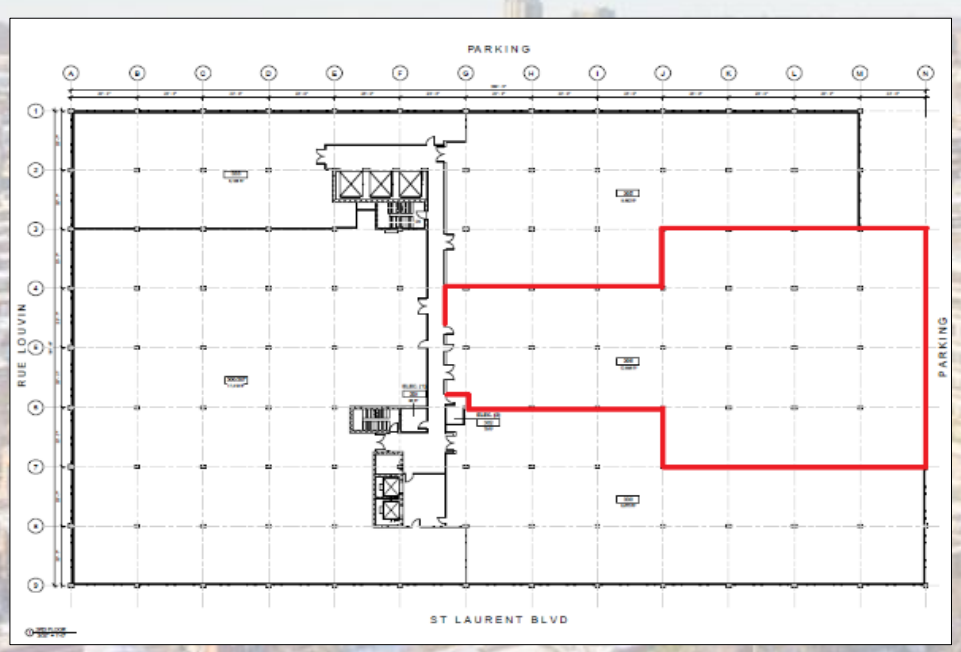
PROPERTY HIGHLIGHTS

- 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

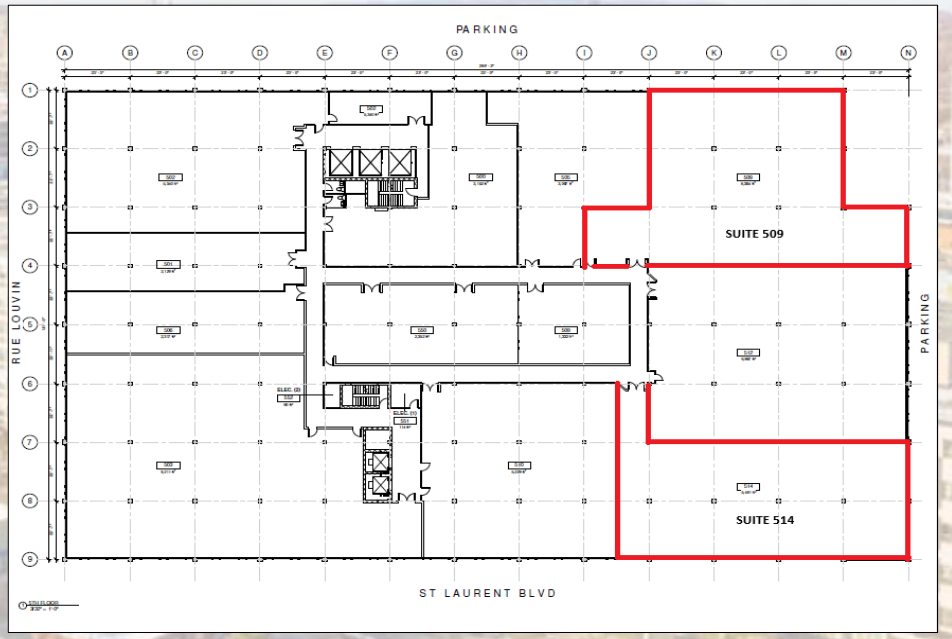
TIDAN
HOSPITALITY & REAL ESTATE GROUP

FLOOR PLANS

SUITE 306 | 13,552 SF

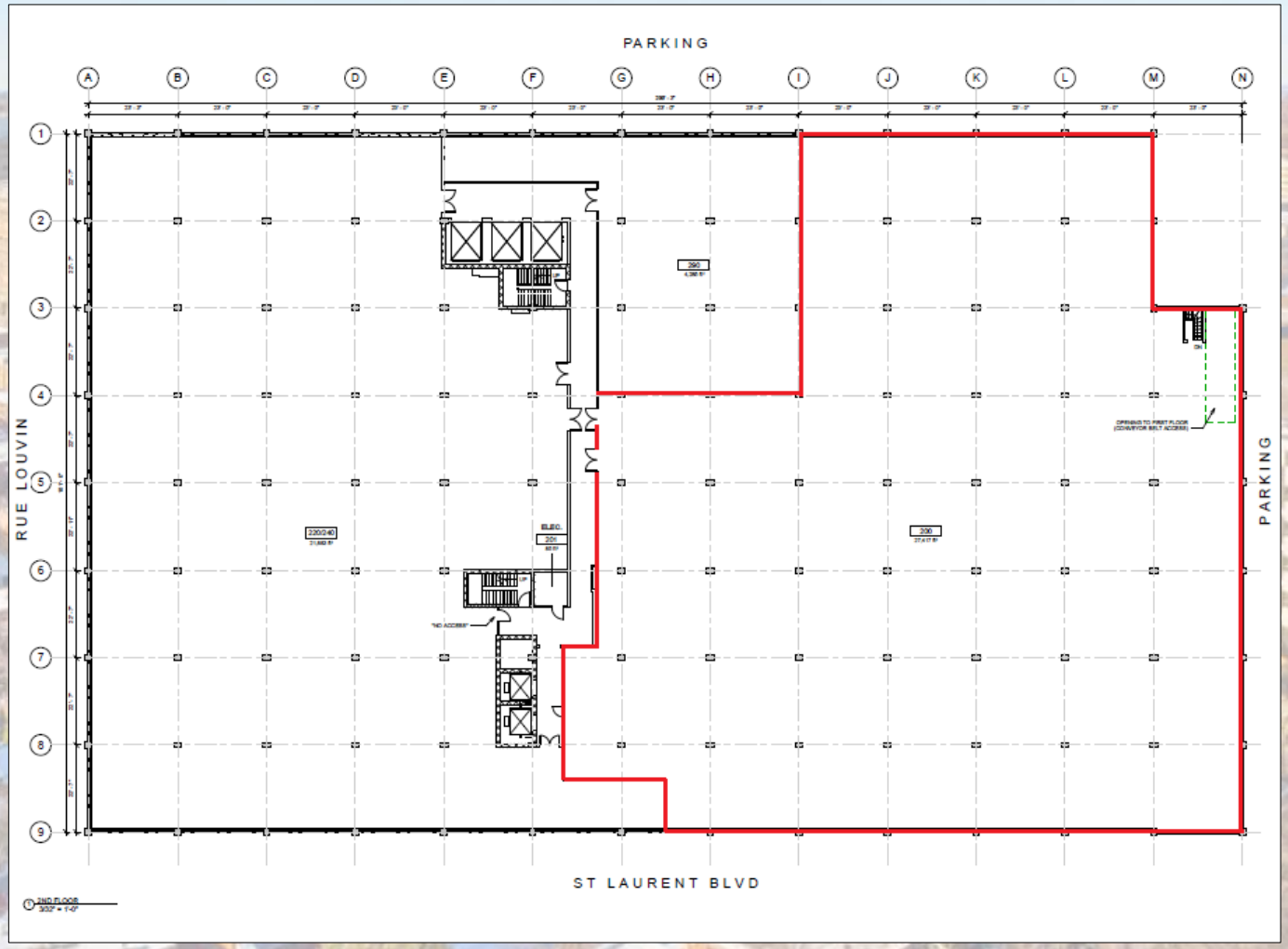


SUITES 509 & 514 | 6,384 SF & 5,492 SF



FLOOR PLANS

SUITE 200 | 27,417 SF

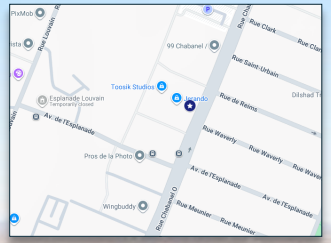


111 Chabanel W.



Market: Garment District
Additional: $3.80
GLA: 418,023 SF
Vacant: 34,429 SF

MAP LOCATION



FLOORPLANS

BROCHURE

111 CHABANEL - ENG.pdf

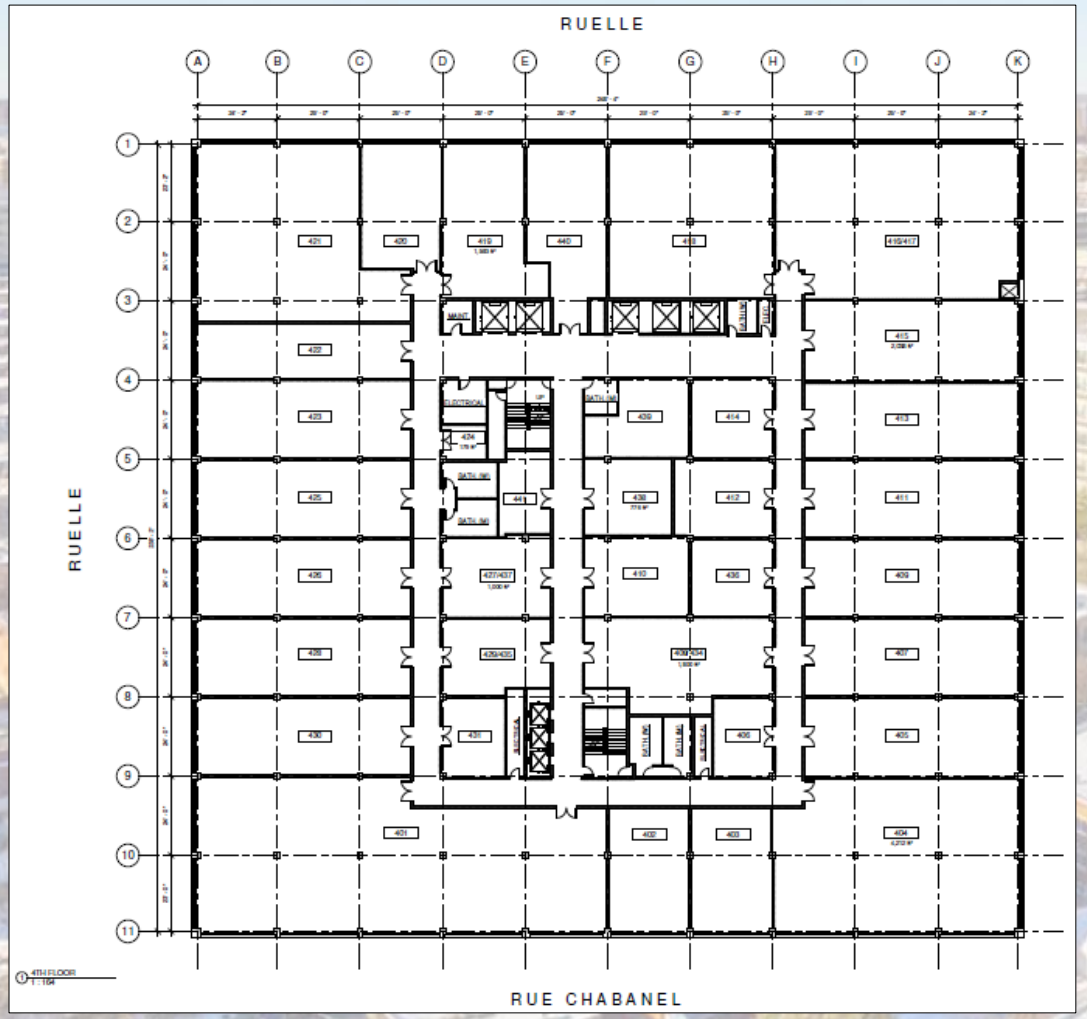
SUITE	VACANT SPACE (SF)	TYPE
102	2,596	Retail
404	4,213	Flex
408	1,799	Flex
415	1,997	Flex
424	176	Flex
603	1,156	Flex
605	1,920	Flex
607	1,920	Flex
616	3,056	Flex
617	5,580	Flex
704	8,938	Industrial
725	1,078	Industrial

PROPERTY HIGHLIGHTS

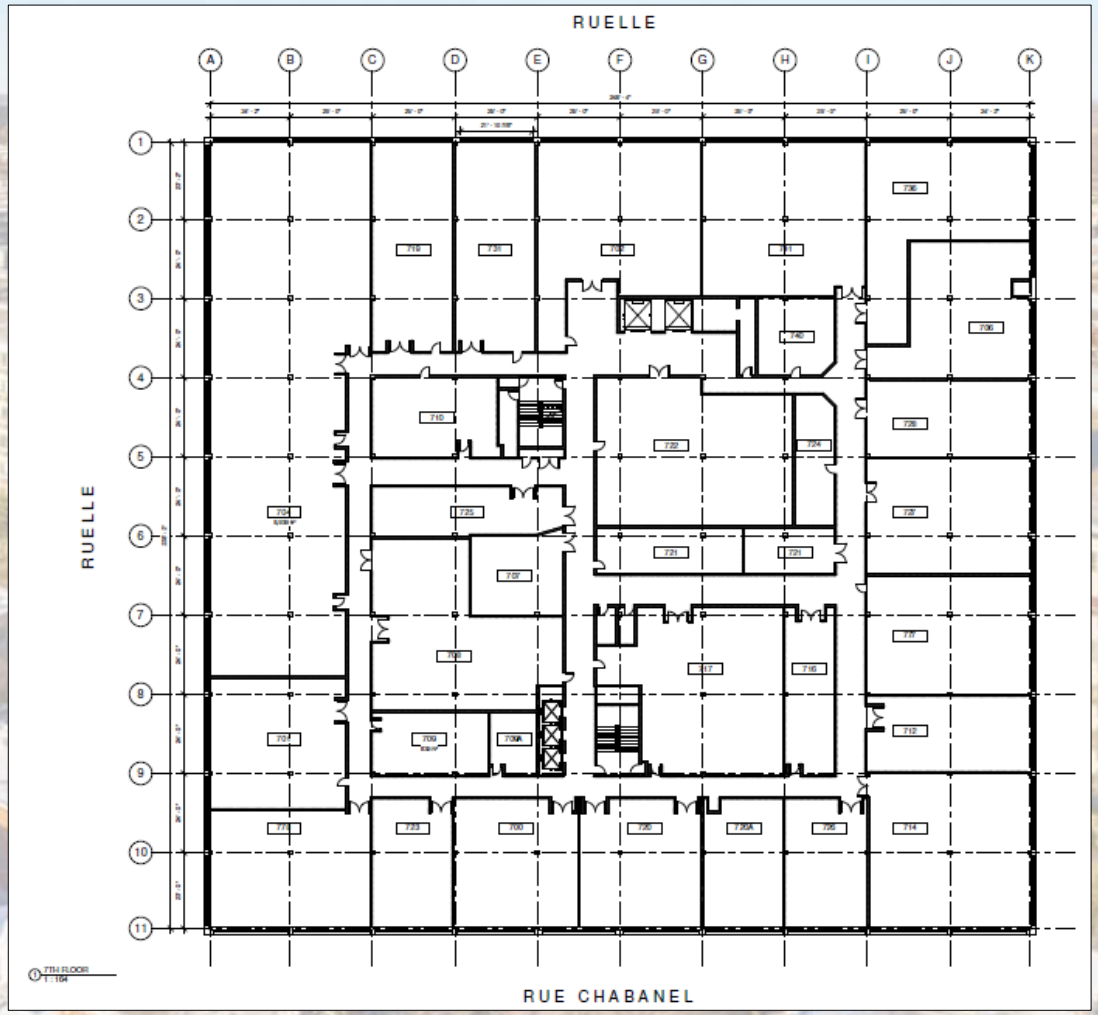
- Situated in Montreal's Fashion District, close to Chabanel train station
- Bright versatile spaces with large windows
- Central heating and A/C
- Ideal for creative & innovative businesses that need a mix of office, warehouse, or studio
- Ample underground parking

FLOOR PLANS

4TH FLOOR



7TH FLOOR



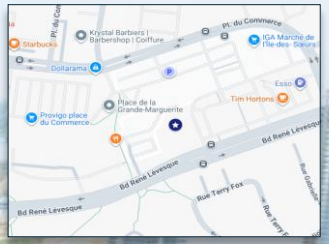
TIDAN
HOSPITALITY & REAL ESTATE GROUP

3000 René-Lévesque Blvd



Market:	Île-des-Sœurs
Class:	B+
Additional:	$12.38
GLA:	74,437 SF
Vacant:	0 SF

MAP LOCATION



SUITE	VACANT SPACE (SF)	TYPE
-	FULLY LEASED	-

PROPERTY HIGHLIGHTS

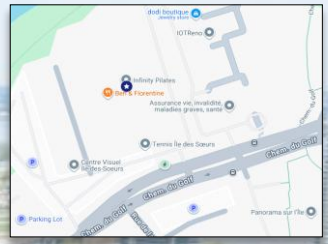
- Conveniently located near the entrance of Nun's Island
- Exceptional proximity to the REM station
- Provides free unreserved interior and exterior parking (150+ spaces)
- Fully customizable office floors
- Large windows with amazing natural light
- 24/7/365 secure access to the premises

