

A misty, atmospheric photograph of a dense evergreen forest. The trees are dark green and silhouetted against a light, hazy background, creating a sense of depth and tranquility. The mist is most prominent in the middle ground, softening the details of the trees.

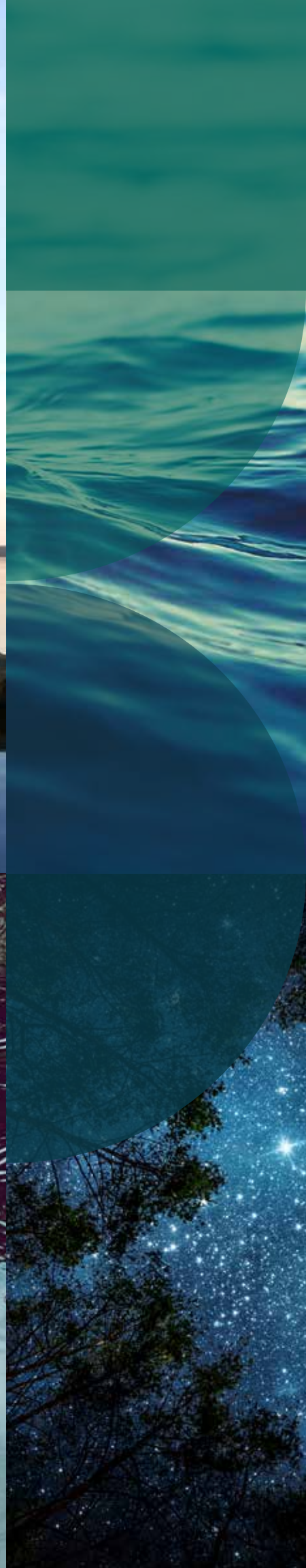
ODEEA

MONTREAL

CONDOMINIUMS | APARTMENTS | RETAIL | OFFICES



INSPIRED BY NATURE



« I stood on the corner and asked my Grandfathers to give me the image of the “Spirit” of the building. I got a very powerful image of the Odeyak* emerging out of the facade and powerfully addressing Henri Bourassa Boulevard. It was expressed by sculpting the corner and accenting the main entrance to the complex and to be seen by all who come to Montreal via Henri Bourassa Boulevard. »

*Douglas Cardinal,
World-renowned architect*

* ODEYAK : canoe in Cree language.



INSPIRATION

The rooftop terrace,
a project that embraces
**THE MOON, THE LIGHT
AND THE STARS**

A project breathing
through its podium terrace
UP TO THE SKY

A project
**RISING FROM THE
TERRITORY LEGACY**



MEASURABLE VALUES FOR ODEA MONTREAL

AN APPROACH THAT FEEDS AND GUIDES OUR DECISIONS

CERTIFICATION TARGETS



HEALTH

DESIGN HEALTHY LIVING ENVIRONMENTS WHERE EVERYONE CAN THRIVE

- Materials with low VOC emissions
- Improved indoor air quality, and monitoring plan during construction
- Indoor and outdoor convivial spaces for the occupants
- Biophilic design approach: shapes, materials, light and views

ENVIRONMENT

PROTECT ALL COMPONENTS OF THE PLANET

38%
REDUCTION IN WATER CONSUMPTION compared to a comparable building

REDUCTION OF HEAT ISLANDS:
100 %
white and green roofs and landscaping open to the public

94 %
WATER SAVINGS FOR IRRIGATION compared to comparable landscaping

CARBON

REDUCE THE CARBON EMISSIONS OF OUR PROJECTS

31 %
REDUCTION IN OPERATIONAL CARBON IMPACT compared to a comparable building (246 tonnes of CO² = the equivalent of what 52 cars in circulation emit on average each year)

