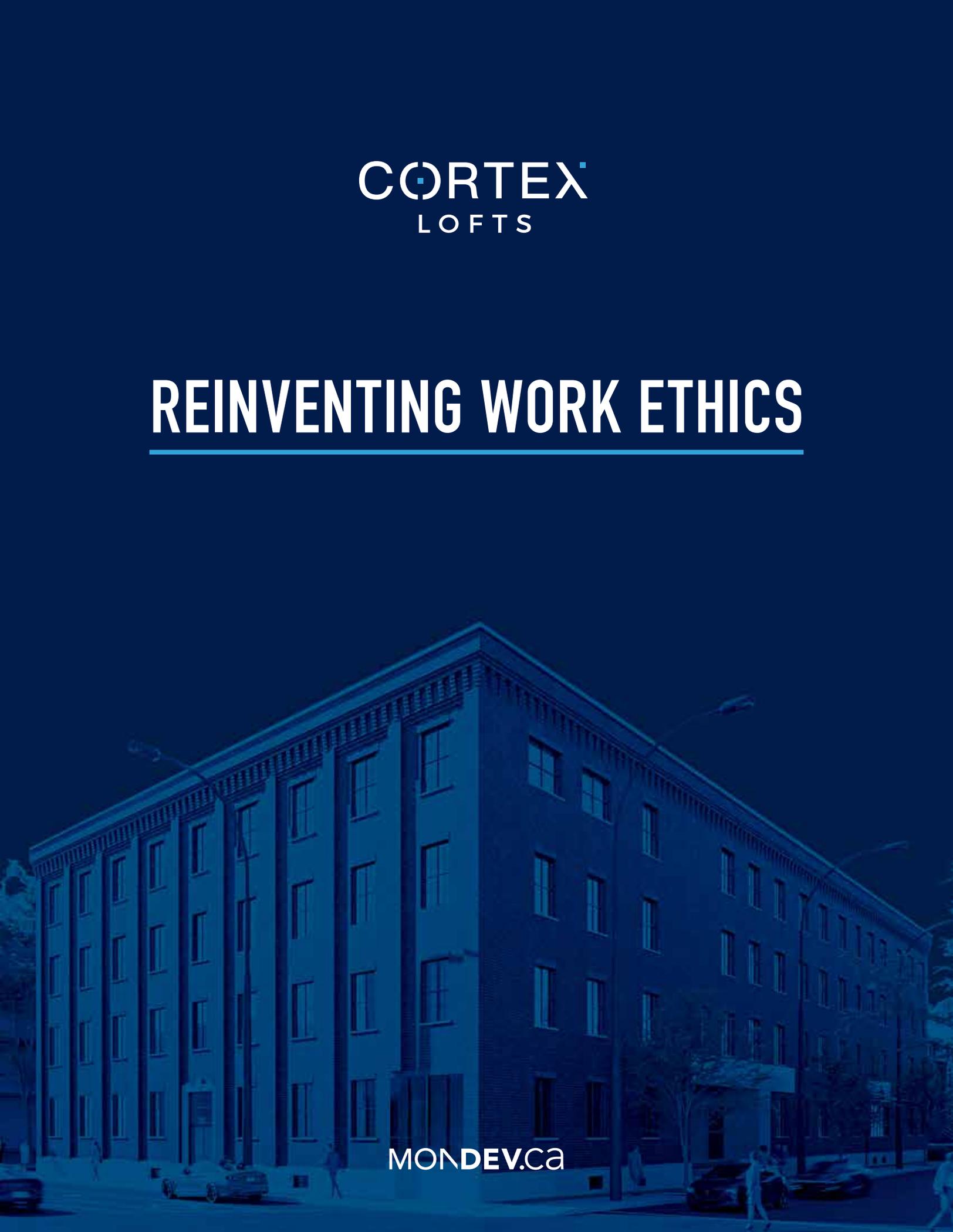


CORTEX
LOFTS

REINVENTING WORK ETHICS



MONDEV.ca

CORTEX
LOFTS



**A WORKPLACE
THAT INSPIRES ME
AND REFLECTS
MY IDENTITY**

WELCOME TO CORTEX LOFTS

The way we work has completely evolved over the past few years.