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

TIDAN
HOSPITALITY & REAL ESTATE GROUP

Édifices Royalmount

5645 ROYALMOUNT AVE.



Market:	TMR
Additional:	$3.70
GLA:	48,530 SF
Vacant:	0 SF

5665 ROYALMOUNT AVE.



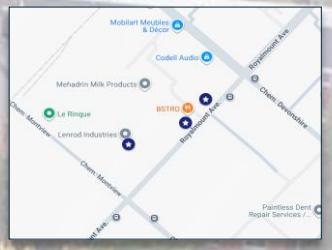
Market:	TMR
Class:	B
Additional:	$7.74
GLA:	50,932 SF
Vacant:	2,546 SF

5675 ROYALMOUNT AVE.



Market:	TMR
Class:	C
Additional:	$4.93
GLA:	110,245 SF
Vacant:	6,930 SF

MAP LOCATION



FLOORPLANS

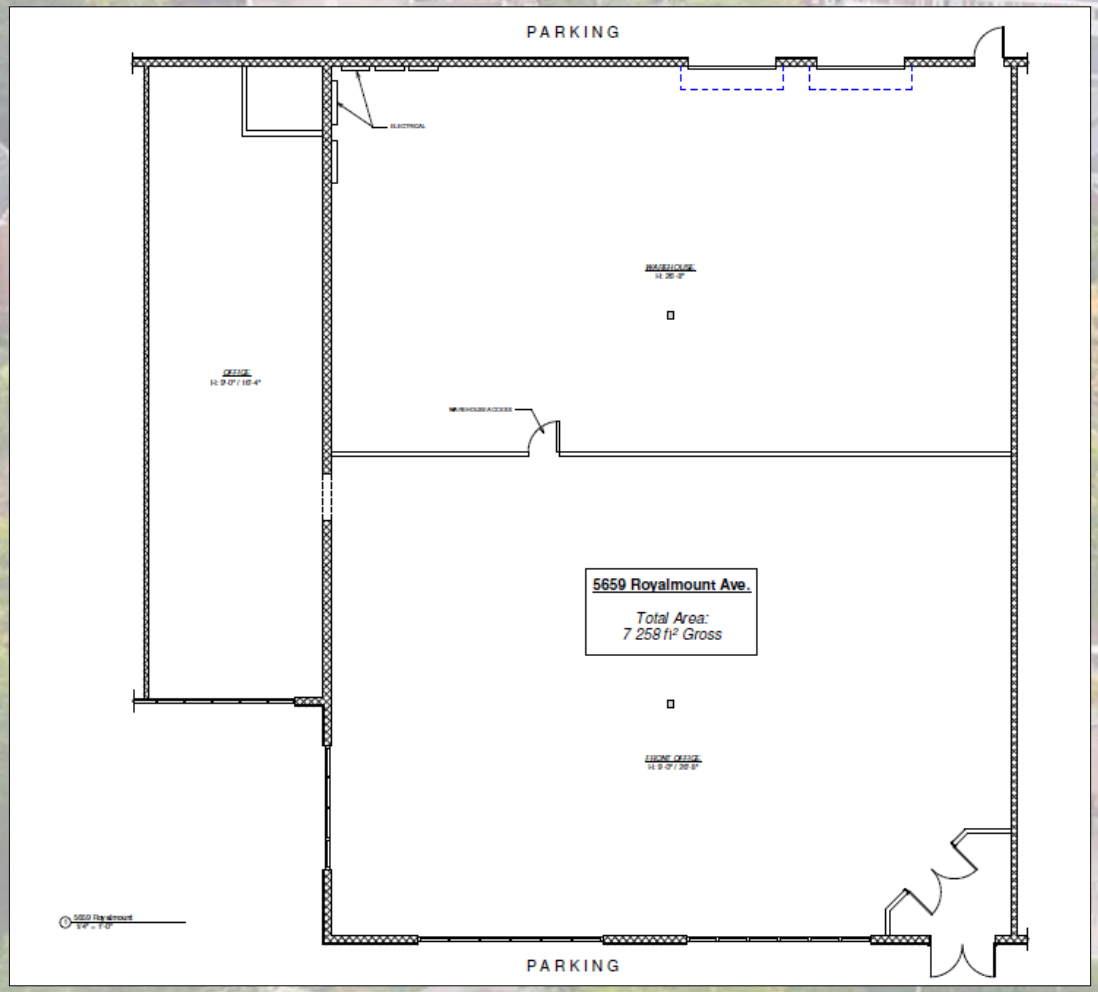
SUITE	VACANT SPACE (SF)	COMMENTS
5665 – 210	2,546	Office
5675 – 210	2,310	Office
5675 – 300	4,620	Office

PROPERTY HIGHLIGHTS

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

FLOOR PLANS

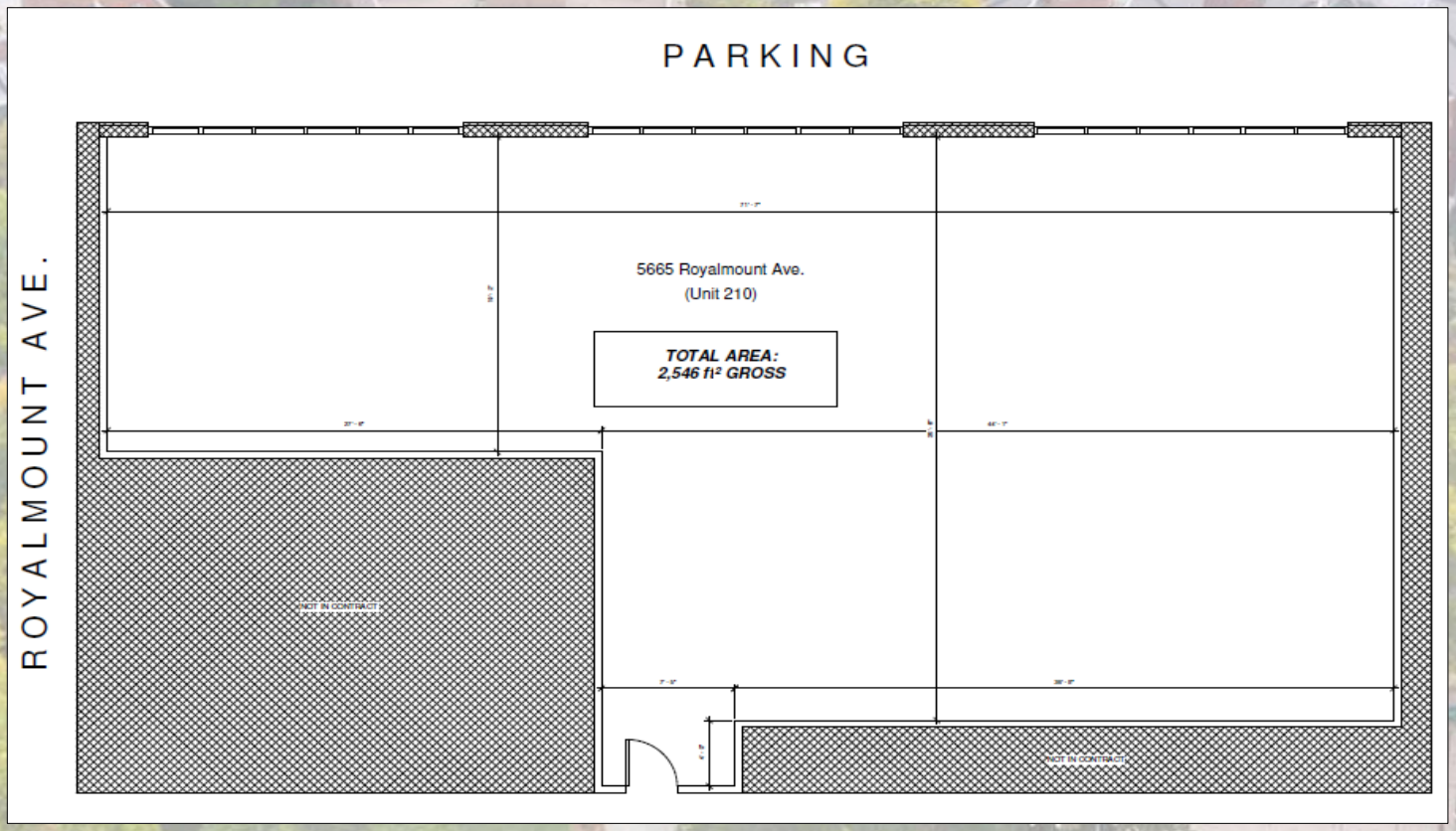
5659 ROYALMOUNT | 7,258 SF



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FLOOR PLANS

5665 ROYALMOUNT – SUITE 210 | 2,546 SF



TIDAN
HOSPITALITY & REAL ESTATE GROUP

Édifices Royalmount

8260 DEVONSHIRE RD.



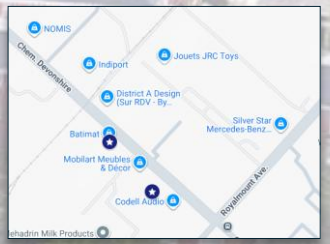
Market:	TMR
Class:	B+
Additional:	$6.61
GLA:	34,677 SF
Vacant:	0 SF

8300 DEVONSHIRE RD.



Market:	TMR
Class:	B+
Additional:	$3.82
GLA:	94,232 SF
Vacant:	2,414 SF

MAP LOCATION



SUITE	VACANT SPACE (SF)	COMMENTS
8300 - 203	2,414	Office

PROPERTY HIGHLIGHTS

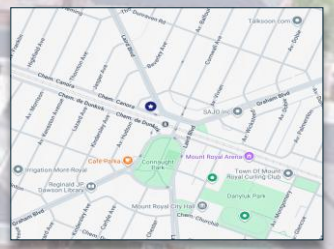
- Ample exterior parking
- Proximity to Highway 15 and Metropolitan Autoroute
- Close to Royalmount, Montreal's newest and immense lifestyle destination

Espace VMR - 1255 Laird Blvd.



Market: Downtown TMR
Class: B
Additional: $9.57
GLA: 81,274 SF
Vacant: 14,655 SF
Max Contig.: 5,300 SF

MAP LOCATION



FLOORPLANS

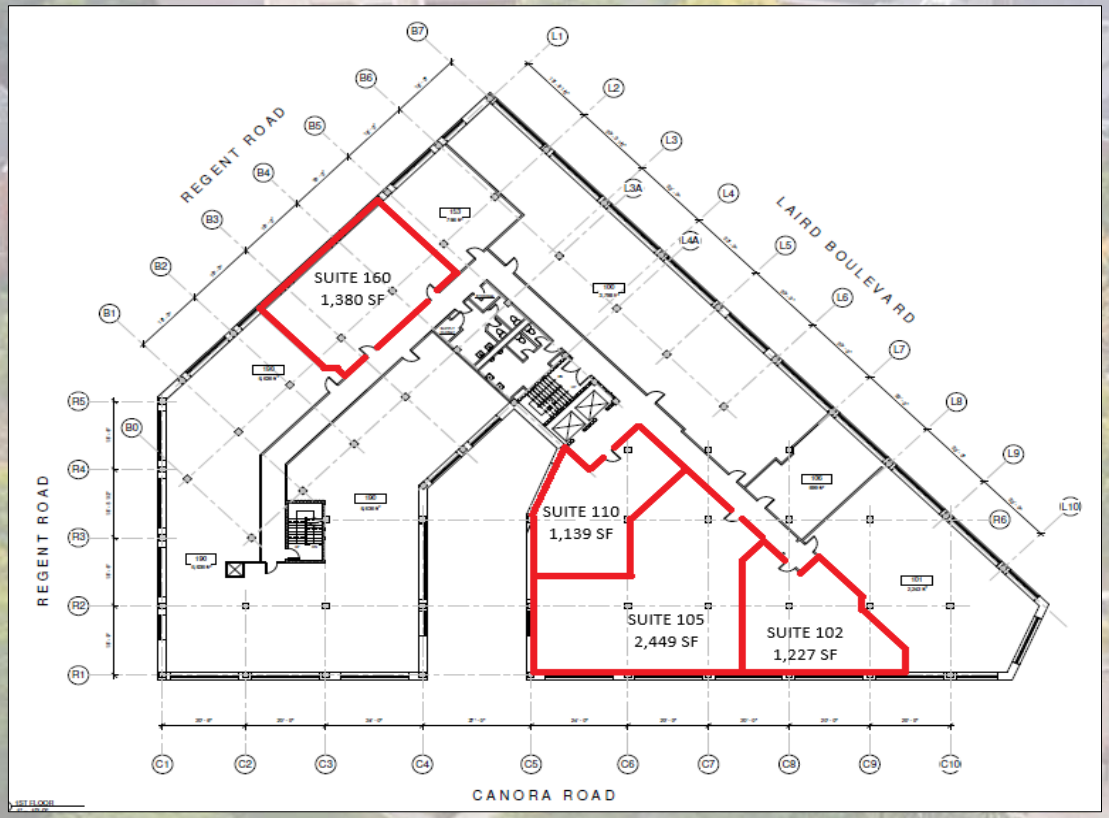
SUITE	VACANT SPACE (SF)	TYPE
105	2,449	Office
110	1,139	Office
160	1,380	Office
256	1,990	Office
257	577	Office
285	335	Office
290	1,087	Office
333	2,835	Office
380	790	Office
386	929	Office
390	1,144	Office