21 %
ENERGY SAVINGS compared to a comparable building

10
CHARGING STATIONS FOR ELECTRIC VEHICLES

170+
BIKE SPACES

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**427 RESIDENTIAL
UNITS**
APARTMENTS
CONDOMINIUMS

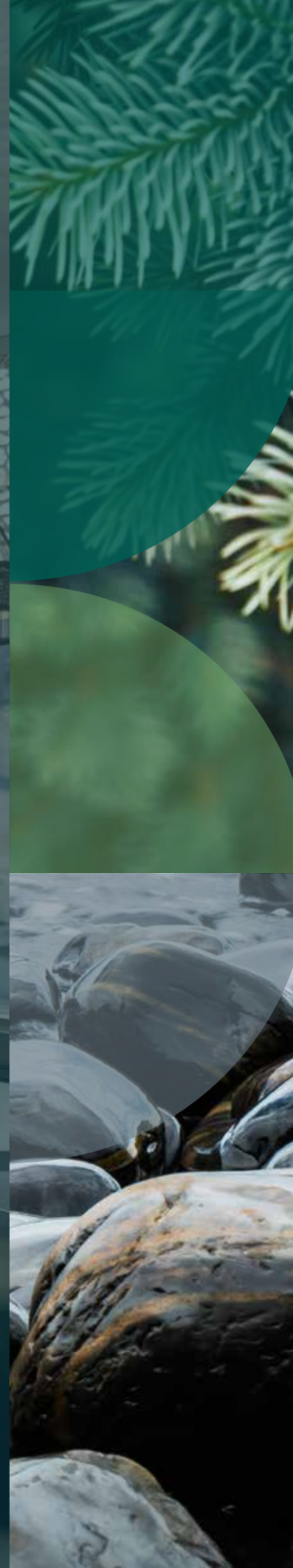
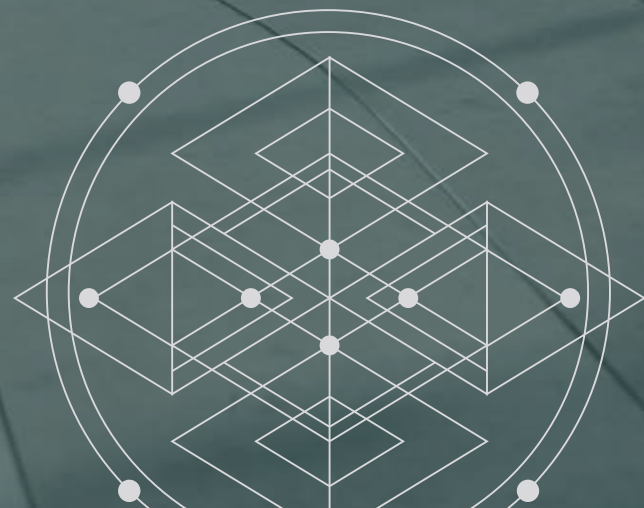


