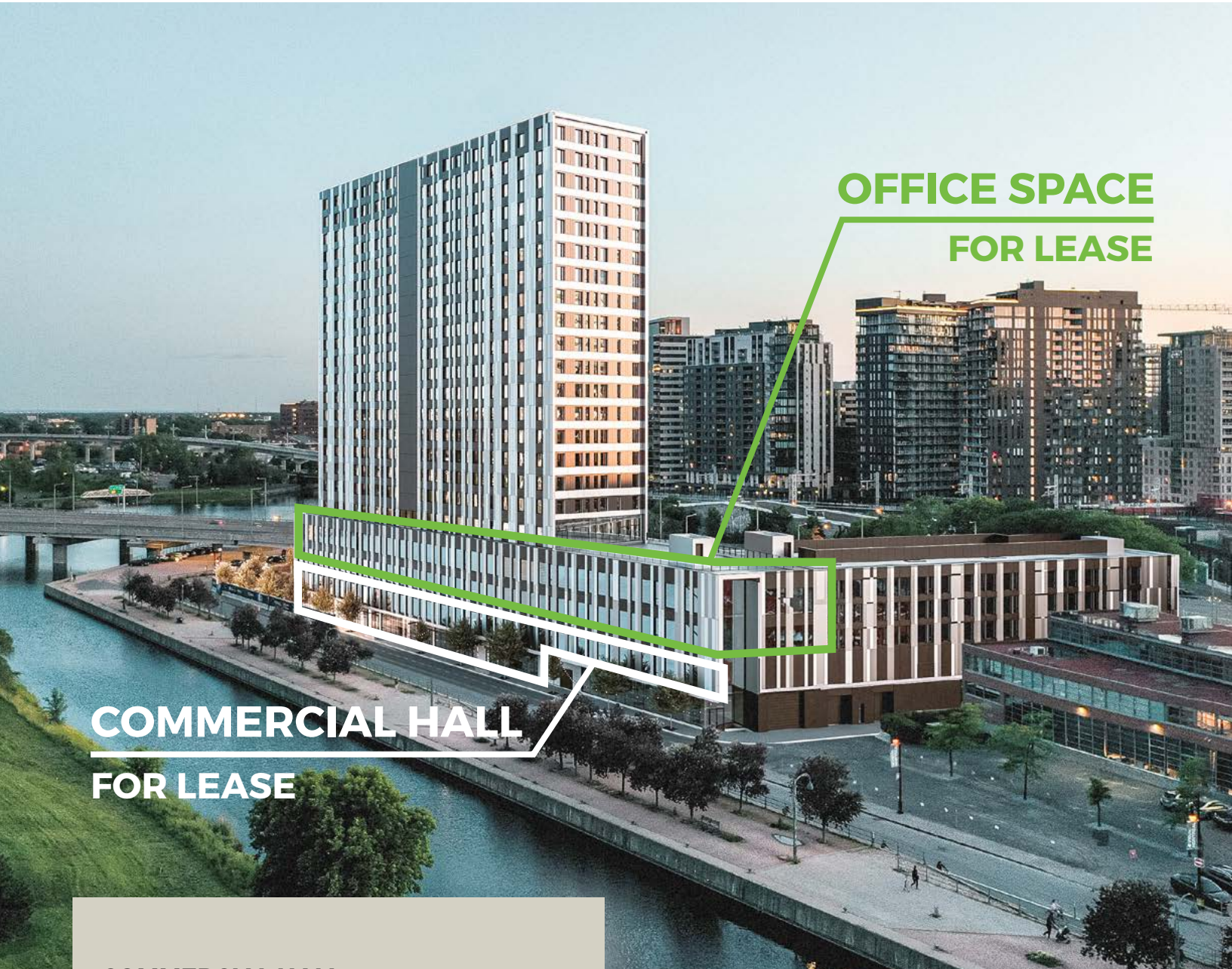




COMMERCIAL HALL AND OFFICE SPACE FOR LEASE

Unique project in Montreal. Commercial building providing unparalleled views of the downtown area with privileged access to the banks of the Lachine Canal.