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

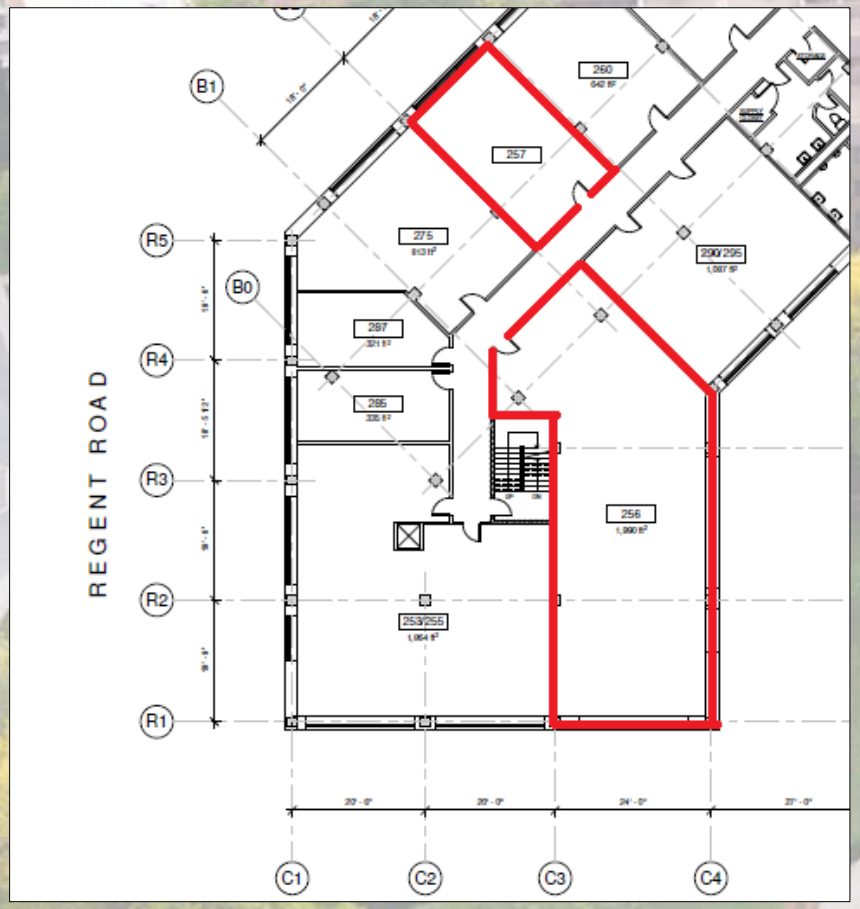
FLOOR PLANS

SUITES 102, 105, 110, 160

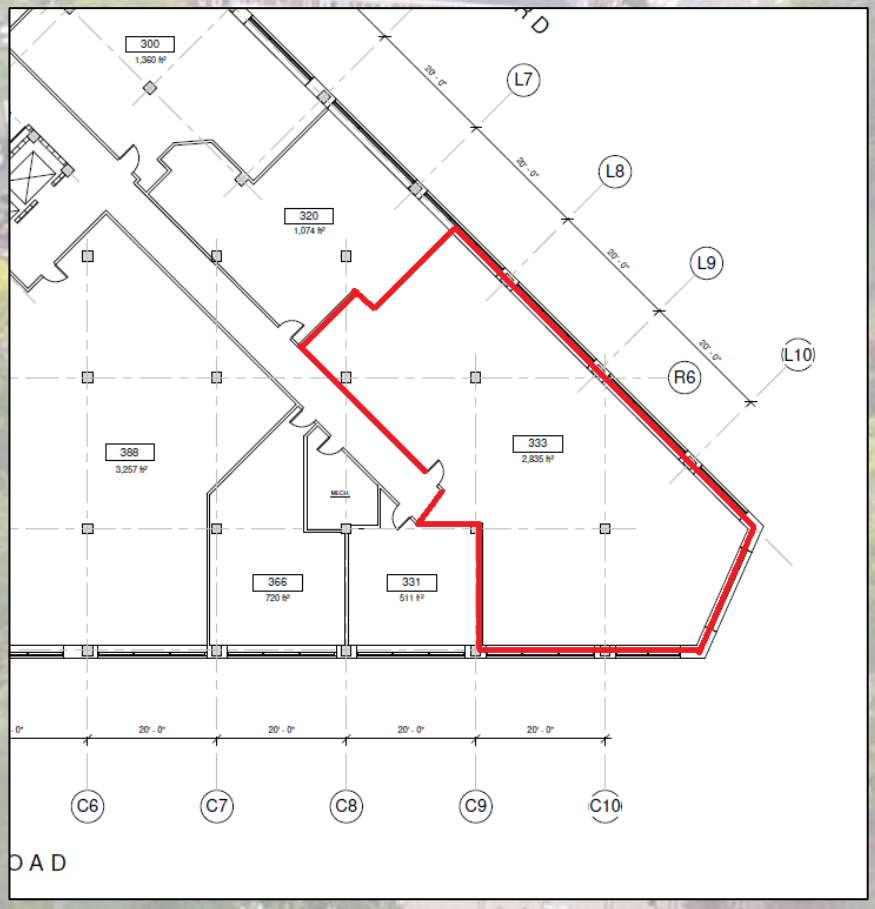


FLOOR PLANS

SUITES 256 & 257 | 1,990 SF & 577 SF

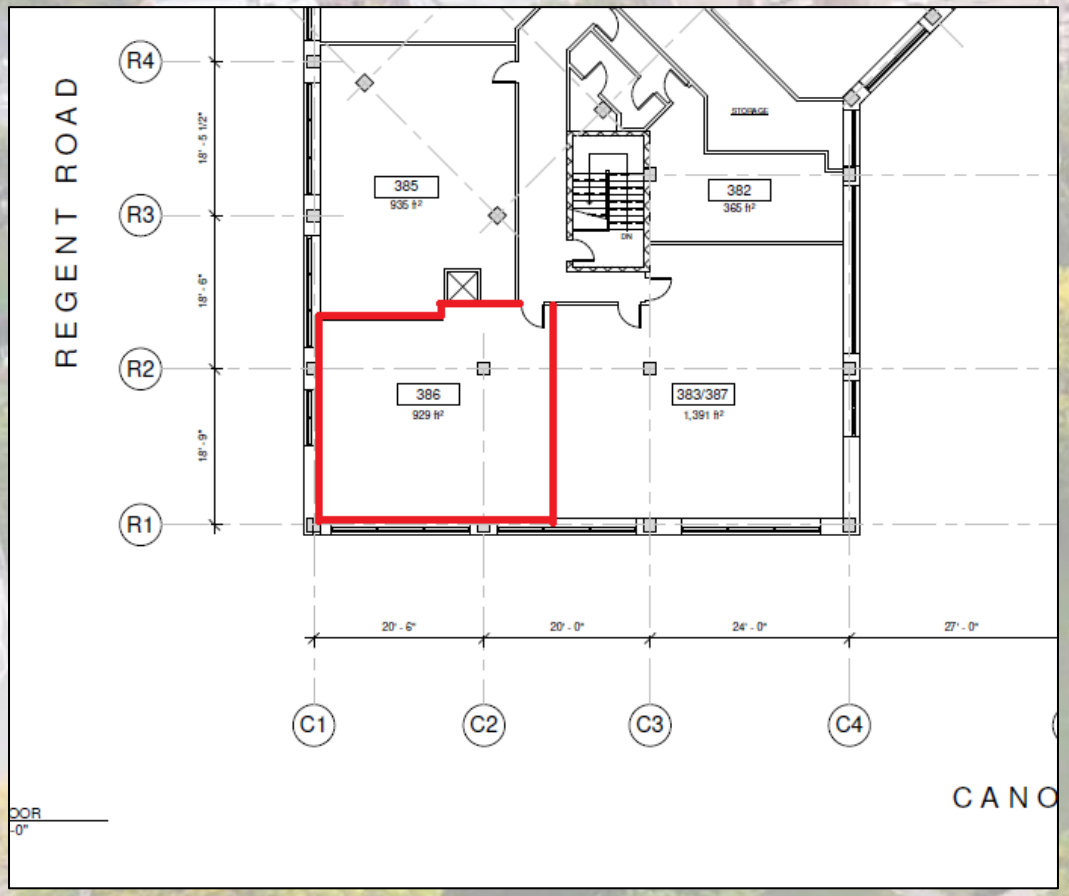


SUITE 333 | 2,835 SF

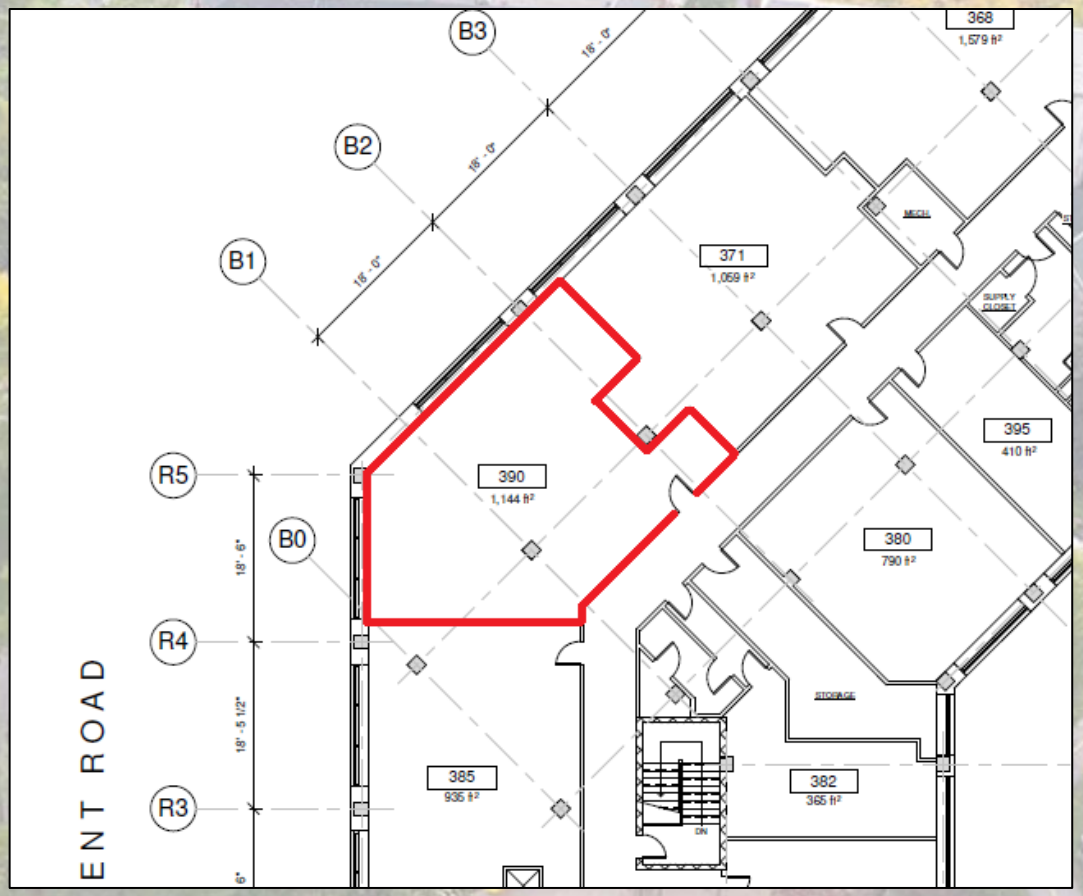


FLOOR PLANS

SUITE 386 | 929 SF



SUITE 390 | 1,144 SF



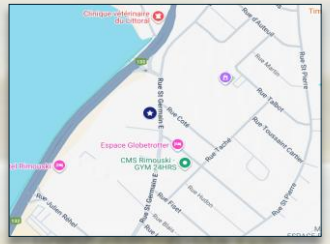
TIDAN
HOSPITALITY & REAL ESTATE GROUP

Le Séjour - 320 St-Germain St. E.



Market: Downtown Rimouski
Class: B
Additional: $9.00
GLA: 72,515 SF
Vacant: 20,530 SF
Max Contig.: 10,448 SF

MAP LOCATION



FLOORPLANS

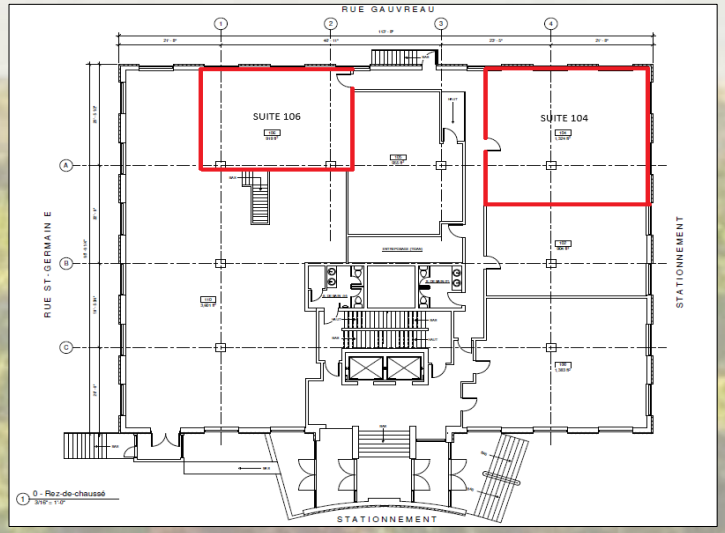
SUITE	VACANT SPACE (SF)	TYPE
102	904	Retail
104	1,324	Retail
106	919	Office
201	2,271	Office
400	2,368	Office
403	2,296	Office
500	7,217	Office
501	2,486	Office
502	745	Office

PROPERTY HIGHLIGHTS

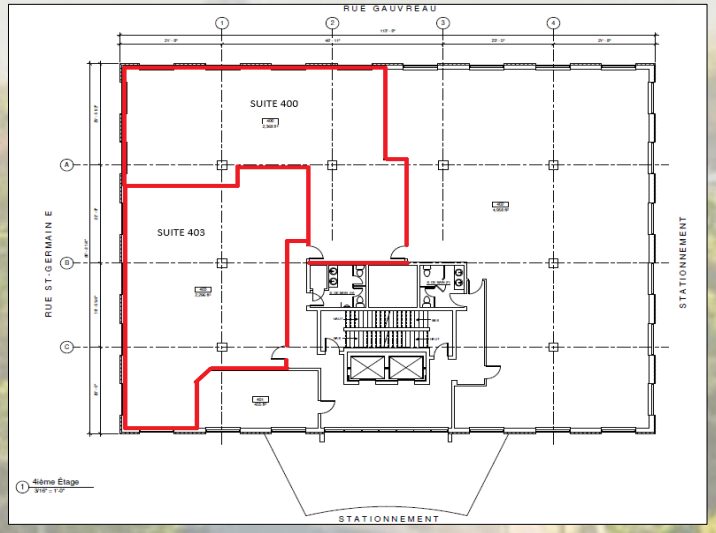
- In the heart of Rimouski – immediate access off Route 132 and Highway 20
- Ample parking on-site
- Beautiful panoramic views of the St-Lawrence River

FLOOR PLANS

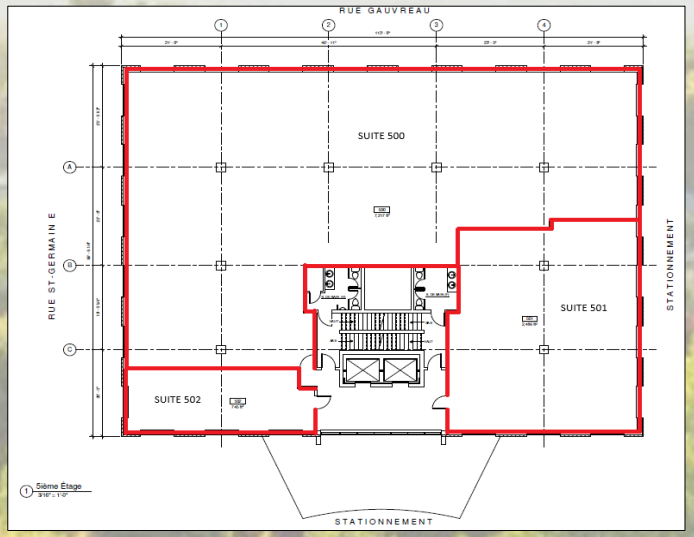
SUITE 104 & 106 | 1,324 SF & 750 SF



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



SUITES 500, 501, & 502



TIDAN
HOSPITALITY & REAL ESTATE GROUP

Parkway Mall - 212 McAllister Dr.



Market: McAllister Dr. Commercial Node
Additional: $6.38
GLA: 215,954 SF
Vacant: 16,421 SF

MAP LOCATION



FLOORPLANS

SUITE	VACANT SPACE (SF)	TYPE
130A	6,400	Retail

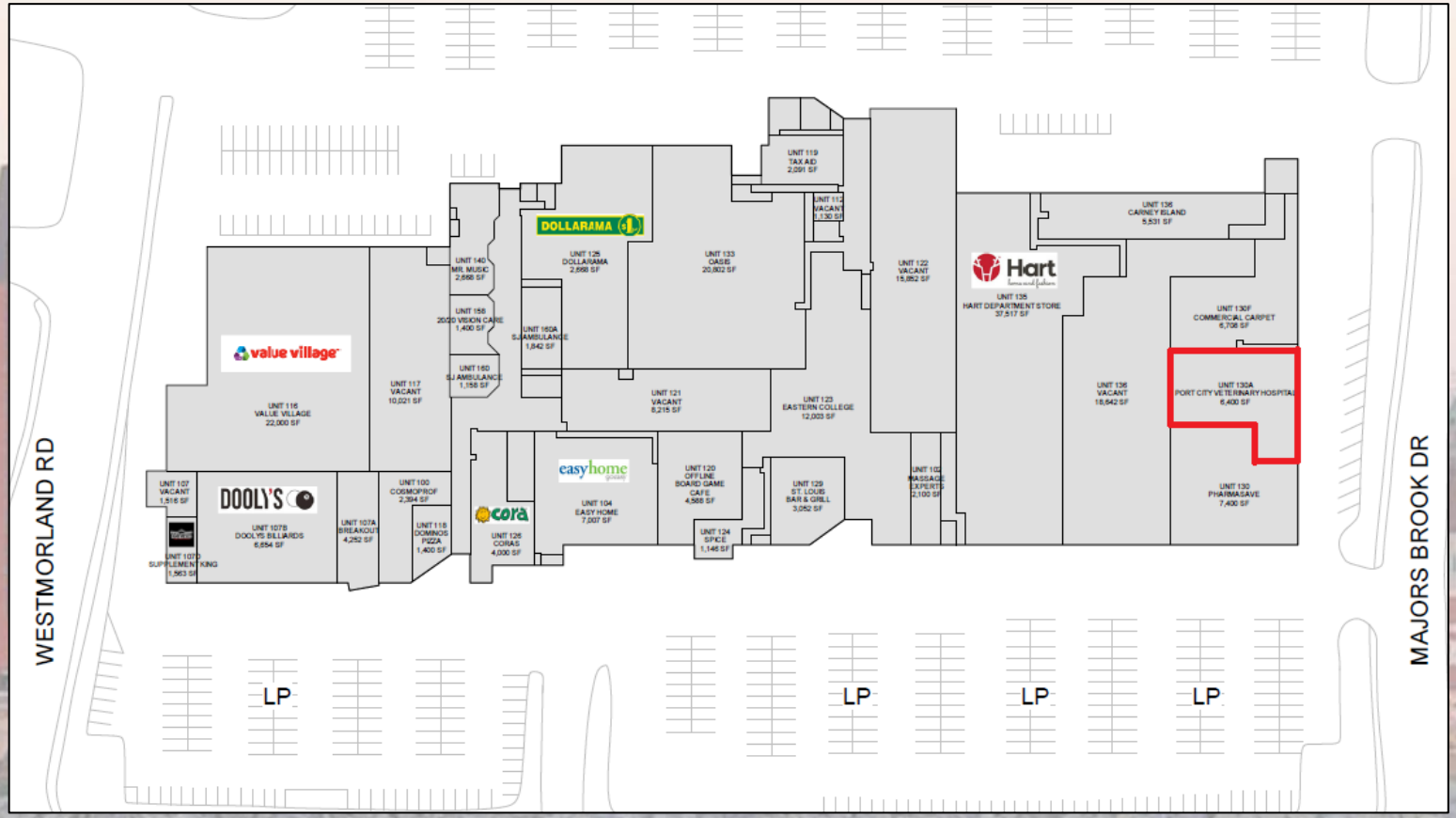
PROPERTY HIGHLIGHTS

- 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

TIDAN
HOSPITALITY & REAL ESTATE GROUP

FLOOR PLANS

SUITE 130A | 6,400 SF

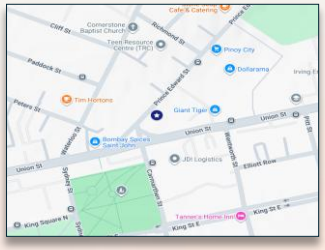


Prince Edward Square Mall – 20 Prince Edward St.