171 CONDOMINIUMS

STUDIOS | 1 BEDROOM | 2 BEDROOMS | 3 BEDROOMS



LIVING SPACES
**INSPIRED BY THE
ELEMENTS OF NATURE**
ON ALL LEVELS

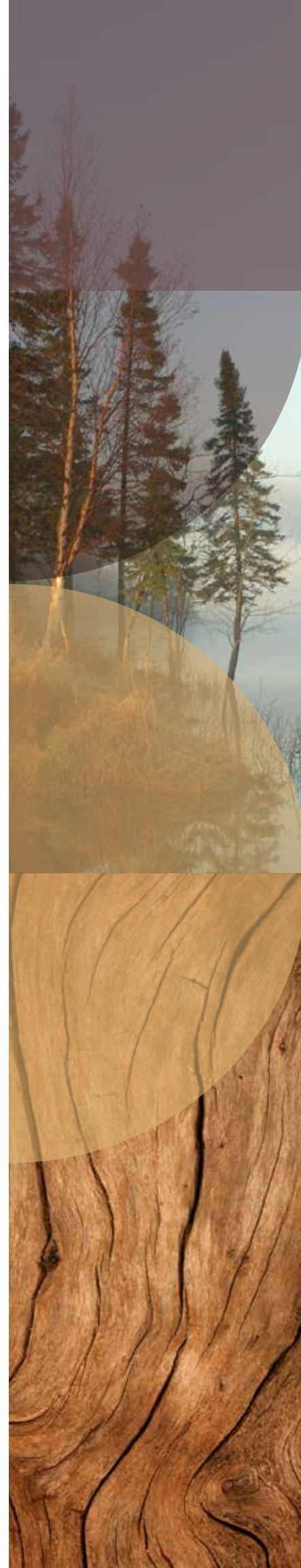


A BIOPHILIC STYLE DESIGN

TO CREATE A WARM AND PEACEFUL ATMOSPHERE THAT PROVIDES AN IMMEDIATE SENSE OF WELL-BEING.