CORTEX LOFTS offers a new version of a turn-key workspace in a brick building with stone lintels and large windows from the early 20th century. The spaces are delivered with kitchenettes, a conference room, wood flooring and white-painted walls.

The early 20th century red brick industrial building that housed the Catelli pasta factory, located at 305 de Bellechasse Street, becomes CORTEX LOFTS.







A WORK ENVIRONMENT THAT PROMOTES

- Quality of life
- Respect for the environment
- Active design

ENCOURAGING PUBLIC TRANSPORTATION



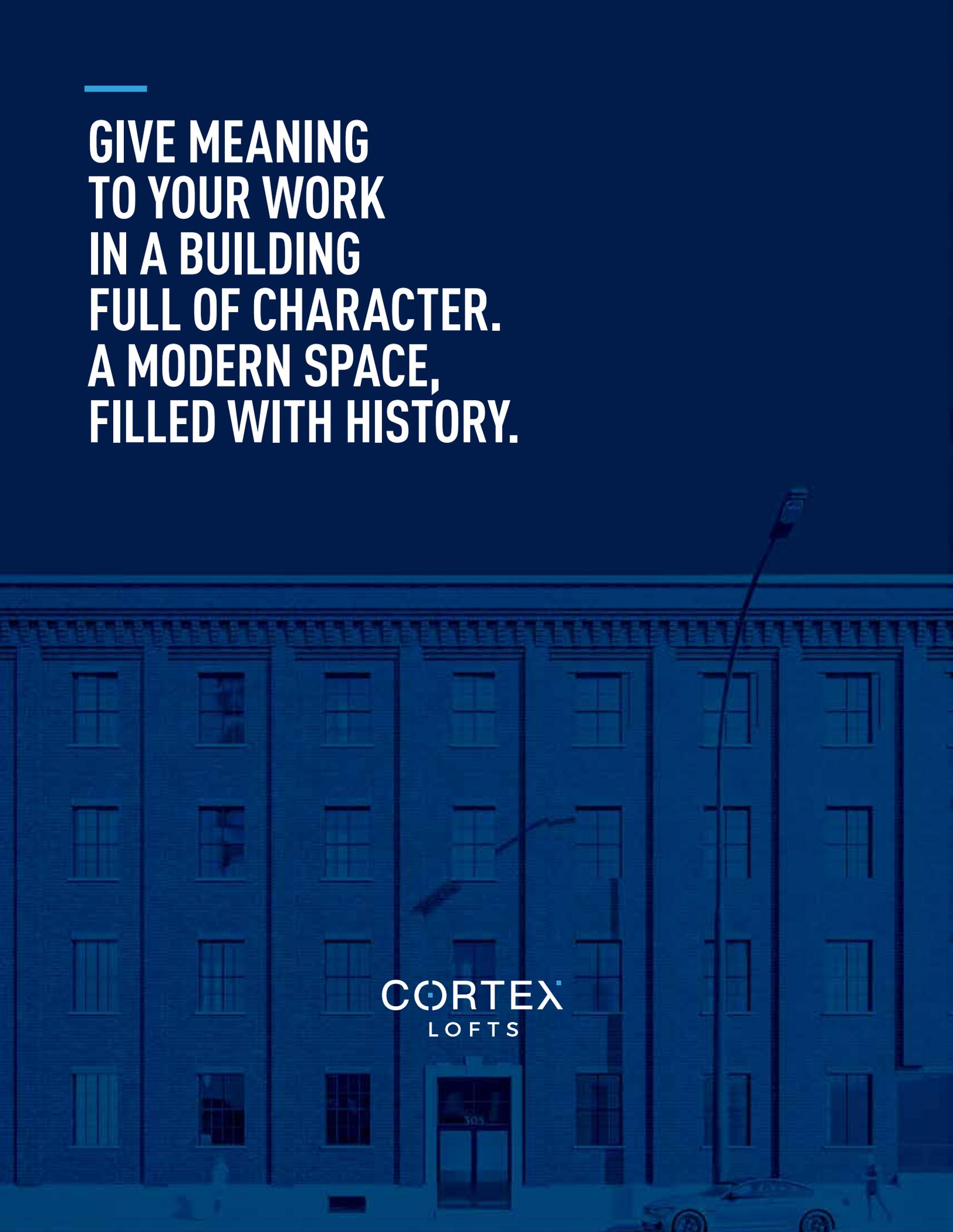
ACTIVE MOBILITY



A HEALTHY AND ENERGETIC LIFESTYLE

**GIVE MEANING
TO YOUR WORK
IN A BUILDING
FULL OF CHARACTER.
A MODERN SPACE,
FILLED WITH HISTORY.**

CORTEX
LOFTS





THE NEIGHBOURHOOD

THRIVE BETWEEN LA PETITE-PATRIE AND LA PETITE ITALIE.

Historically, a working-class neighbourhood in Montreal.

Today, Beaubien Street is full of cafés, trendy restaurants, and bicycle stores.

This constantly evolving neighbourhood has reshaped itself through a new clientele of creative and well-educated individuals.

The new trendsetters work in La Petite-Patrie. They ride bikes, they walk, they prefer public transportation to cars.

The many terraces, the cafés in Little Italy and the lively Beaubien Street make it a great place to set up a stimulating workspace!



WALK SCORE

75



BIKE SCORE

86



DOWN-TOWN

10'

LA PETITE ITALIE





305 de Bellechasse St.,
Montreal, QC H2S 1W9



BARS / CAFÉS

- 1 Zab Café
- 2 Les Oubliettes Café
- 3 Bazar Café
- 4 Bruno Sport Bar
- 5 Bar L'Hémisphère Gauche

RESTAURANTS

- 6 Elio Pizzeria
- 7 Il Bazzali
- 8 Tsak-Tsak Beaubien
- 9 Pho Tay Ho

THE SERVICES

ADAPTED FOR YOUR BUSINESS

We have focused on services to accommodate companies that need flexibility and space to create, produce and operate.