Market: Saint John Uptown
Additional: $6.54
GLA: 159,105 SF
Vacant: 94,299 SF
Max Contig.:

MAP LOCATION



FLOORPLANS

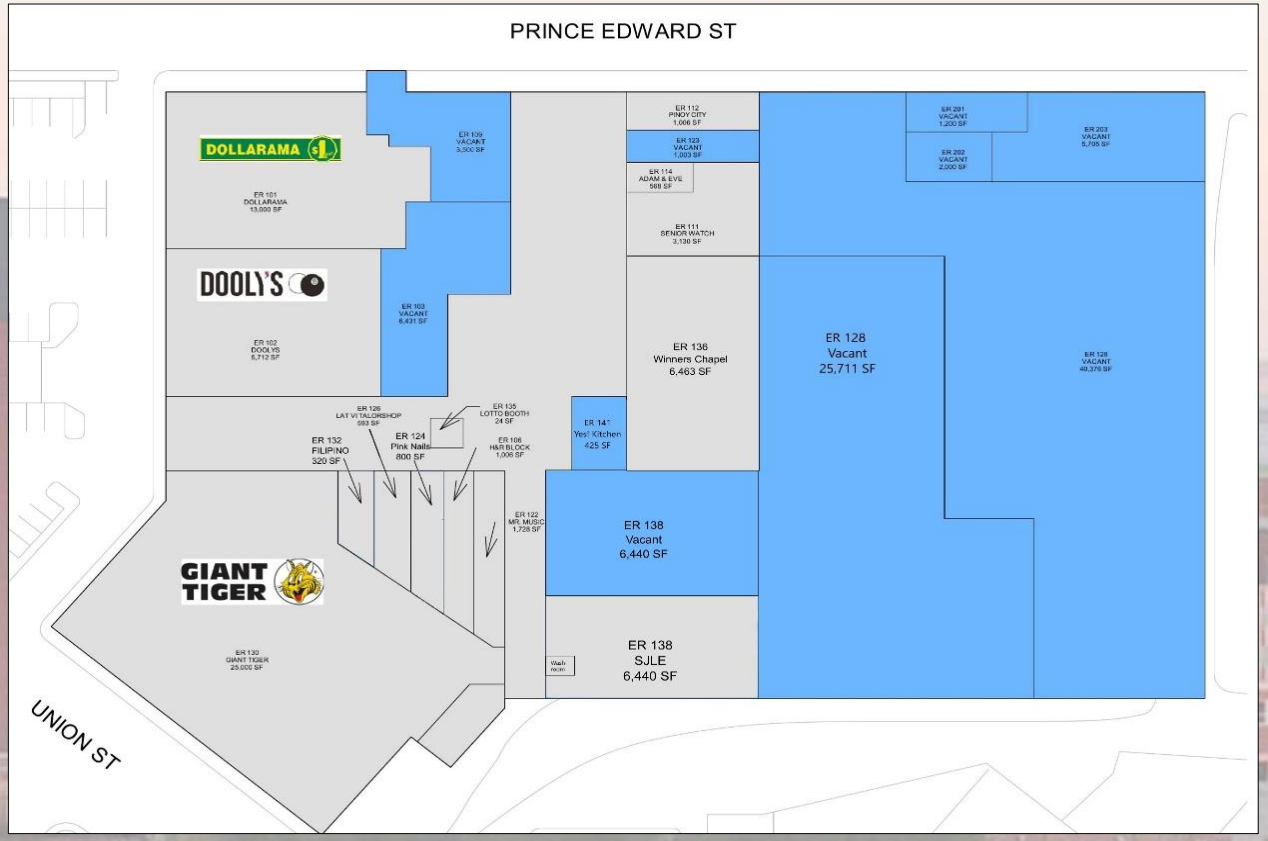
SUITE	VACANT SPACE (SF)	TYPE
ER106	1,006	Retail
ER109	3,500	Retail
ER111	3,130	Retail
ER128	39,176	Retail
ER129	25,711	Retail
ER138	6,440	Retail
ER201	1,200	Retail
ER202	2,000	Retail
ER203	5,705	Retail

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

FLOOR PLANS

SITE PLAN

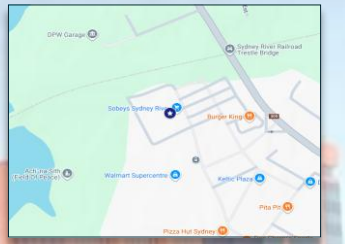


Keltic Plaza – 45 Keltic Dr.



Market: Sydney River
Additional: $3.49
GLA: 235,660 SF
Vacant: 16,685 SF
Max Contig.:

MAP LOCATION



FLOORPLANS

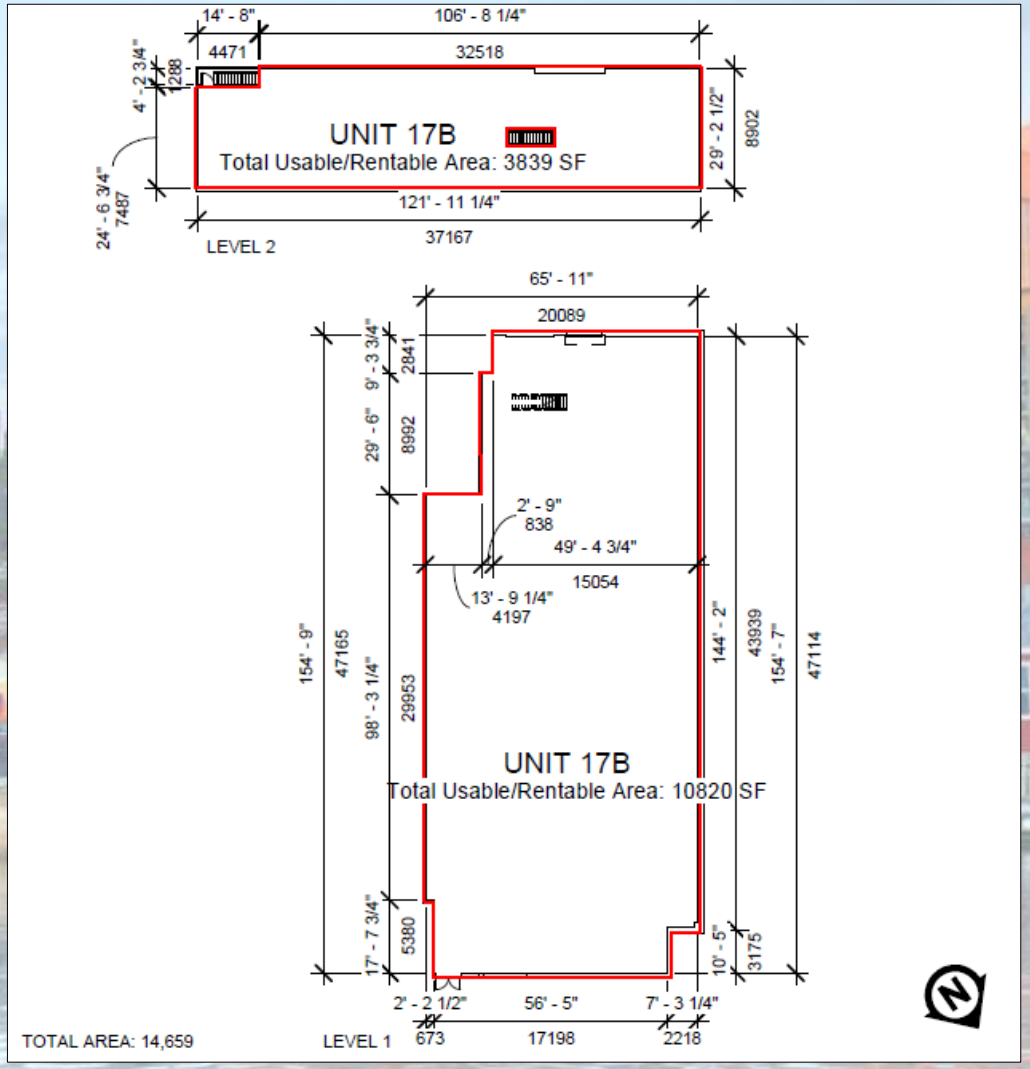
SUITE	VACANT SPACE (SF)	TYPE
17	10,457	Retail
25	2,976	Retail
07A	937	Retail
15B	2,315	Storage

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

SUITE 17B



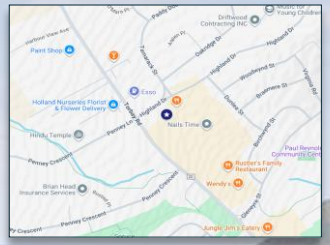
TIDAN
HOSPITALITY & REAL ESTATE GROUP

Bally Rou Place – 370 Torbay Rd.



Market: Torbay Rd. Commercial District
Class: B
Additional: $7.85
GLA: 60,816 SF
Vacant: 23,594 SF
Max Contig.: 13,000 SF

MAP LOCATION



FLOORPLANS

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

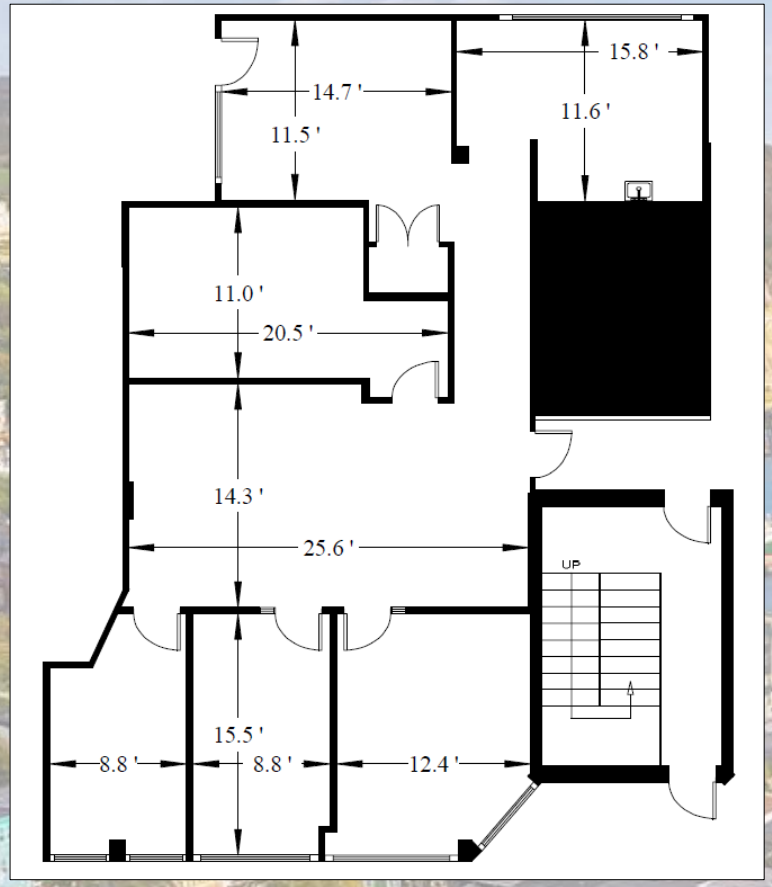
PROPERTY HIGHLIGHTS

- 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

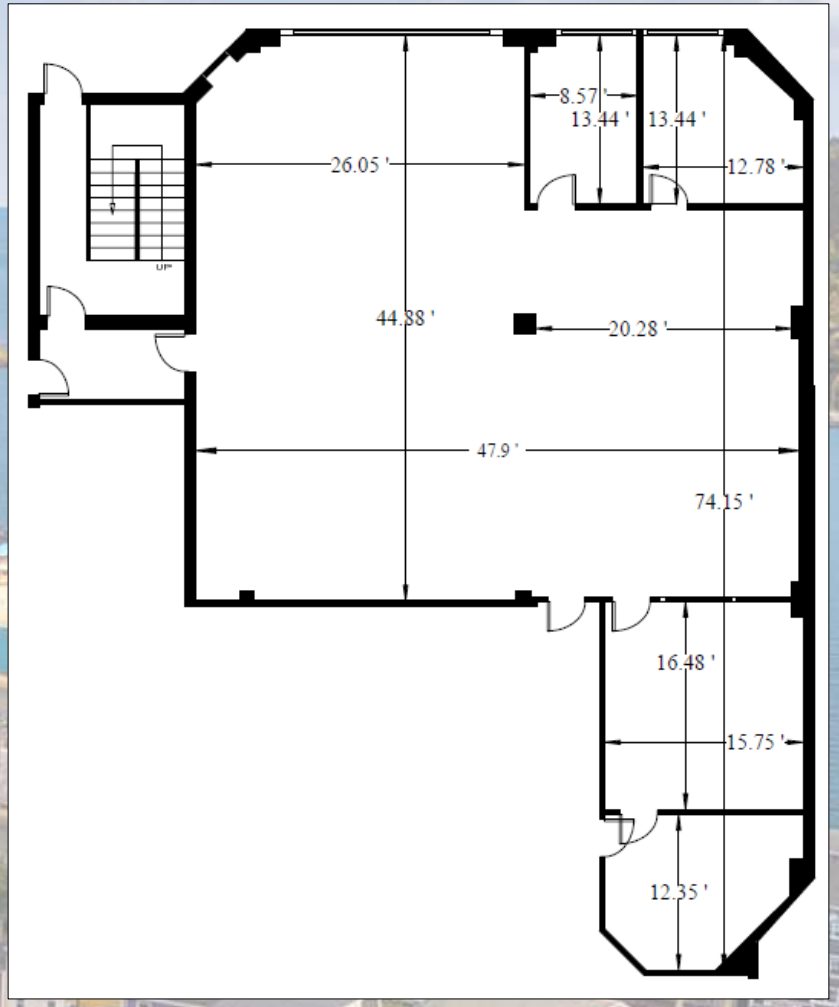
TIDAN
HOSPITALITY & REAL ESTATE GROUP

FLOOR PLANS

SUITE E130 | 1,498 SF



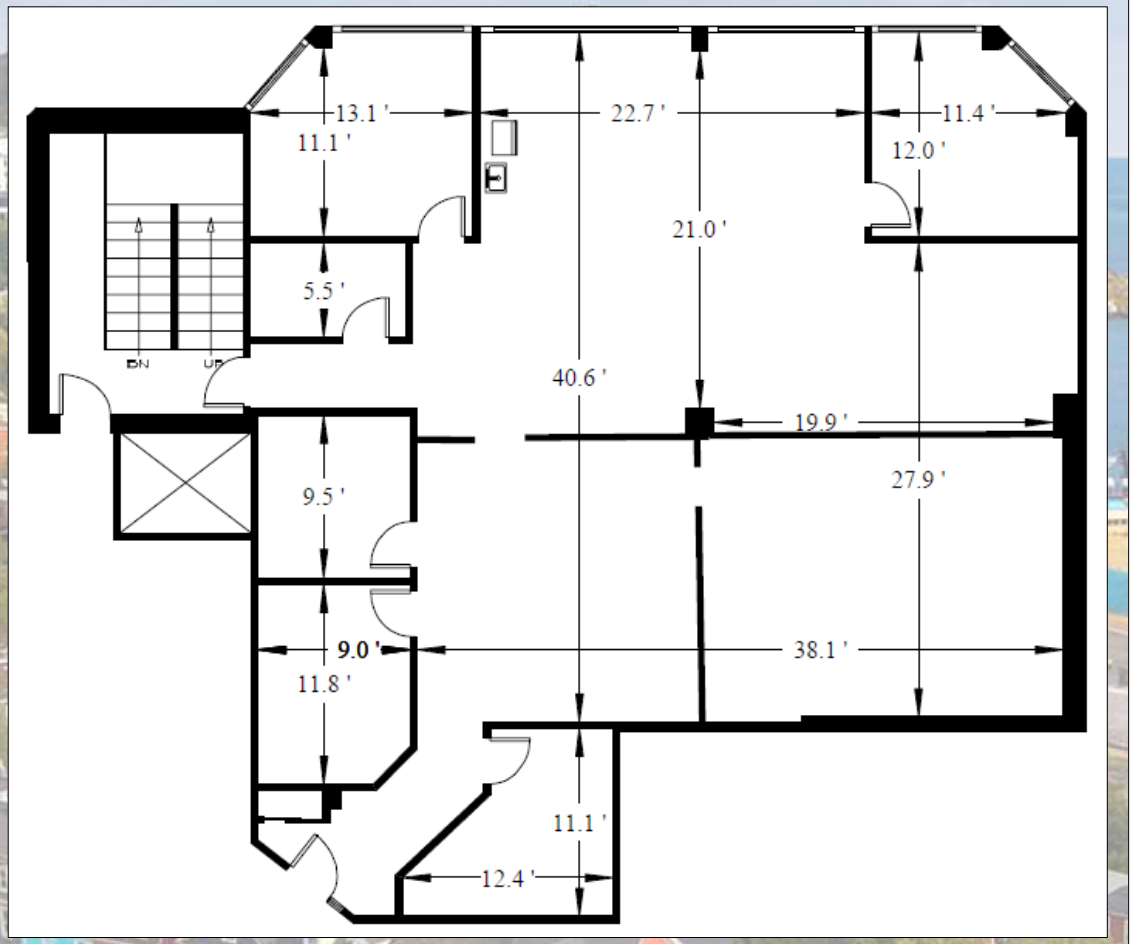
SUITE W110 | 3,040 SF



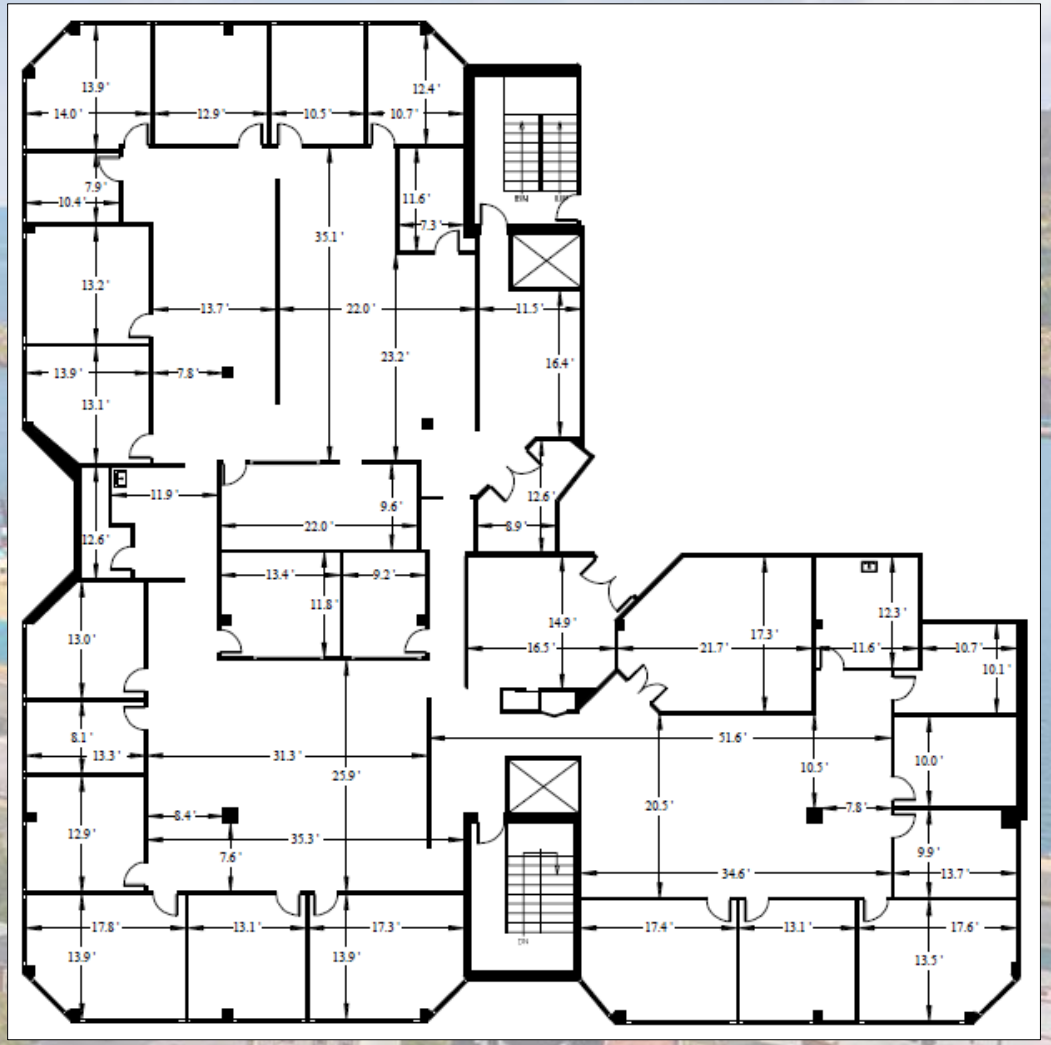
TIDAN
HOSPITALITY & REAL ESTATE GROUP

FLOOR PLANS

SUITE W300 | 2,591 SF



SUITE W310 | 10,101 SF



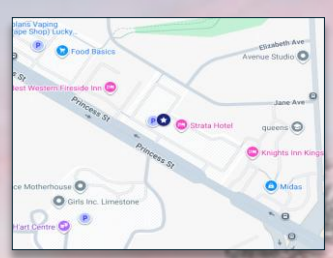
TIDAN
HOSPITALITY & REAL ESTATE GROUP

Strata Center – 1187 Princess St.