**OFFICE SPACE
FOR LEASE**

**COMMERCIAL HALL
FOR LEASE**

COMMERCIAL HALL

Ground floor	15,069 sq. ft.
Mezzanine	10,247 sq. ft.

OFFICE SPACE

2 nd floor	21,226 sq. ft.
3 rd floor	21,829 sq. ft.

SET UP SHOP IN THE HEART OF MONTREAL'S EFFERVESCENCE AND CONTRIBUTE TO BUILDING A LOCAL CULTURE.

DELIVERY 2024

**995 DE LA COMMUNE STREET WEST
MONTREAL, QC HALECO.CA**

BE PART OF A UNIQUE UNIQUE ECOSYSTEM FOR A CREATIVE COMMUNITY

Haleco - A collective and sustainable living space living space in the heart of Montreal

- Circular and local economy
- Complex with high standards of energy saving and water management.
- New services highly coveted by tenants
- Class AA offices, eligible for LEED Platinum certification
- Shared floors available
- Building advertising available
- 10 minute walk to a metro station
- Bike and shower facilities
- Load lift
- Garden space
- Directly on the Lachine Canal with bicycle and pedestrian paths
- Directly on the banks of the Lachine Canal adjacent to the vibrant Griffintown district, Cité Multimédia and Old Montreal
- First commercial hall in Montreal with a circular economy
- Easily accessible by public transportation by public transit, bike or car





TO GATHER, ENTERTAIN AND EDUCATE

Winner of the international *Reinventing Cities competition*, Haleco is a real estate development project development project in which the following values coexist: community, sustainability and and circular economy. Enhancing a coveted space at the intersection of the Old Port and Griffintown, this complex of more than complex of over 300 rental units, retail and commercial and office spaces will offer a breathtaking view of the canal and a unique and a unique collective living setting.