Indoor parking
for bikes



Monitoring of central
humidification and fresh air



Floor plan adaptable
to single or multiple tenants



Bathrooms & showers
available on each floor



Free mid-season
air conditioning
via the central system



Possibility of direct
street access



Loading dock



Commercial elevator



CORTEX LOFTS

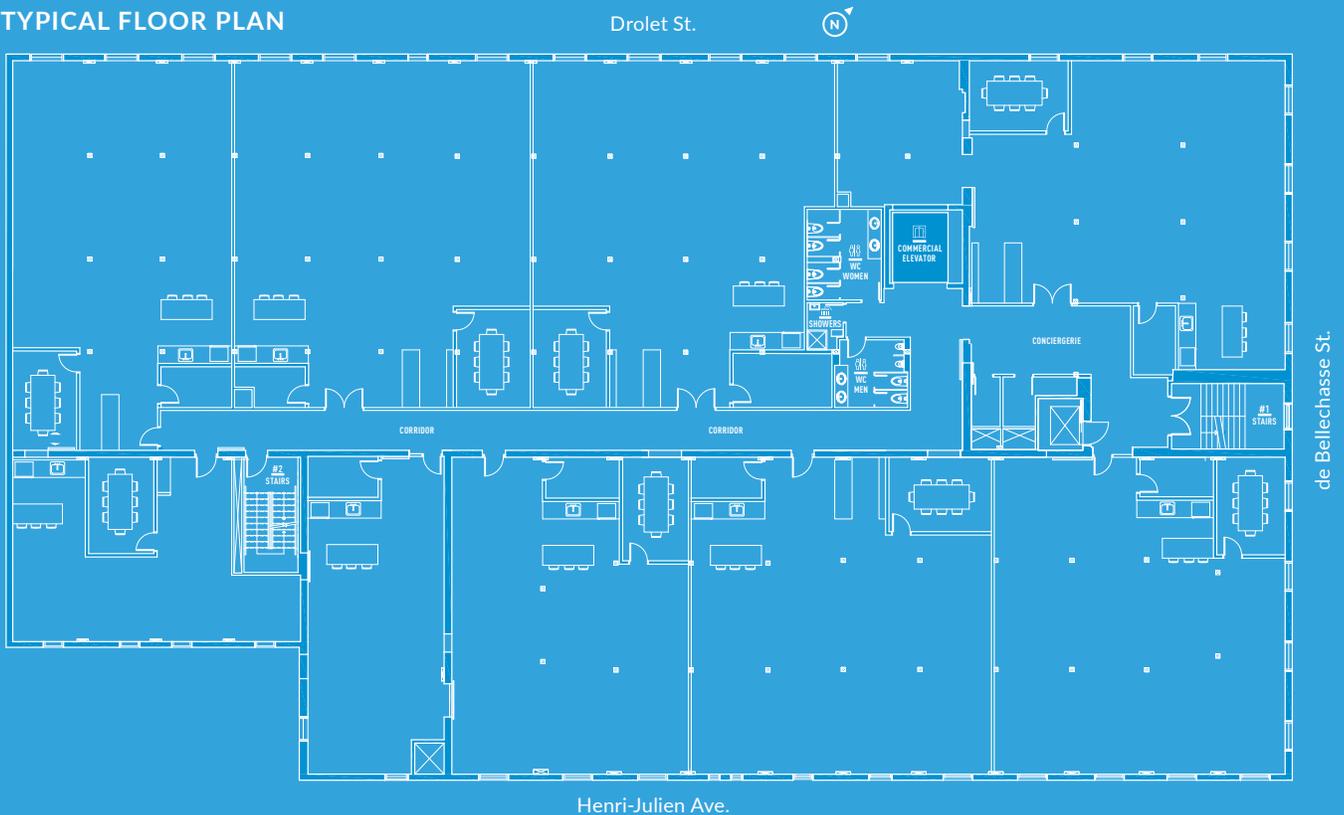
305 BELLECHASSE, MONTREAL

LOFT STYLE OFFICE SPACE

Rentable area	Up to 8,000 sq. ft. → Basement: 5,619 sq. ft. → Ground fl.: 3,698 sq. ft. → 2 nd floor: 6,488 sq. ft. → 3 rd floor: 10,627 sq. ft. → 4 th floor: 4,318 sq. ft.	Occupancy	Immediate
Net rent*	Contact us	Ceiling height	+/- 11 feet
Additional rent*	\$8 / sq. ft.	Bathrooms and showers	On each floor
Energy & Maintenance	Not Included	Complete renovation	2023
Included	- 2 loading docks - 1 freight elevator - Turn-key spaces, with a kitchenette, a conference room, wood flooring and white-painted brick walls and more.	Storage space	In basement
		Highway and public transportation	Metro station: 6-minute walk to Rosemont 7-minute walk to Beaubien Bus: 31, 361, 161, 370, 18, 160. Highway: 8 min. from the 40
		Bike rack	Yes

**Prices are subject to change without notice.*

TYPICAL FLOOR PLAN



A photograph of a modern loft-style office space. The room features a high ceiling with exposed wooden beams and a large window with a grid pattern. A desk with a computer monitor, office chair, and various office supplies is in the foreground. The background shows a brick wall and more office furniture.

LEASE YOUR ETHICAL AND INSPIRED WORKSPACE

CORTEX lofts have been designed for a new working reality.

Collaborate, share, exchange in an inspiring space that reflects today's work environment.

A bright, warm, industrial loft-style office space in one of Montreal's most sought-after neighbourhoods.

CORTEX
LOFTS

**WELCOME TO YOUR NEW
PROFESSIONAL LIFE**

MONDEV

CORTEX

LOFTS

VERONIK BASTIEN

Director of Commercial Leasing
Commercial Real Estate Broker

T. 514.723.3778 | M. 514.655.8376 | vbastien@mondev.ca

MONDEV