Market: Midtown, Princess Street
Additional: $7.61
GLA: 22,244 SF
Vacant: 1,722 SF

MAP LOCATION



FLOORPLANS

SUITE	VACANT SPACE (SF)
11	1,722

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

TIDAN
HOSPITALITY & REAL ESTATE GROUP

PORTFOLIO ACQUISITIONS

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 DES DISPONIBILITÉS

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	**2026/11/04**

PAGE D'ACCUEIL

TIDAN INC. - LISTE DES DISPONIBILITÉS

CENTRE-VILLE
MONTRÉAL, QC



666, rue Sherbrooke O.
"Tour Tidan"



1130, rue Sherbrooke O.

TIDAN INC. - LISTE DES DISPONIBILITÉS

LE SUD-OUEST
MONTRÉAL, QC



1555, rue Carrie Derick



1600, rue Notre-Dame O.
“Centre du design”



Tidan, Griffintown

TIDAN INC. - LISTE DES DISPONIBILITÉS

CITÉ DE LA MODE

MONTRÉAL, QC



9600, boul. St-Laurent



111, rue Chabanel O.

TIDAN INC. - LISTE DES DISPONIBILITÉS

ÎLE-DES-SŒURS

VERDUN, QC



3000, boul. René-Lévesque



300, ch. du Golf

"Tennis Île-des-Sœurs"

TIDAN INC. - LISTE DES DISPONIBILITÉS

VILLE DE MONT-ROYAL

VMR, QC



5645-5675, av. Royalmount



8260-8300, ch. Devonshire



1255, boul. Laird

“Espace VMR”

TIDAN INC. - LISTE DES DISPONIBILITÉS

RIMOUSKI, QC

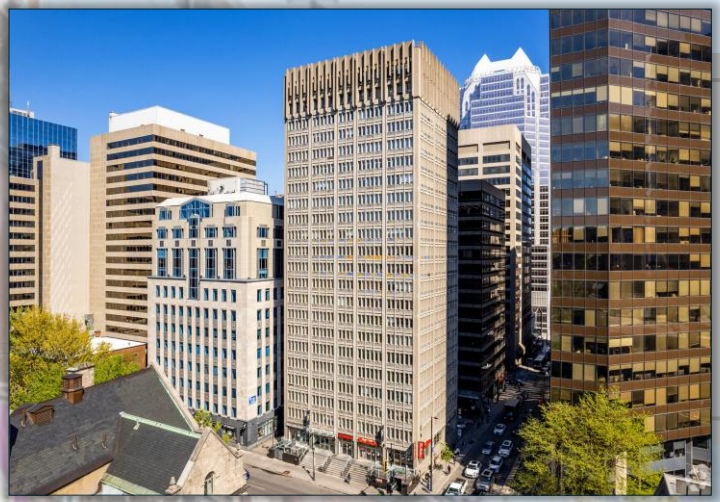
AUTRE



320, rue St-Germain E.

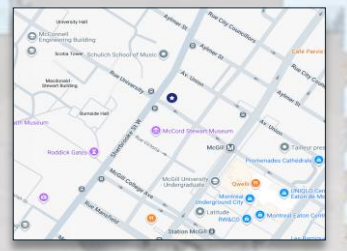
“Le Séjour”

TOUR TIDAN – 666, rue Sherbrooke O.



Marché: Centre-Ville
Classe: B+
Additionnel: 14.14 $
SLA: 118,694 pi²
Vacant: 18,472 pi²
SMC: 9,730 pi²
Sup. Étage: 5,560 pi²

EMPLACEMENT



PLANS D'ÉTAGE

BROCHURE

TOUR TIDAN - FR.pdf

LOCAL	SURFACE (PI²)	COMMENTAIRES
400	3,860	
800	5,560	
900	2,780	
902	1,390	
1708	3,225	Disponible 2027/06/01
1901	1,657	Disponible 2027/04/01

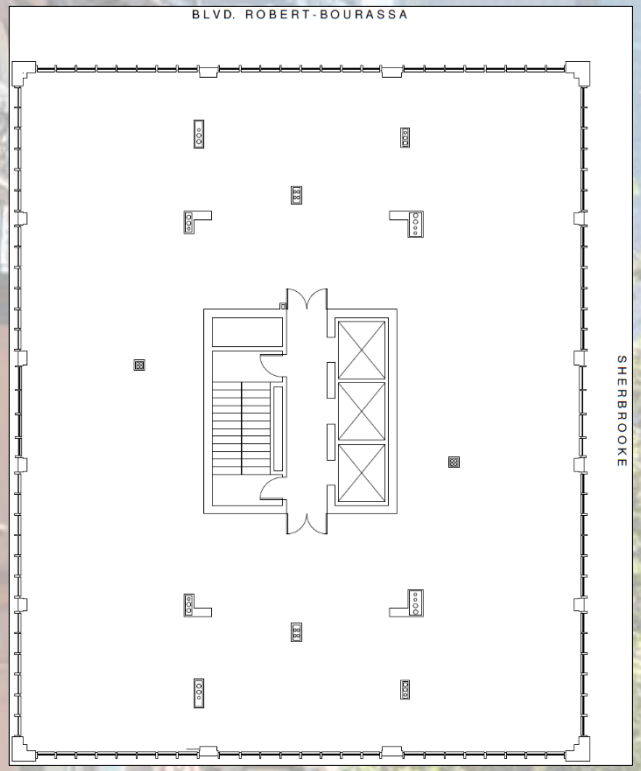
FAITS SAILLANTS

- 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

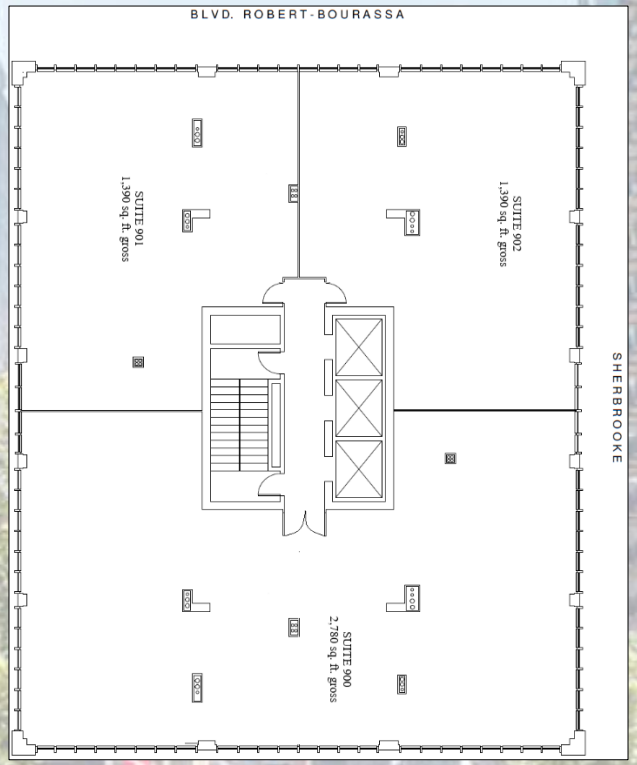
TIDAN
HOSPITALITY & REAL ESTATE GROUP

PLANS D'ÉTAGE

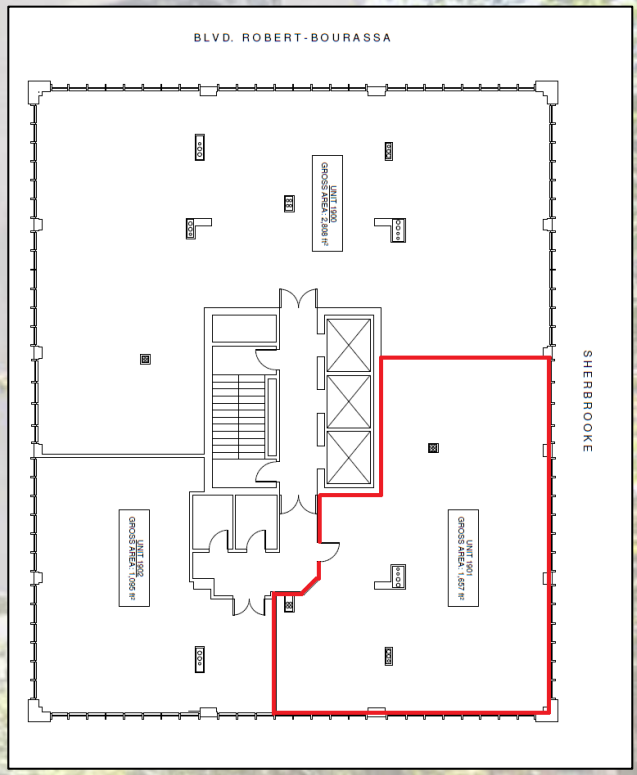
LOCAL 800 | 5,560 PI²



LOCAUX 900 & 902



LOCAL 1901 | 1,657 PI²



TIDAN
HOSPITALITY & REAL ESTATE GROUP

1130, rue Sherbrooke O.



Marché:	Centre-Ville
Classe:	A
Additionnel:	18.00 $
SLA:	230,738 pi²
Vacant:	47,435 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
1600	4,169

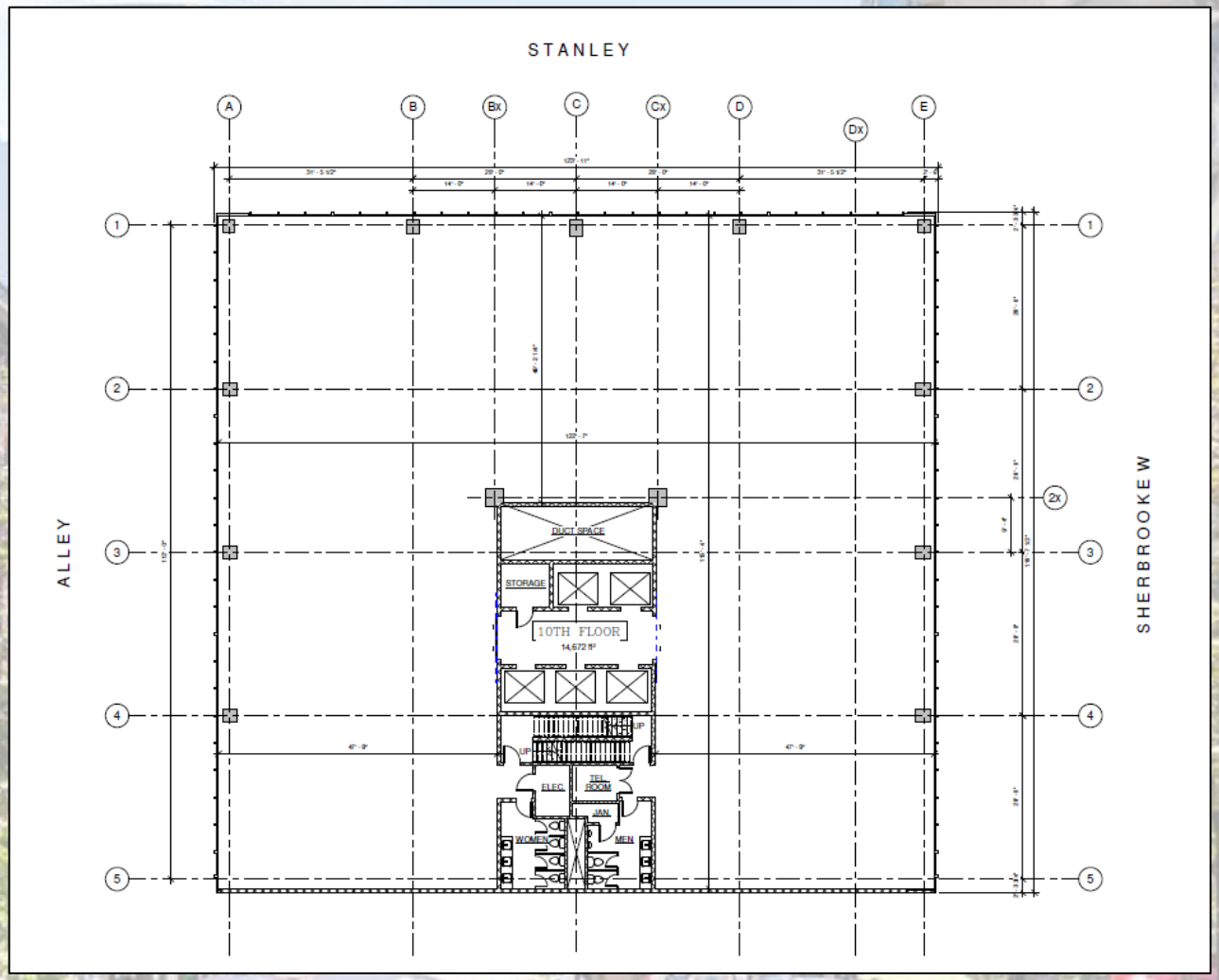
FAITS SAILLANTS

- 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

TIDAN
HOSPITALITY & REAL ESTATE GROUP

PLANS D'ÉTAGE

PLATEAU

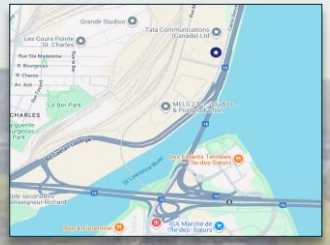


1555, rue Carrie-Derick



Marché:	Pont Bonaventure, PEPSC
Classe:	B
Additionnel:	6.27 $
SLA:	82,234 pi²
Vacant:	82,234 pi²
SMC:	82,234 pi²

EMPLACEMENT



PLANS D'ÉTAGE

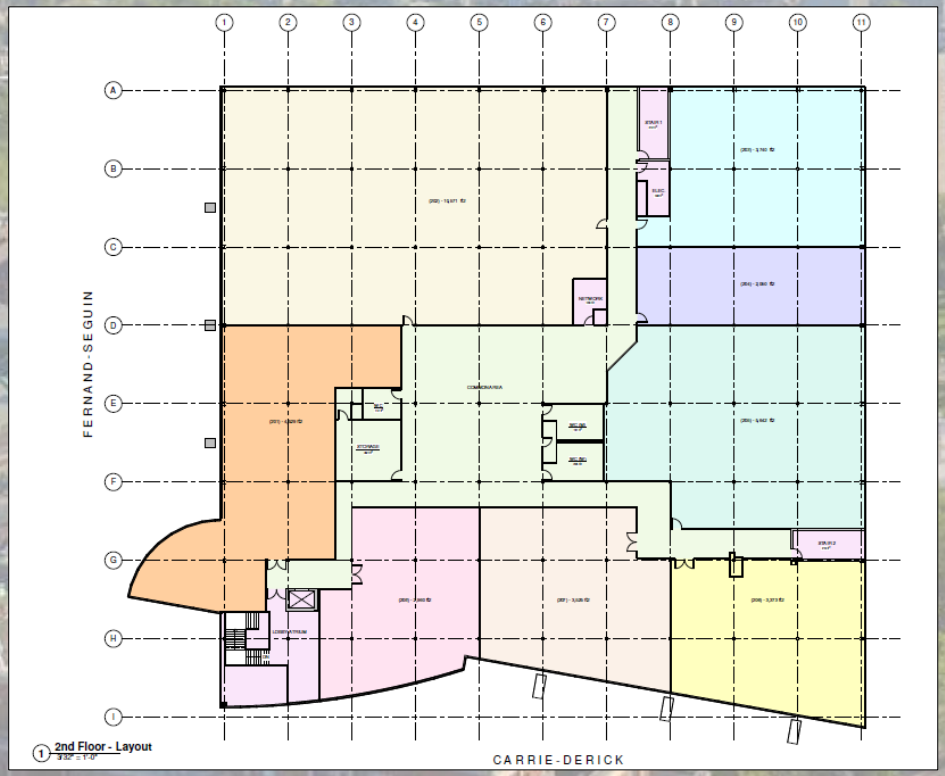
LOCAL	SURFACE (PI²)
100	41,117
200	35,117