Reinventing
Cities

THE BENEF



A responsible living environment



An engaged community



A sustainable way of life



A rich urban biodiversity



LEED Platinum certification targeted



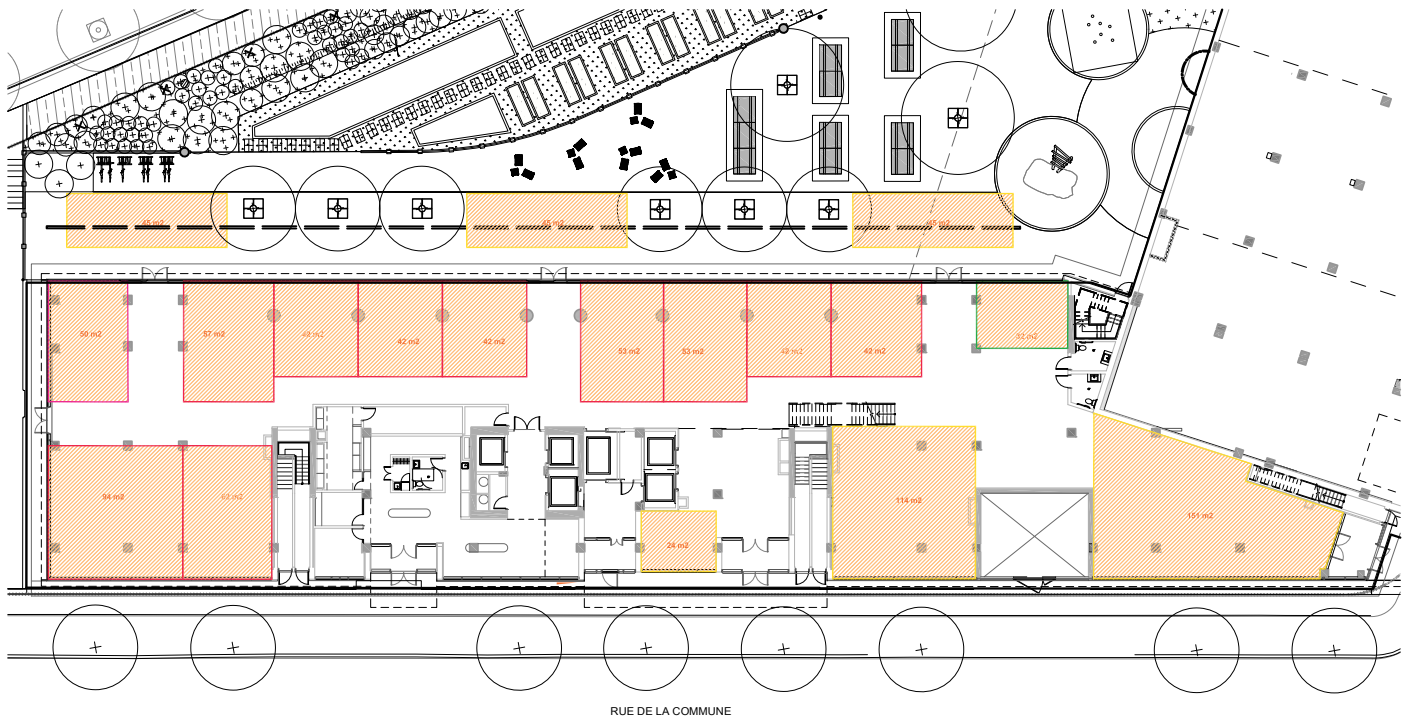
Walking distance to REM



FLOOR PLAN COMMERCIAL HALL

