Your new address at the heart of the Quartier Latin
Contiguous spaces of over 100,000 sq. ft. available
A prestigious location being reinvented as a bridge between culture and business, eastern sector of downtown

PLACE VILLE-MARIE
PLACE BONAVENTURE
PALAIS DES CONGRÈS
PLACE DES ARTS
COMPLEXE DESJARDINS
GRANDE BIBLIOTHEQUE
MUSÉE D’ART CONTEMPORAIN
ÉDIFICE WILDER - ESPACE DANSE
MAISON DU FESTIVAL
UQAM
A prime location and a storefront on place des Festivals
Owner of a **prime location** next to place des Festivals, the SHDM has undertaken the construction of the Îlot Balmoral, a **flagship building** which will benefit from an **exceptional visibility** in the heart of the Quartier des spectacles in Montréal. The Îlot Balmoral will welcome its first occupants starting summer 2018.

The building is located just opposite the Place des Arts metro (green line) and close to fifteen bus lines serving Montreal’s main thoroughfares.

The Îlot Balmoral will house the new headquarters of the National Film Board (NFB) in premises of approximately 10,000 m² (100,000 ft²) that were custom designed for its film production activities. The NFB will occupy 6 storeys in the building.
A flagship building and contiguous spaces of over 100,000 sq. ft. available

A LEED® NC GOLD 2009 PROJECT
13 STOREYS
FLEXIBLE SPACES
EXCEPTIONAL FENESTRATION
REMARKABLE AIR QUALITY FOR AN IDEAL WORK ENVIRONMENT
A bold and sustainable architecture
Îlot Balmoral has a bold and unique contemporary architecture and offers spaces at competitive prices in the downtown real estate market.

The building will have 26,000 m² (280,000 ft²) of rental space divided in two architectural structures of 13 storeys each, separated by an oblique fault line that creates an atrium and a cross-building lobby that opens on place des festivals. The four facades will be built as “curtain walls” of glass providing a view on the Place des festivals, Mount Royal and downtown.

A parking for 186 vehicles and 70 bicycles as well as technical facilities will be located in the basement.
Distinctive features for high-quality spaces

Sustainable development for the occupants

- Exceptional and eco-friendly work spaces in a building designed to qualify for a LEED® NC Gold 2009 accreditation.
- Energy savings improved by at least 35% compared to the ASHRAE 2007 Reference Building.
- A living environment contributing to the occupants’ health and comfort with optimal air quality control, contaminants removal and control of pollutants.
- Bicycle parking for the exclusive use of the building’s occupants with locker room and showers.
- Space planned for six charging terminals connected to the electrical network fueled by Hydro Québec.
- A green roof with a terrace for the exclusive use of the building’s occupants.

Technical specifications according to the highest standards of quality and safety

A spectacular architecture
- 9’ ceilings (2.75 M) for typical storeys and 42’ ceiling (13 M) on the ground floor.
- Remarkable fenestration.
- Curtain walls with low emissivity coating.

Structure
- 4.8 kPa overload at ground level and 2.4 kPa on upper levels.
- Structural frame 30’ x 30’ (9 M x 9 M).

Ventilation and air conditioning
- Ventilation meets ASHRAE standards.
- Heat recovery from fouled air exhaust and air cooling systems.
- Water tower system with cooled down water network.
- Fresh air system with variable air flow.
- Central DDC control system for HVAC.

Heating
- Hot water perimeter heating.

Environment
- LEED® NC NC Gold 2009

Fire protection
- Automatic sprinklers.
- High rise building protections.
- 1 step addressable fire alarm system with voice communication network.

Electricity
- 600 V primary distribution and 120/208 V secondary distribution.
- 1 W per ft² for lighting.
- 4 W per ft² for electrical outlets and services.
- 800 kW generator.
- Empty piping network for telecommunications (Data and Tel).
- Lighting control system.

Security
- 24/24 monitoring with guards.
- Magnetic cards proximity readers.
- Camera surveillance.
Flexible spaces to meet your need

POSSIBILITY OF TURNKEY RENTAL ACCOMMODATION
CONTIGUOUS SPACES OF OVER 100,000 SQ. FT. AVAILABLE
COMPETITIVE RENTS
BROKERS PROTECTED
TYPICAL FLOOR

APPROXIMATE FLOOR AREA:
2,175 M² (23,400 FT²)
(For information purposes only)
Architecture: Provencher_Roy
Structure: Nicolet Chartrand Knoll ltée
Mechanical and electrical: Dupras Ledoux ingénieurs
Urban planning: Provencher_Roy Urbanisme
Accessibility: AECOM
Sustainable development: Provencher_Roy + Développement durable
Vertical transportation: Exim
Standards and codes: Technorm
Construction management: Groupe TEQ

FOR MORE INFORMATION
514-380-2199
ilotbalmoral@shdm.org
www.shdm.org/balmoral/en

The SHDM is a non-profit, paramunicipal corporation that is financially independent, meaning that it operates without any grants or funding from Ville de Montréal. With its expertise in responsible real estate, it contributes toward Montréal’s economic and social development by promoting real estate assets of a residential, institutional, industrial, commercial and cultural nature on its territory. The SHDM is a preferred partner of Ville de Montréal in implementing its policies and reaching its objectives.