FAITS SAILLANTS

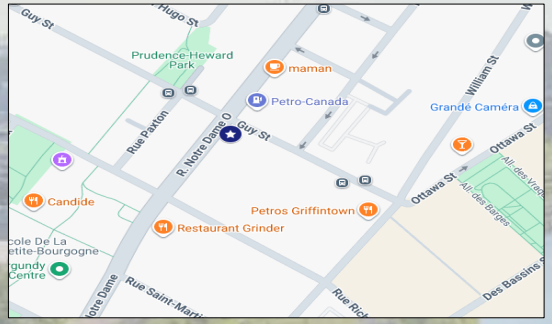
- Comprend cafétéria, salle de sport, douches et services de bien-être
- Prêt à emménager avec plateaux de bureaux modernes et flexibles, bénéficiant d'une abondante lumière naturelle
- Accès rapide au centre-ville de Montréal, aux principales autoroutes et aux transports en commun
- Plus de 200 places 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

2ND FLOOR | 76,234 PI² (DIVISIBLE)

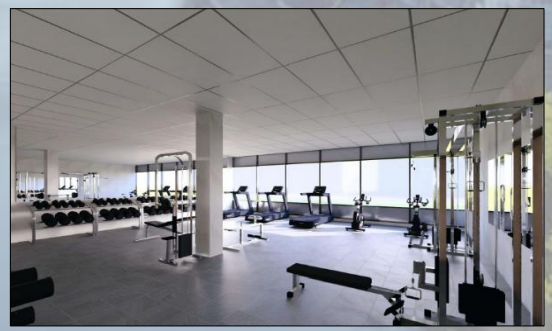


PHOTOS DE LA PROPRIÉTÉ

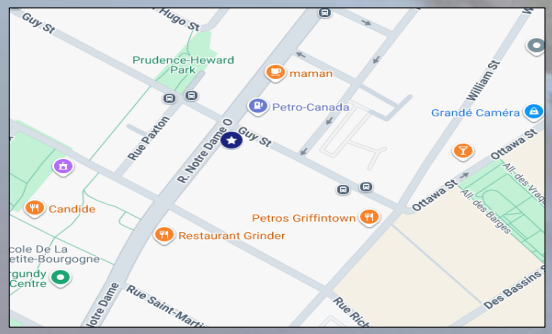












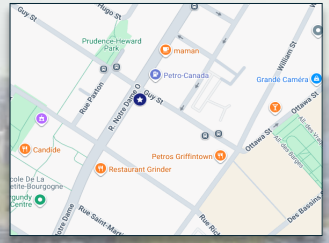
TIDAN
HOSPITALITY & REAL ESTATE GROUP

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



Marché: Griffintown
Classe: B
Additionnel: 7.99 $
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

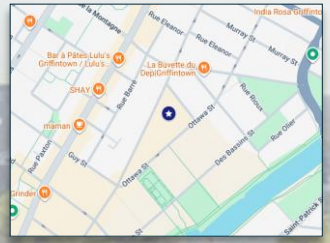
TIDAN
HOSPITALITY & REAL ESTATE GROUP

Tidan Griffintown



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

EMPLACEMENT



PLANS D'ÉTAGE

BROCHURE

GRIFFINTOWN.pdf

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

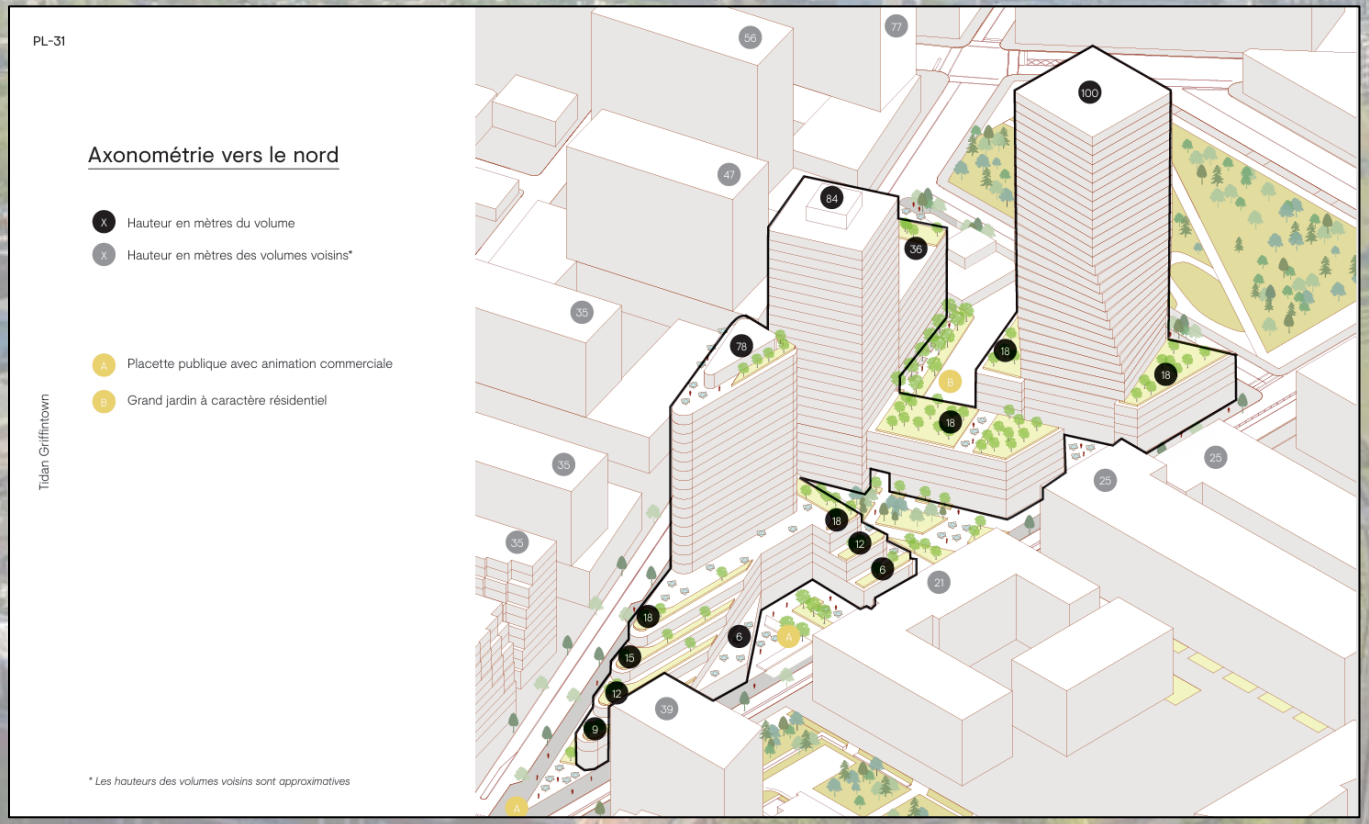
PLANS D'ÉTAGE

PLANS DU REZ-DE-CHAUSÉE



RENDUS

PROJECTION AXONOMÉTRIQUE DE LA PROPRIÉTÉ



PERSPECTIVE DE LA RUE OTTAWA VERS L'OUEST



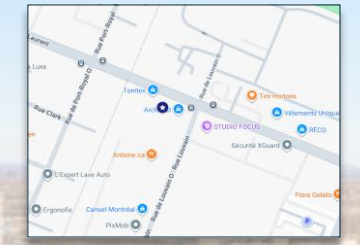
TIDAN
HOSPITALITY & REAL ESTATE GROUP

9600, boul. St-Laurent



Marché: Cité de la mode
Classe: C
Additionnel: 3.13 $
SLA: 312,827 pi²
Vacant: 48,589 pi²

EMPLACEMENT



PLANS D'ÉTAGE

LOCAL	SURFACE (PI²)
200	27,417
306	13,552
501	2,129
514	5,492

COMMENTAIRES

Quai de chargement dédié au RDC

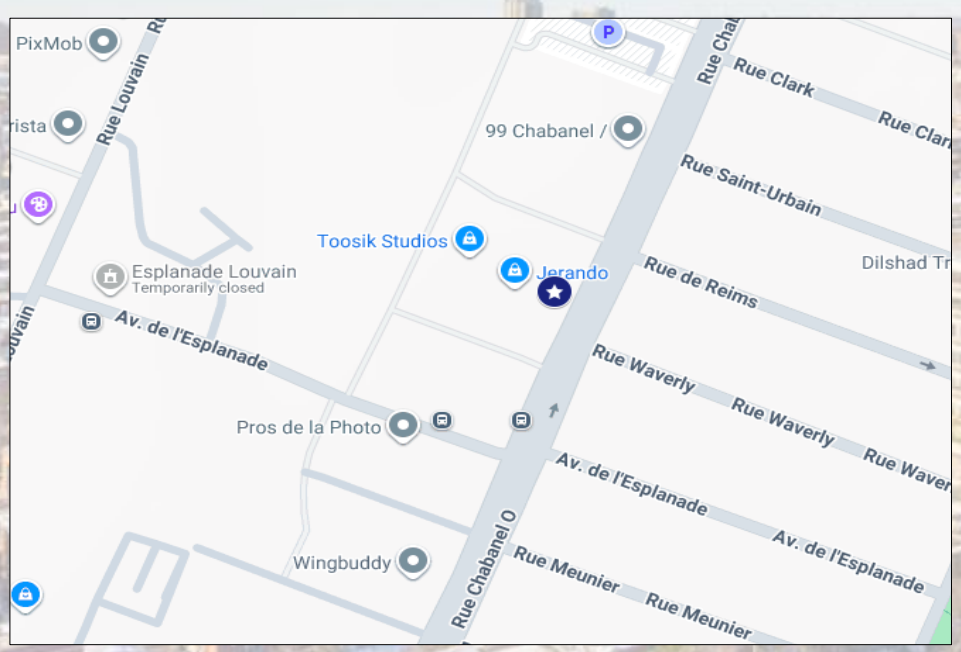
FAITS SAILLANTS

- 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

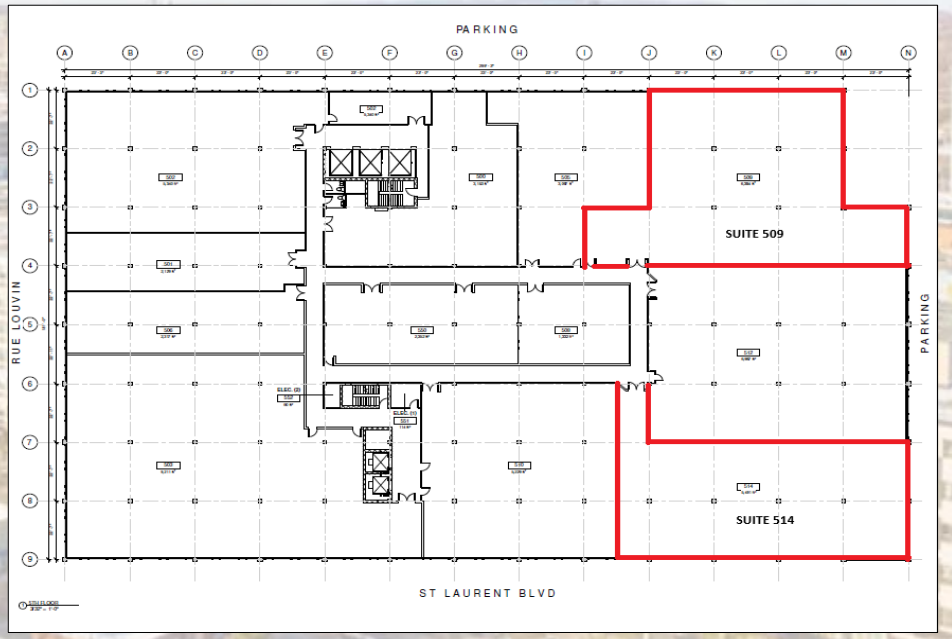
TIDAN
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PLANS D'ÉTAGE

LOCAL 306 | 13,552 PI²



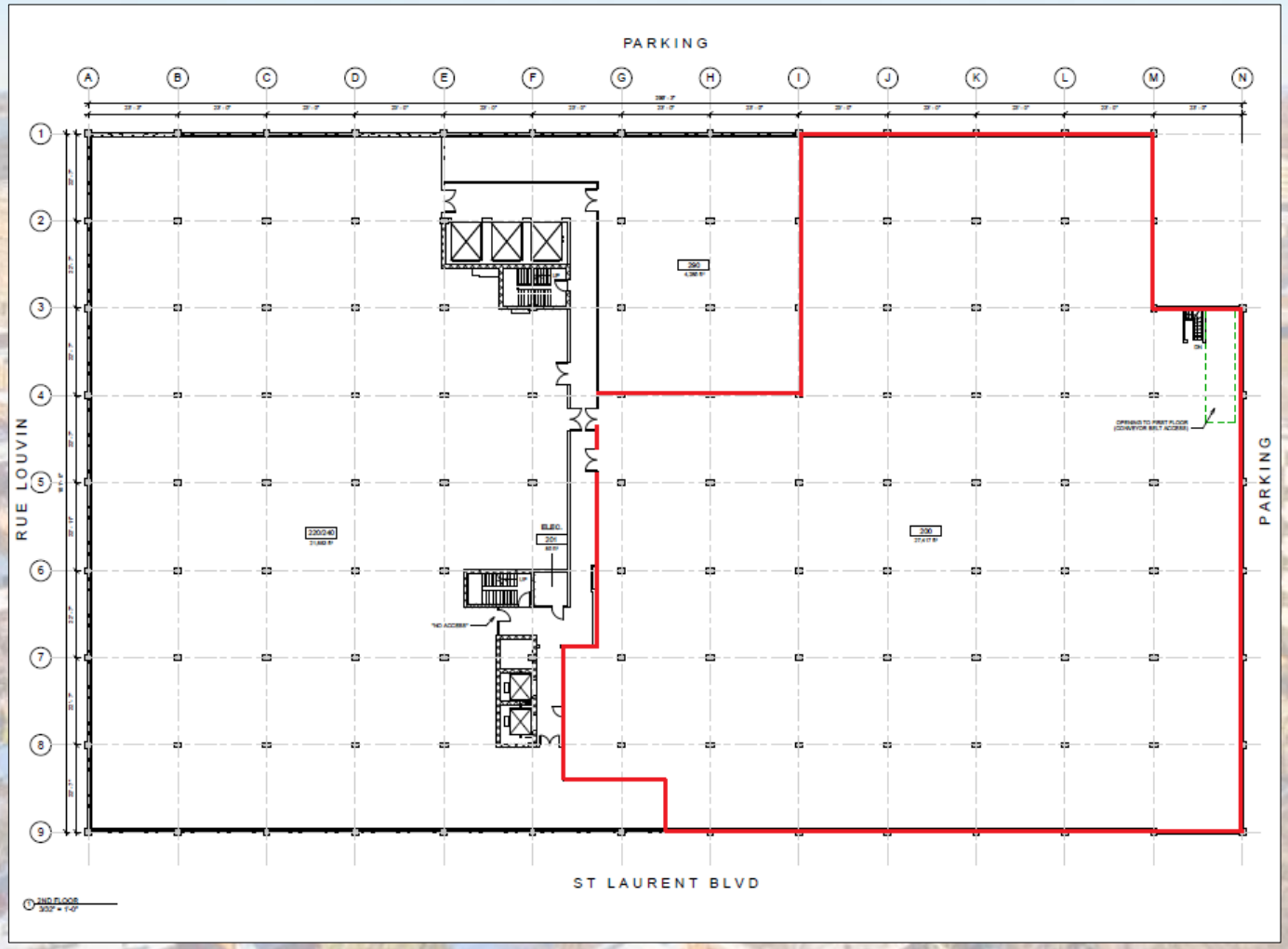
LOCAUX 509 & 514 | 6,384 pi² & 5,492 PI²



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PLANS D'ÉTAGE

LOCAL 200 | 27,417 PI²



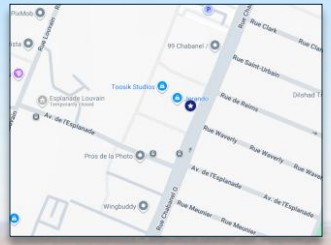
TIDAN
HOSPITALITY & REAL ESTATE GROUP

111, rue Chabanel O.