GROUND FLOOR LEVEL

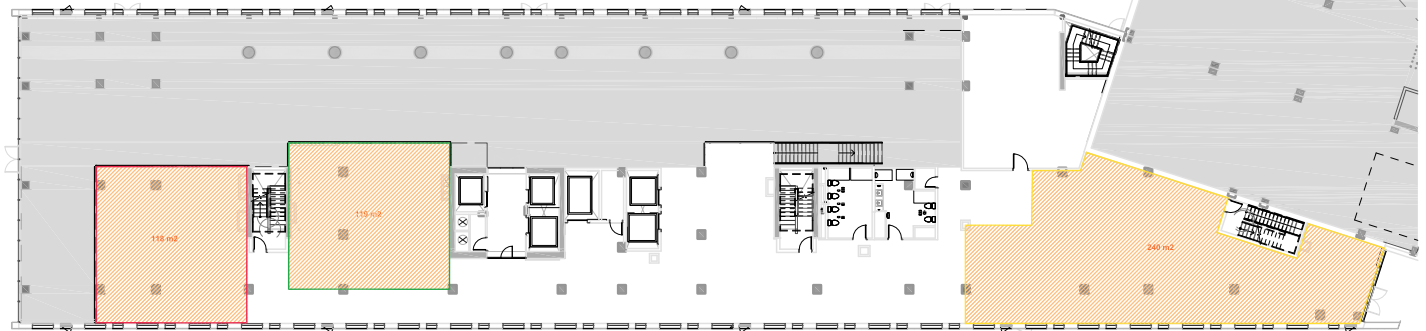
↑
DOWNTOWN



LACHINE CANAL

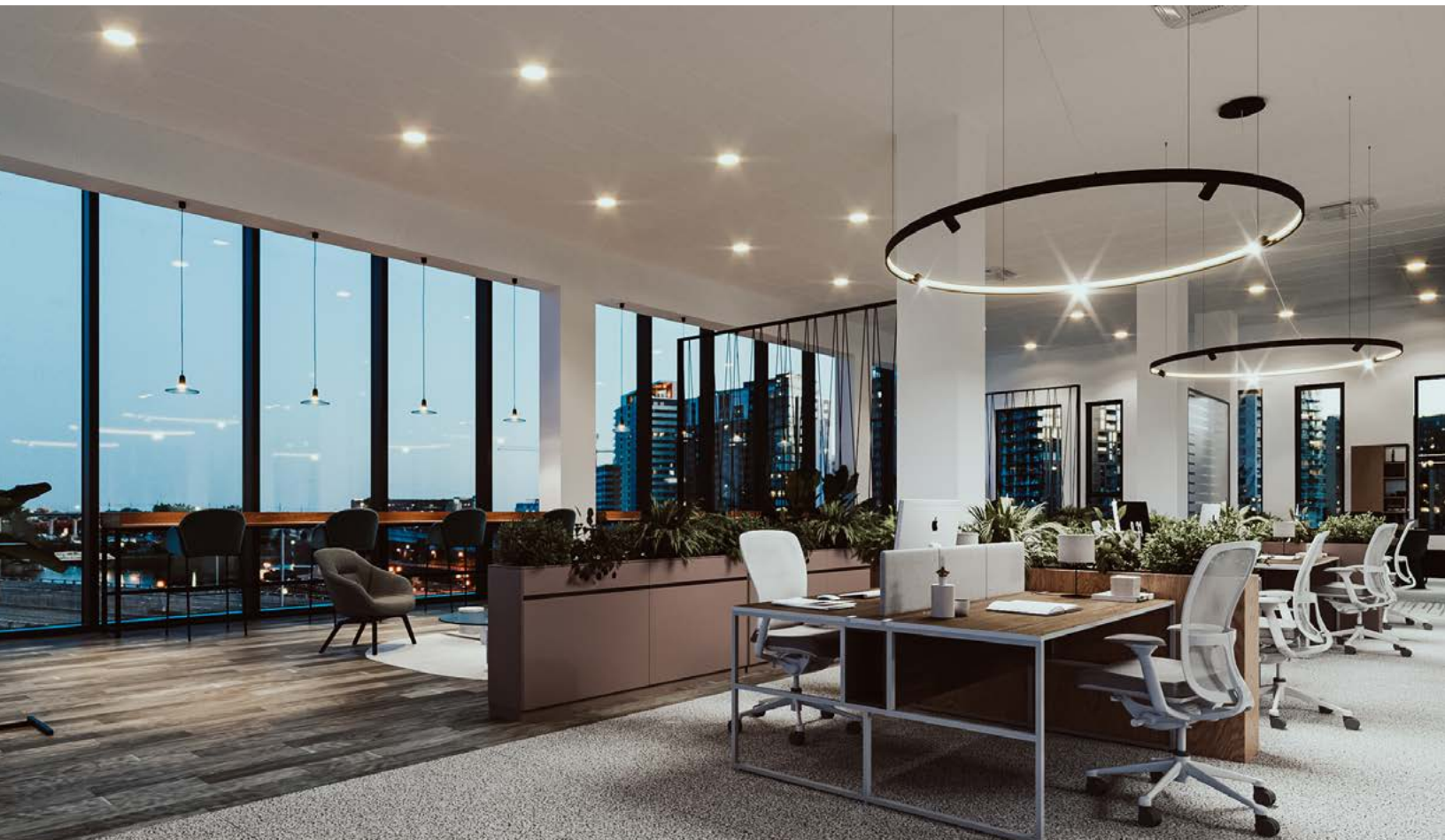
MEZZANINE LEVEL

↑
DOWNTOWN



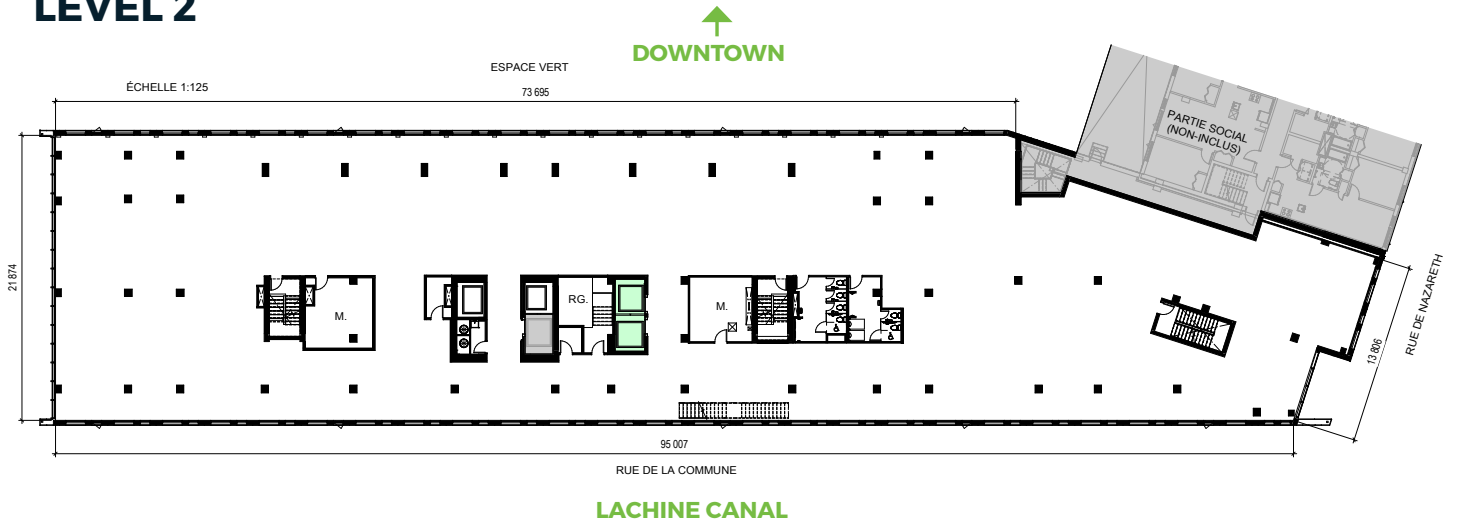
LACHINE CANAL

SEVERAL POTENTIAL LAYOUTS

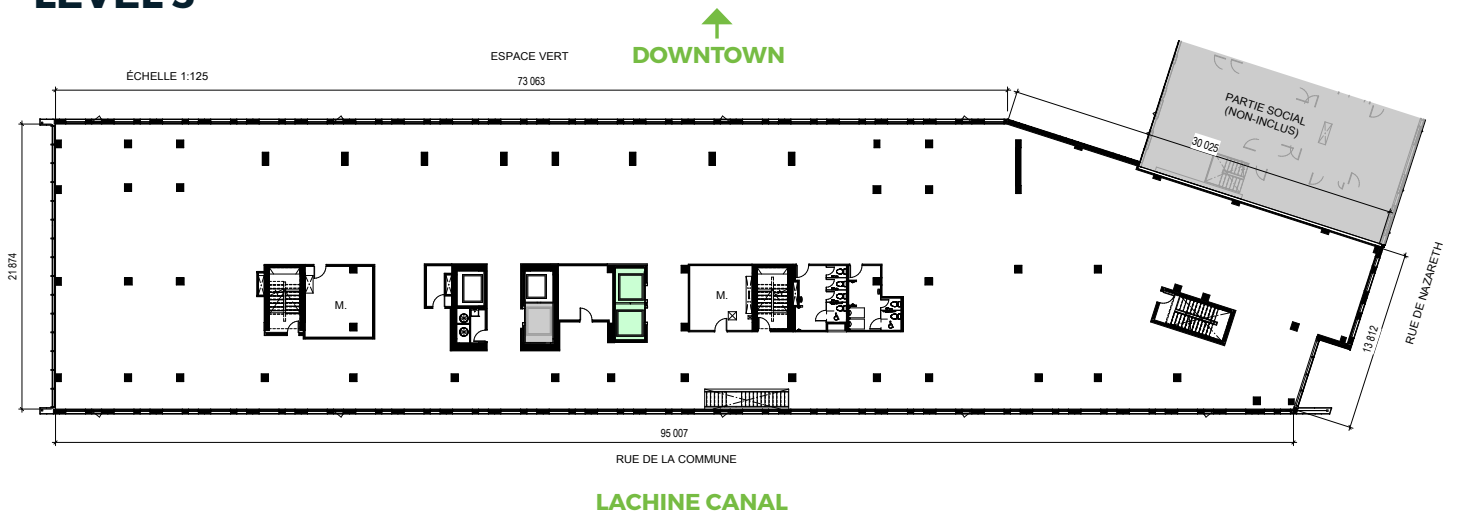


FLOOR PLAN OFFICE SPACE

LEVEL 2



LEVEL 3



SEVERAL POTENTIAL LAYOUTS



OFFICE SPACE

CONTACT US FOR MORE INFORMATION

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A PROJECT BY



**Ivanhoé
Cambridge**



POMERLEAU

ACDF
ARCHITECTURE



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