



OFFICE SPACE



DELIVERY SUMMER 2024
255 ROBERT-BOURASSA BLVD
ODEAMONTREAL.COM



RETAIL SPACE



FOR LEASE

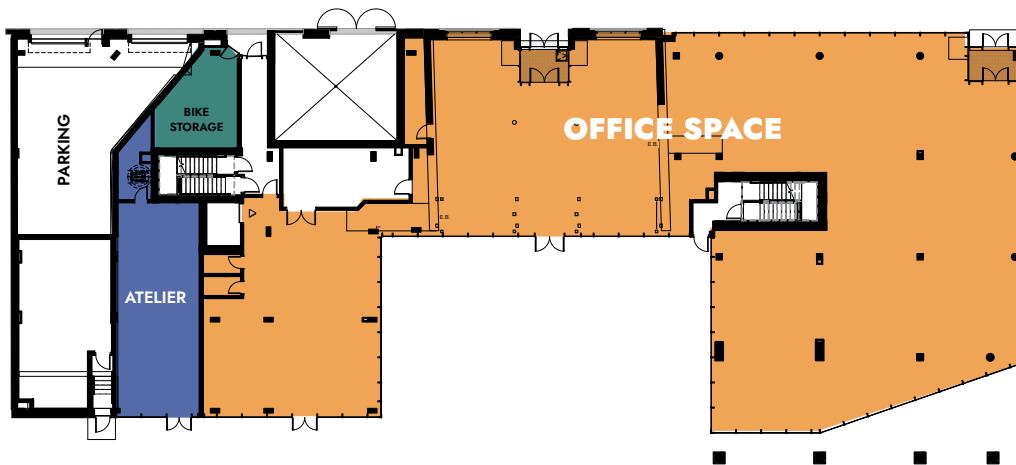
OFFICE SPACE

9,065 sq. ft.

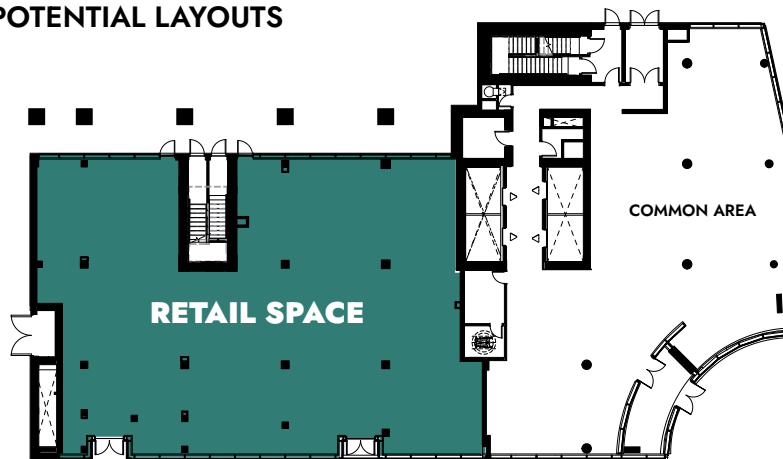
RETAIL SPACE

5,267 sq. ft.

GROUND FLOOR PLAN



SEVERAL POTENTIAL LAYOUTS



ROBERT-BOURASSA BOULEVARD

A BUILDING SYMBOLIZING A NATION, A PLACE AND ITS HISTORY

A project by Cogir Real Estate in partnership with CRECO, a premiere in Canada, this project, named Odea, is based on the Cree word «ode» meaning canoe, which is responsible for the subtle and stylized representation of the canoe in the architecture. Located at the beginning of the downtown core, the Odea project aims to highlight the presence of the Cree Nation in Montreal through a distinctive project, integrating its values and certain elements of its culture. The architectural concept creates a visual and urban link between the project and its environment. The design approach reveals the unique character of the project while ensuring its urban integration. This highly symbolic building includes office spaces, as well as commercial and residential spaces with 367 apartments and 68 condos. The construction also has a basilica, a 25-storey tower and an interior courtyard that will be accessible to the public. Two heritage buildings on the site will be preserved and integrated into the construction.



LIVING SPACES COMPLETELY REDESIGNED FOR TODAY'S REALITY.

- Mixed-use development with high energy saving and water management standards.
- New services highly sought after by tenants.
- Class AA offices, eligible for LEED Silver certification
- Low VOC materials - Biophilic design approach: shapes, materials, light and views
- Shared floors available
- Building signage available
- Walking distance to Square-Victoria-OACI Metro
- Garden space
- Private Entrance
- Ideally located at the crossroads of Old Montreal, Griffintown and the Quartier International.
- A project connected to soft mobility and to the major urban transport axes, walking, train station, Metro and future REM
- Winner of the Habitat design award (2022) for the common spaces
- Lemay Architect in collaboration with Douglas Cardinal



TARGETED CERTIFICATION



IDEALLY LOCATED

AT THE CROSSROADS OF OLD MONTREAL,
CITÉ DU MULTIMÉDIA AND THE INTERNATIONAL DISTRICT



CONTACT US FOR MORE INFORMATION

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COGIR MANAGEMENT COMPANY

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PLACES OF INTEREST

- 01 BASILIQUE NOTRE-DAME
- 02 CANAL LACHINE
- 03 CENTRE BELL
- 04 CENTRE DES SCIENCES + IMAX
- 05 FONDRIE DARLING
- 06 PARC À CHIENS
- 07 PALAIS DES CONGRÈS
- 08 PLACE BONAVENTURE
- 09 SPA BOTABOTA
- 10 SPA SCANDINAVE

RESTAURANTS / FOOD TRUCKS

- 01 BORIS BISTRO
- 02 CARTET
- 03 FISH BONE
- 04 HELENA
- 05 HOLDER
- 06 LE SERPENT
- 07 LE SPEAKEASY
- 08 OLIVE ET GOURMANDO
- 09 MÉLISSE
- 10 MONARQUE
- 11 SÉSAME
- 12 STEAK FRITE ST-PAUL
- 13 THE FARSIDES

MARKET

- 01 ADONIS
- 02 IGA
- 03 LA BÊTE À PAIN
- 04 METRO PLUS
- 05 SAQ

④ SQUARE-VICTORIA-OACI METRO 10 MINS

🚉 GARE CENTRALE 12 MINS

④ BONAVENTURE METRO 20 MINS

Ⓡ FUTURE REM STATION

🚲 5 BIKE STATIONS WITHIN A 5 MINUTE WALK

A JOINT PROJECT OF



*All images and finishes shown on this document are for illustration purposes only and are subject to change without notice.