Marché: Cité de la mode
Classe: B
Additionnel: 3.80 $
SLA: 418,023 pi²
Vacant: 34,429 pi²

EMPLACEMENT



PLANS D'ÉTAGE

BROCHURE

111 CHABANEL - FR.pdf

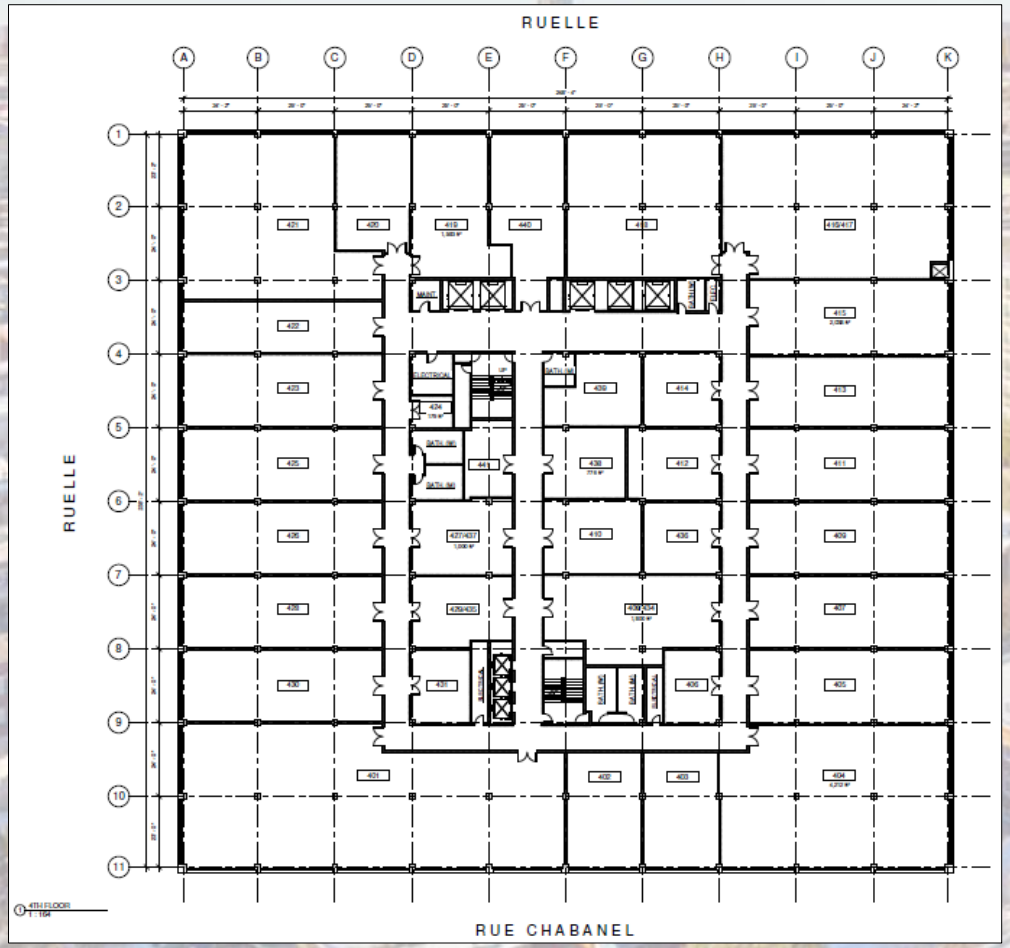
LOCAL	SURFACE (PI²)	TYPE
102	2,596	Commercial
404	4,213	Flex
408	1,799	Flex
415	1,997	Flex
424	176	Flex
603	1,156	Flex
605	1,920	Flex
607	1,920	Flex
616	3,056	Flex
617	5,580	Flex
704	8,938	Industriel
725	1,078	Industriel

FAITS SAILLANTS

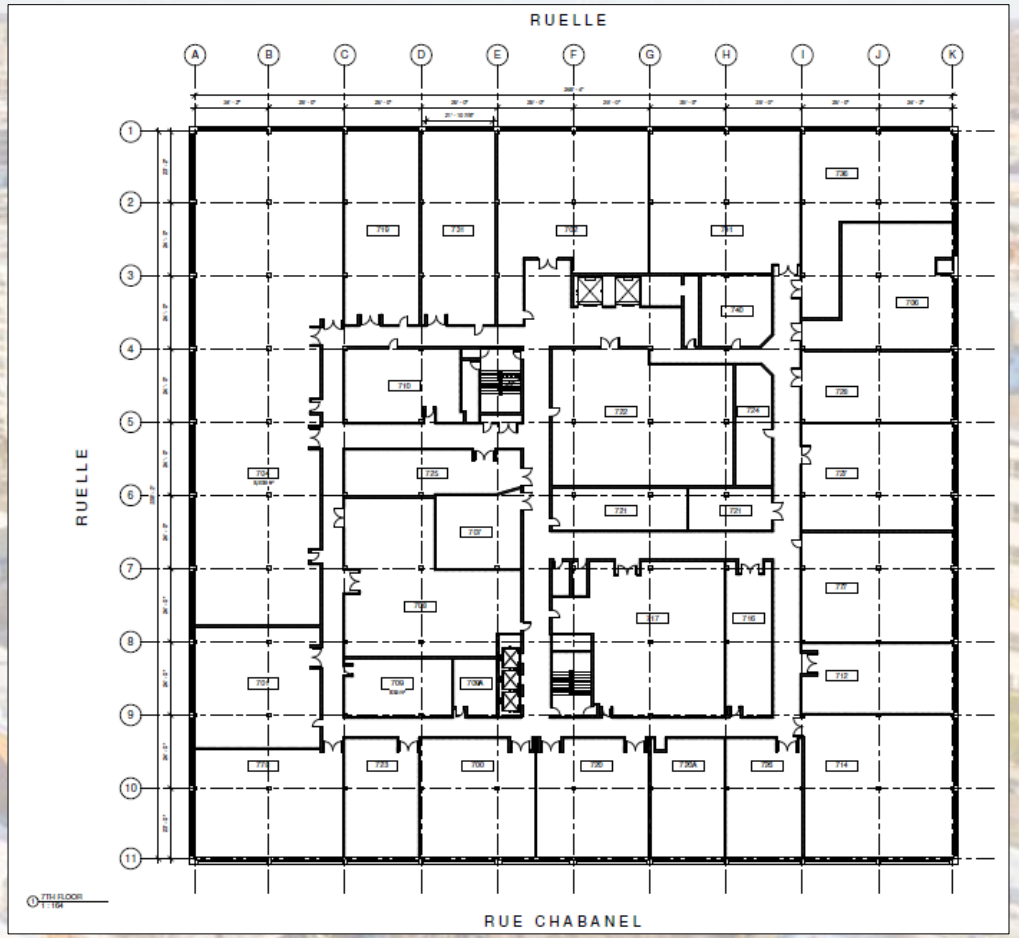
- Situé dans le Quartier de la Mode de Montréal, à proximité de la gare Chabanel
- Espaces lumineux et polyvalents avec grandes fenêtres
- Chauffage central et climatisation
- Idéal pour les entreprises créatives et innovantes nécessitant un mélange de bureaux, entrepôt et/ou studio
- Stationnement souterrain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

PLANS D'ÉTAGE

4E ÉTAGE



7E ÉTAGE



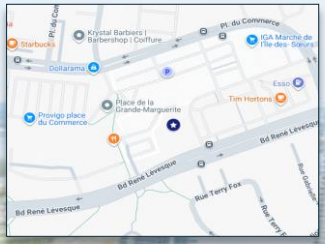
TIDAN
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3000, boul. René-Lévesque



Marché: Île-des-Sœurs
Classe: B+
Additionnel: 12.38 $
SLA: 74,437 pi²
Vacant: 0 pi²

EMPLACEMENT



LOCAL	SURFACE (PI²)	TYPE
-	ENTIÈREMENT LOUÉ	-

FAITS SAILLANTS

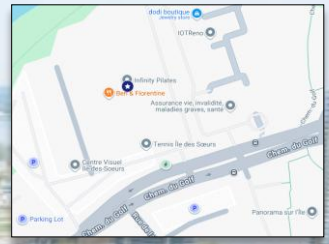
- Idéalement situé près de l'entrée de l'Île-des-Sœurs
- Accès rapide au REM
- Stationnement intérieur et extérieur
- Plans d'étage entièrement personnalisables
- Grandes fenêtres offrant une lumière naturelle exceptionnelle
- Accès sécurisé aux locaux 24/7

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)
-	ENTIÈREMENT LOUÉ

FAITS SAILLANTS

- 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

TIDAN
HOSPITALITY & REAL ESTATE GROUP

Édifices Royalmount

5645, AV. ROYALMOUNT



Marché: VMR
Additionnel: 3.70 $
SLA: 48,530 pi²
Vacant: 0 pi²

5665, AV. ROYALMOUNT



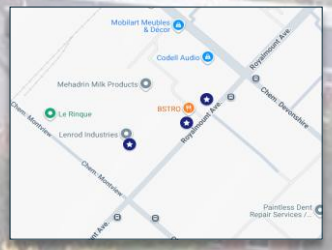
Marché: VMR
Classe: B
Additionnel: 7.74 $
SLA: 50,932 pi²
Vacant: 2,546 pi²

5675, AV. ROYALMOUNT



Marché: VMR
Classe: C
Additionnel: 4.93 $
SLA: 110,245 pi²
Vacant: 6,930 pi²

EMPLACEMENT



PLANS D'ÉTAGE

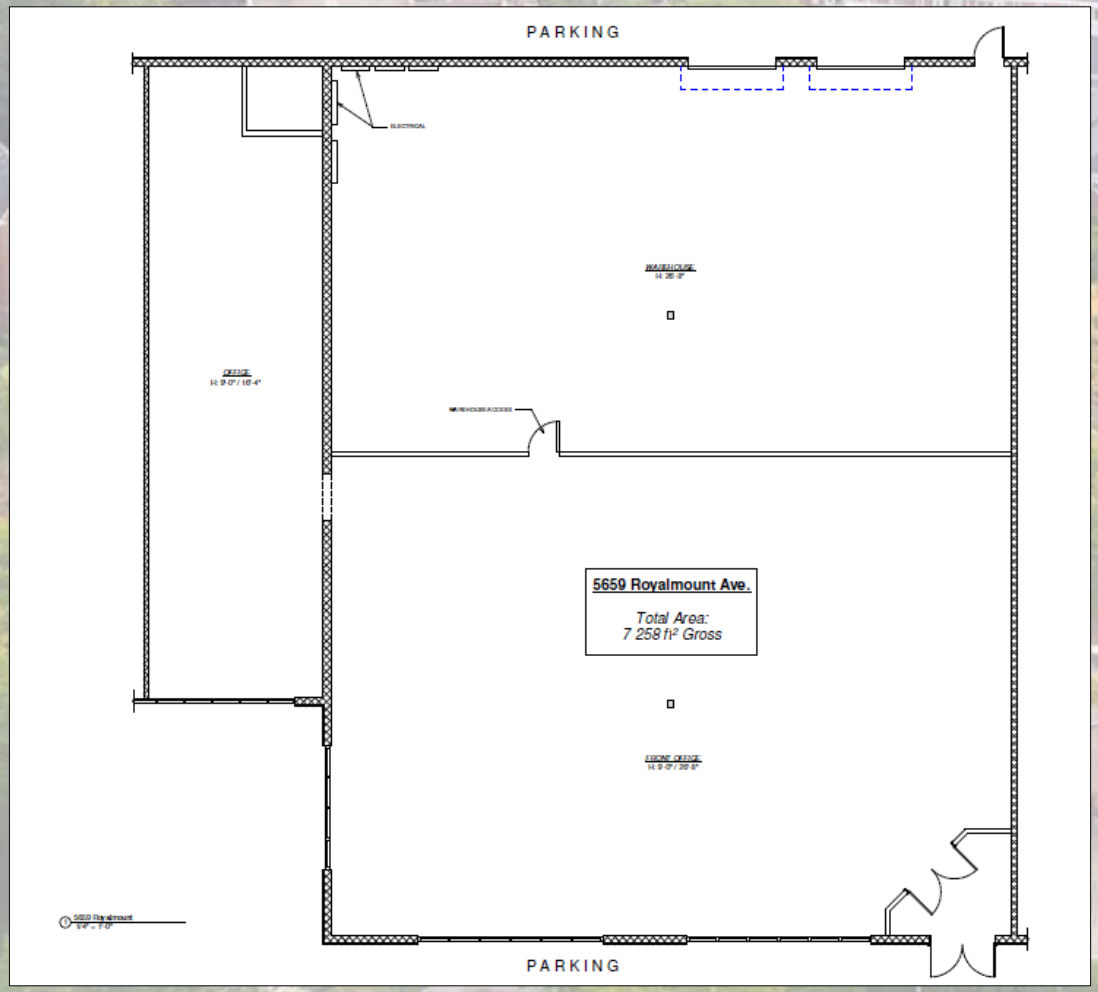
LOCAL	SURFACE (PI²)	COMMENTAIRES
5665 – 210	2,546	Bureau
5675 – 210	2,310	Bureau
5675 – 300	4,620	Bureau

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

PLANS D'ÉTAGE

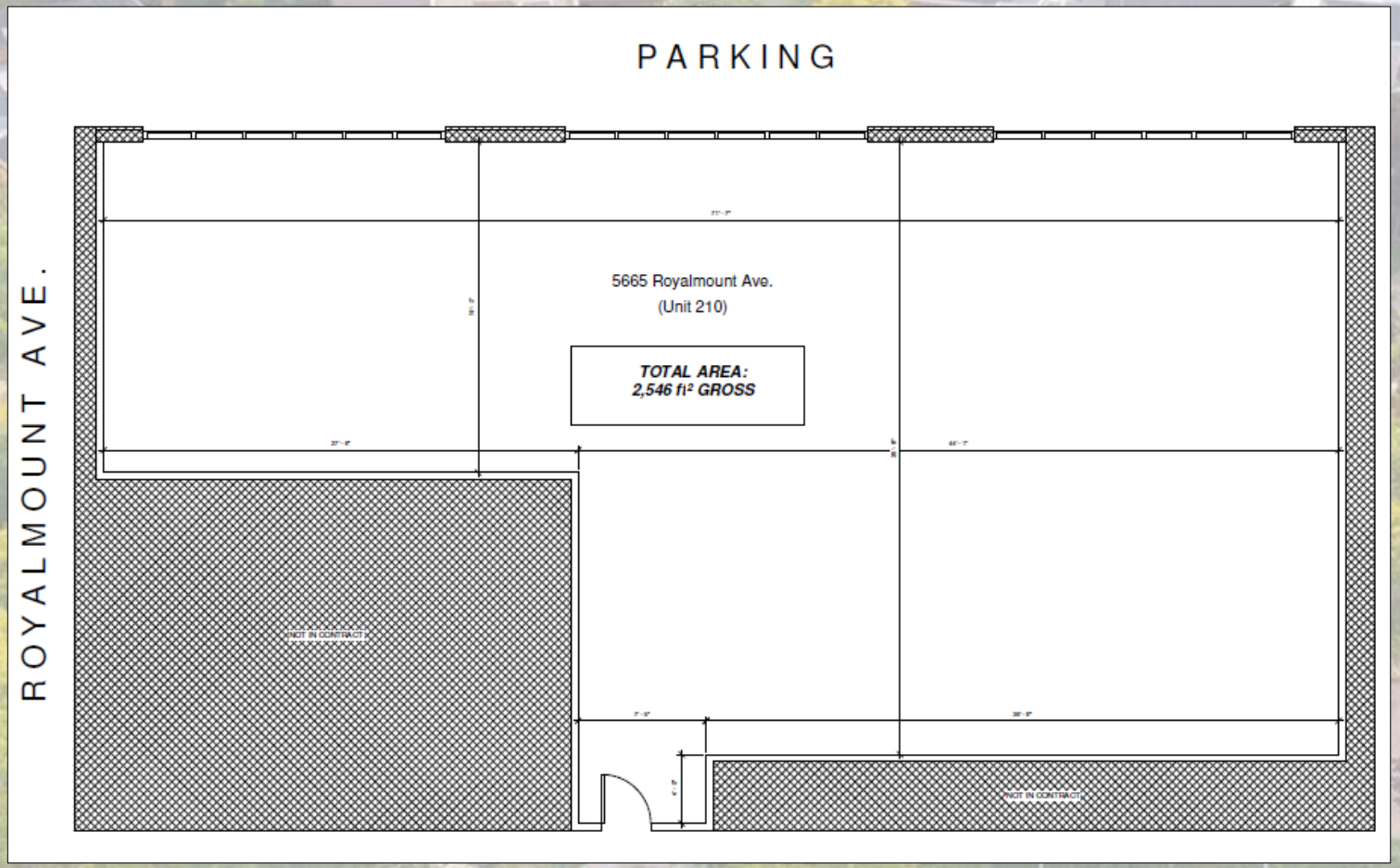
5659 ROYALMOUNT | 7,258 PI²



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PLANS D'ÉTAGE

5665 ROYALMOUNT – LOCAL 210 | 2,546 PI²



Édifices Royalmount

8260 CH. DEVONSHIRE



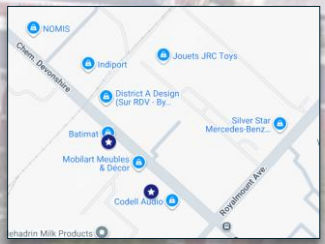
Marché:	VMR
Classe:	B+
Additionnel:	6.61 $
SLA:	34,677 pi²
Vacant:	0 pi²

8300 CH. DEVONSHIRE



Marché:	VMR
Classe:	B+
Additionnel:	3.82 $
SLA:	94,232 pi²
Vacant:	2,414 pi²

EMPLACEMENT



LOCAL	SURFACE (PI²)	TYPE
8300 - 203	2,414	Bureau

FAITS SAILLANTS

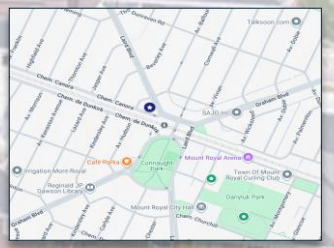
- Stationnement extérieur abondant
- Proximité de l'autoroute 15 et de l'autoroute Métropolitaine
- À proximité de Royalmount, la nouvelle destination lifestyle incontournable à Montréal

Espace VMR - 1255, boul. Laird



Marché: Centre-Ville VMR
Classe: B
Additionnel: 9.57 $
SLA: 81,274 pi²
Vacant: 14,655 pi²
SMC: 5,300 pi²

EMPLACEMENT



PLANS D'ÉTAGE

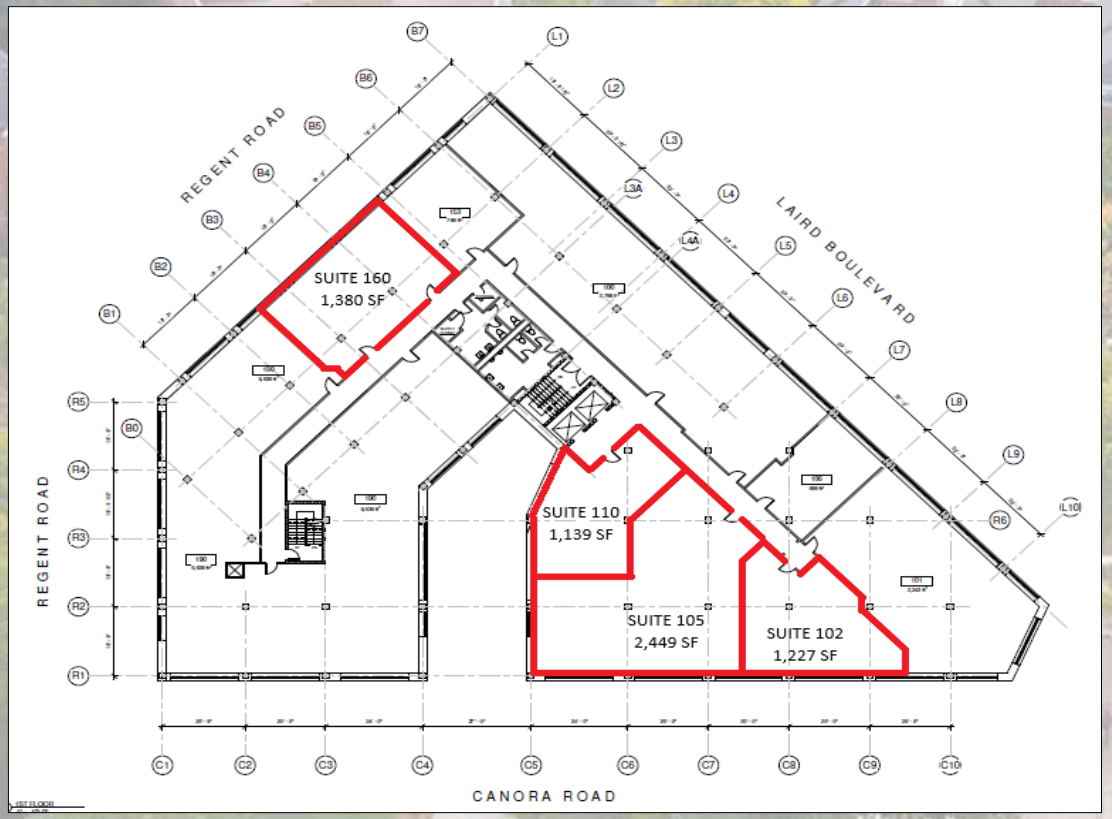
LOCAL	SURFACE (PI²)	TYPE
105	2,449	Bureau
110	1,139	Bureau
160	1,380	Bureau
256	1,990	Bureau
257	577	Bureau
285	335	Bureau
290	1,087	Bureau
333	2,835	Bureau
380	790	Bureau
386	929	Bureau
390	1,144	Bureau

FAITS SAILLANTS

- 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



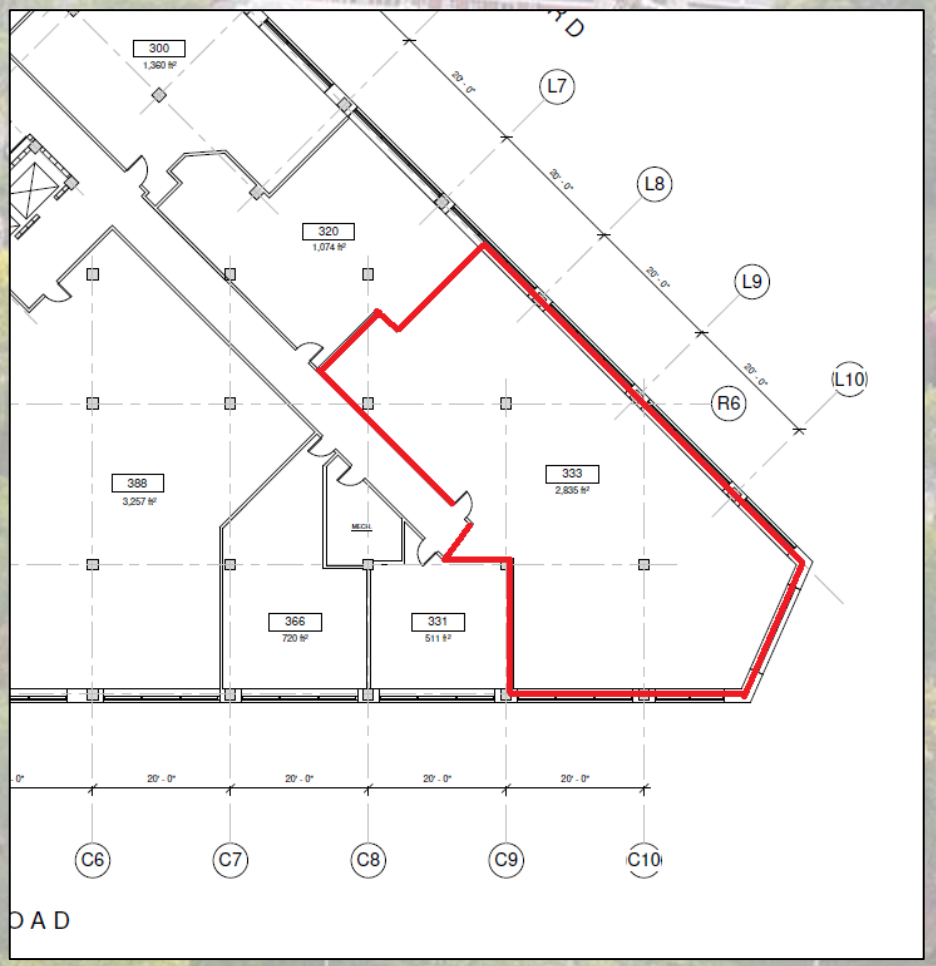
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PLANS D'ÉTAGE

LOCAUX 256 & 257 | 1,990 PI² & 577 PI²



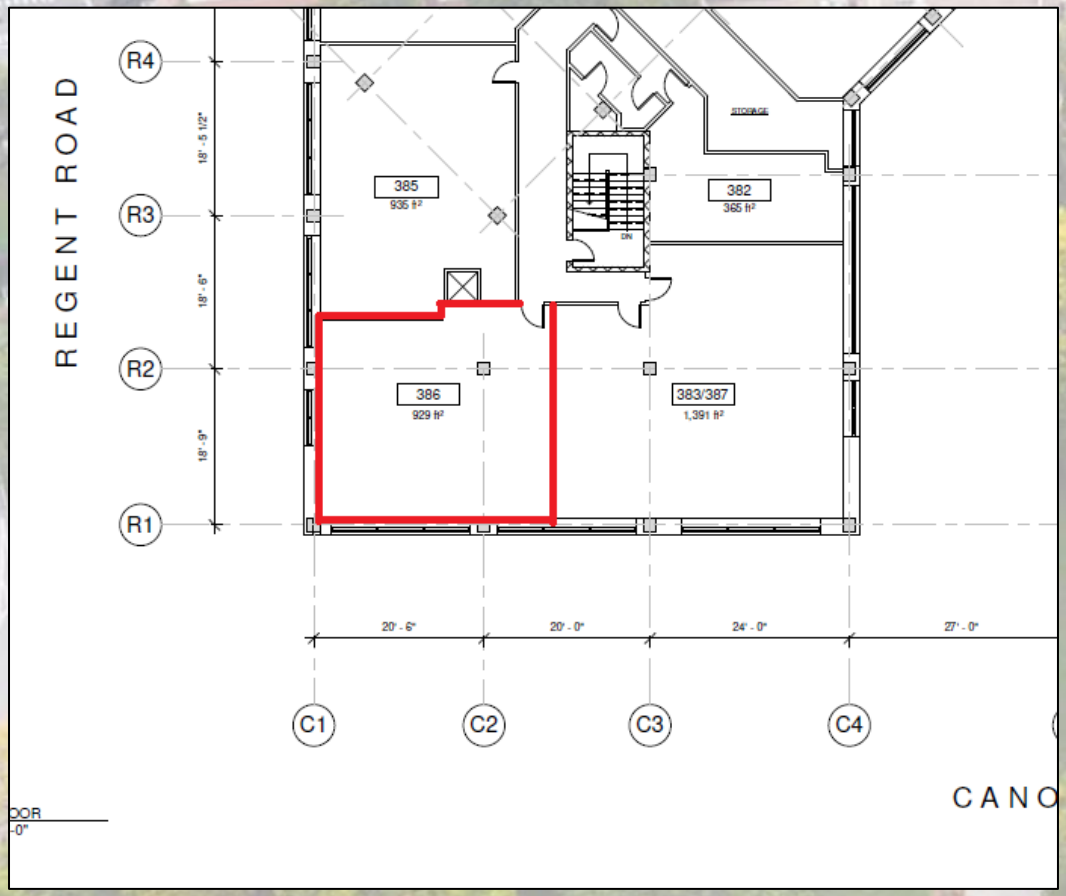
LOCAL 333 | 2,835 PI²



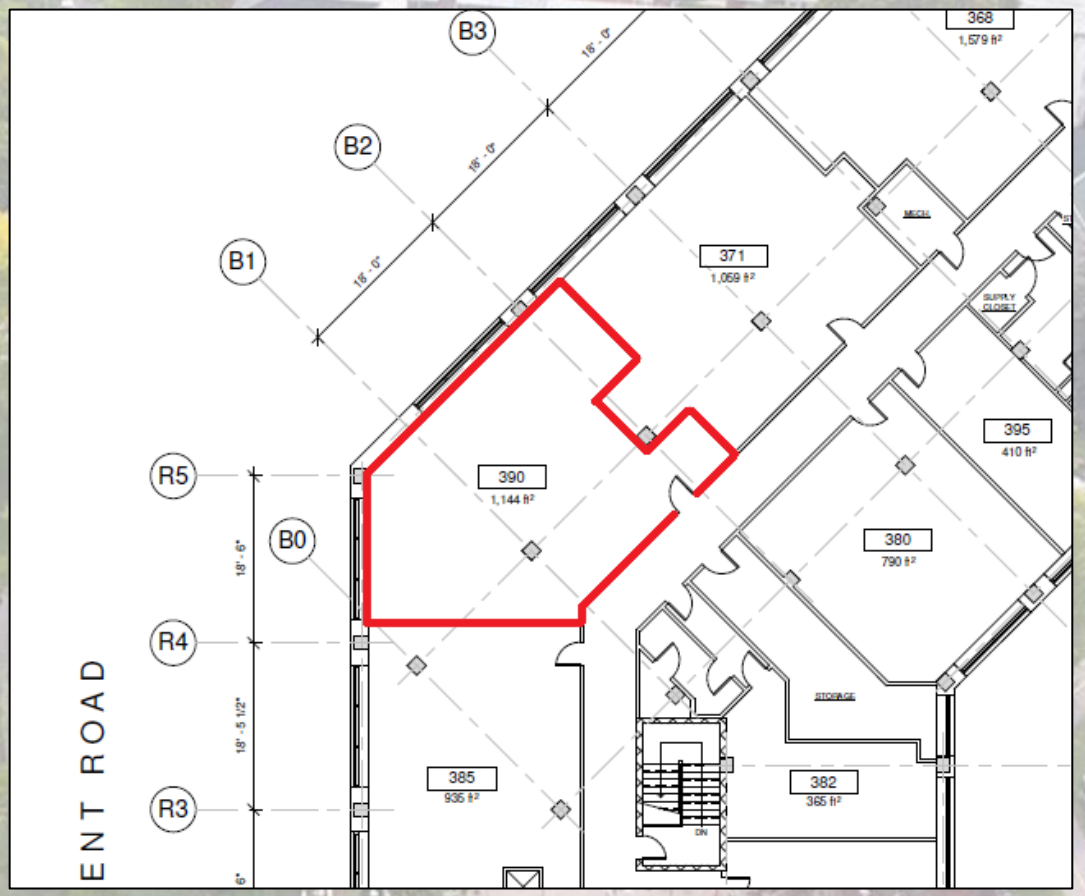
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PLANS D'ÉTAGE

LOCAL 386 | 929 PI²



LOCAL 390 | 1,144 PI²



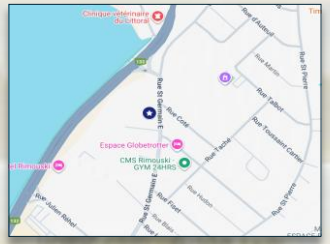
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HOSPITALITY & REAL ESTATE GROUP

Le Séjour – 320, rue St-Germain E.



Marché: Centre-Ville de Rimouski
Classe: B
Additionnel: 9.00 $
SLA: 72,515 pi²
Vacant: 20,530 pi²
SMC: 10,448 pi²

EMPLACEMENT



PLANS D'ÉTAGE

LOCAL	SURFACE (PI²)	TYPE
102	904	Commercial
104	1,324	Bureau
106	919	Bureau
201	2,271	Bureau
400	2,368	Bureau
403	2,296	Bureau
500	7,217	Bureau
501	2,486	Bureau
502	745	Bureau

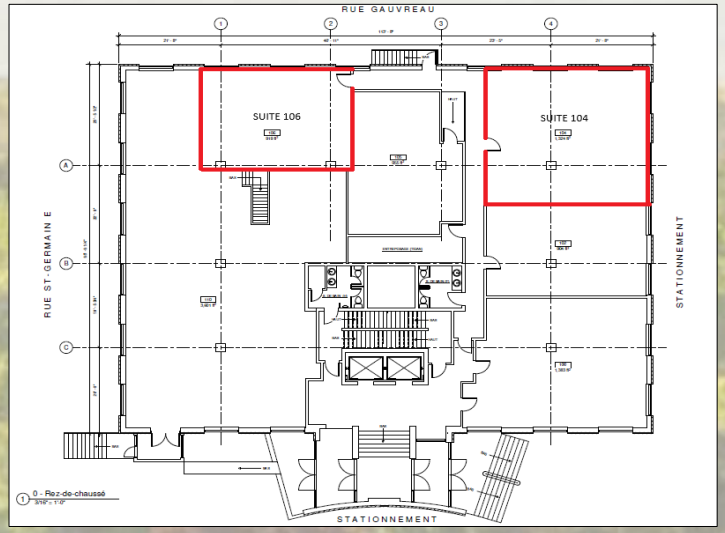
FAITS SAILLANTS

- 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

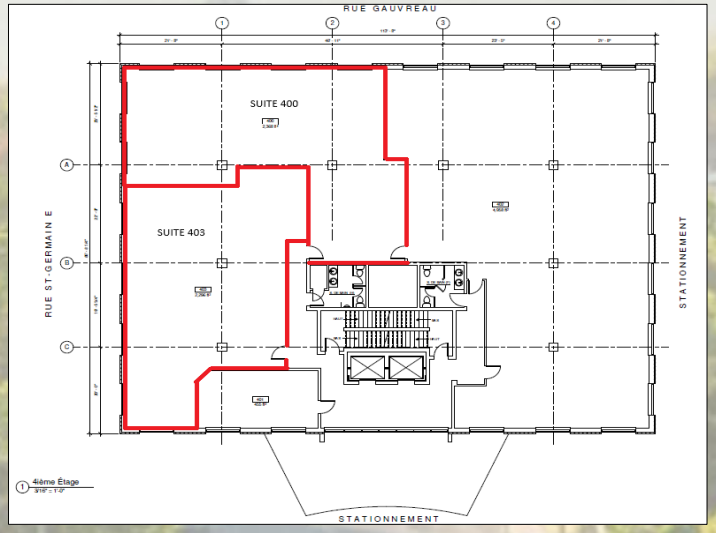
TIDAN
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PLANS D'ÉTAGE

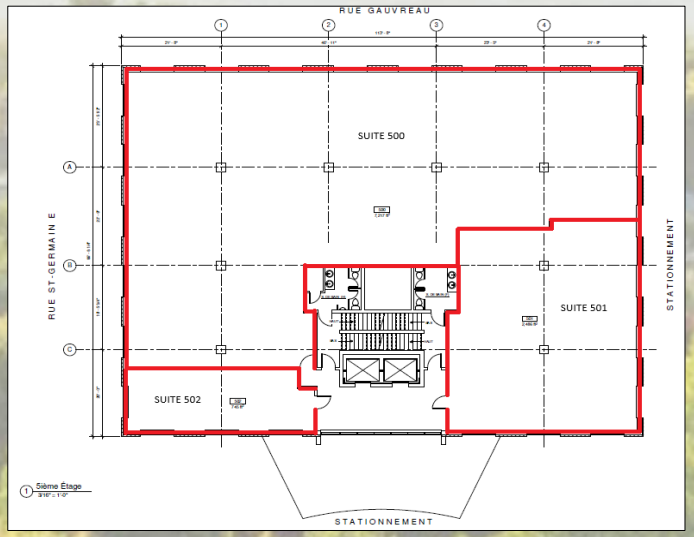
LOCAUX 104 & 106 | 1,324 PI² & 750 PI²



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



LOCAUX 500, 501, & 502



TIDAN
HOSPITALITY & REAL ESTATE GROUP

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