FRONT DESK | SEATING ZONE | POSTAL BOXES

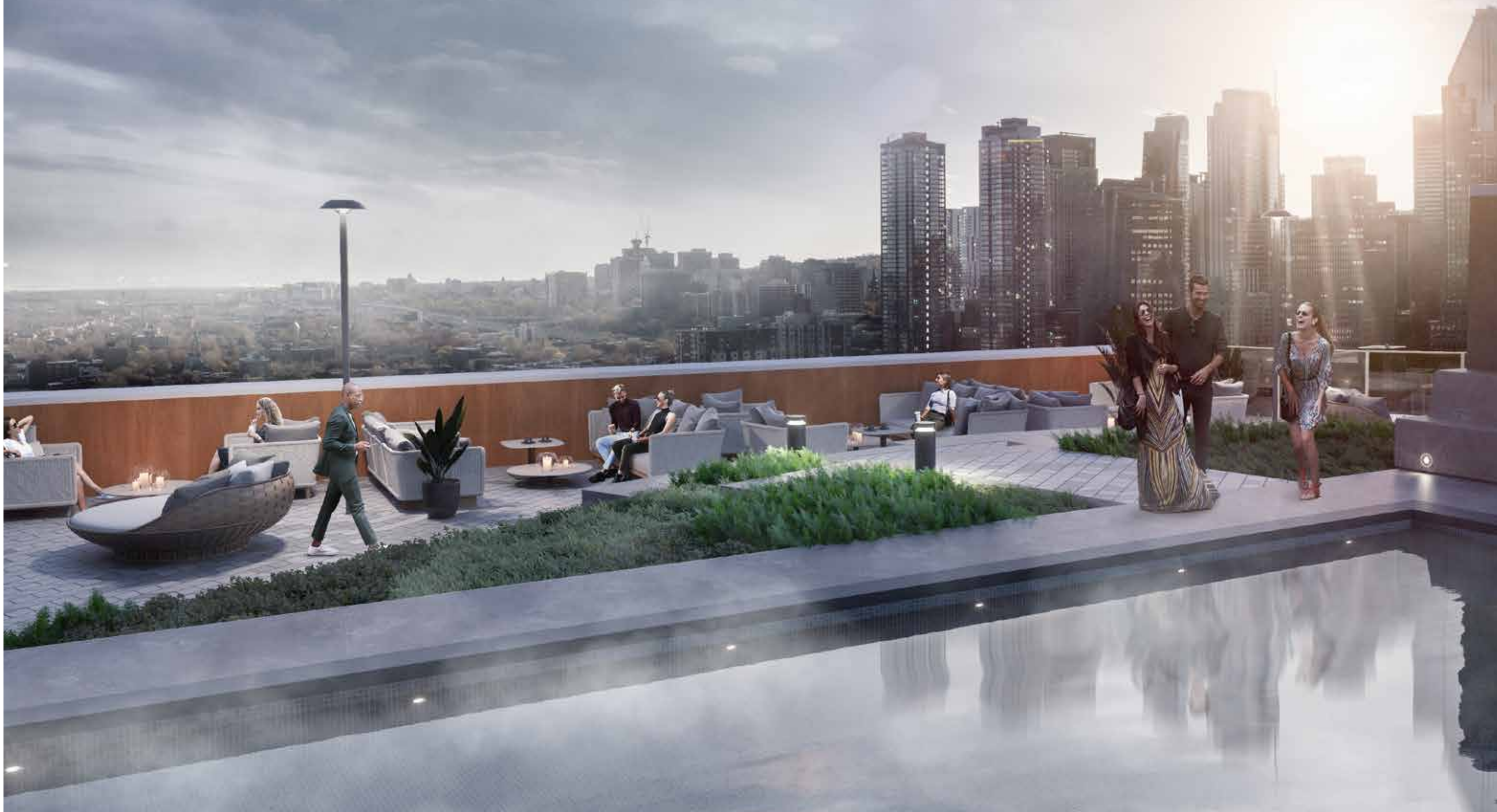


NOT ALL STARS ARE IN THE SKY

YOU CAN HAVE YOUR HEAD IN THE STARS WHILE
YOUR FEET ARE FIRMLY ON THE GROUND.

Sit comfortably on the beautiful rooftop terrace and
gaze onto the city as it shines brightly back at you.

A definite Instagram moment.



AN ECOSYSTEM OF HOMES

WITH MULTIPLE OPEN-AIR SPACES



BISTRO & BBQ AREA | PANORAMIC LOUNGE | GREEN ROOF AND FLOWER AND FRUIT PLANT GARDEN | ROOFTOP POOL



LONGLINE SWIMMING POOL AND CONCRETE TERRACE
BISTRO AND LOUNGE TABLES



INTERIOR COURTYARD OPEN TO THE PUBLIC DURING THE DAY
PATIOS AND BISTRO TABLES | VEGETATION AND WATER BASIN



KITCHEN AND DINING ROOM

EPICUREANS, GASTRONOMES OR FOODIES.
WELCOME TO THE ODEA KITCHEN AREA



We have spared no ingredient to offer you a professional and inviting kitchen space.

Whether it is an evening with friends, a meal with family or simply to share a glass of wine with neighbours, conviviality and a spirit of celebration are on the menu.

Bon appétit!



WORK AREAS

LOCATED ON THE 26TH FLOOR OF OUR SPECTACULAR PROJECT, ODEA MONTREAL'S WORK AREAS WILL OFFER YOU A STIMULATING ENVIRONMENT TO BOOST YOUR PRODUCTIVITY



Unique areas where work can be combined with creativity, these open spaces are idyllic for the nomadic worker. Closed spaces are also available for those who desire more privacy.

Different tasks can be performed in different locations depending on the path of the sun or the nature of the assignment. A change of location can also increase concentration.

You will also find yourself in the perfect setting to take a well-deserved break and stretch your legs by going to the terrace.

THE VIEW, THE VIEW, THE VIEW.
WELCOME TO THE SUMMIT
OF CONTEMPLATIVE PLEASURE





SKY LOUNGE

OUR LOUNGE AREA WITH ITS INSPIRING AND INVITING DESIGN,
WHERE THE SUBTLETY OF FORM AND FABRIC COMBINE WITH
THE ART OF AESTHETIC, ALL WRAPPED IN BIOPHILIC DESIGN.





GYM AND YOGA

THE RIGHT MOTIVATION TO START MOVING



With a fully furnished fitness room offering the most modern equipment, enhanced by a wide-angle outdoor view.

Your commitment to your physical fitness starts here.

IDEALLY LOCATED

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



ODEA MONTREAL

OLD MONTREAL NEIGHBORHOOD

HERITAGE
DISTRICT
WITH EUROPEAN FLAIR



ARTS & CULTURE | HISTORICAL LANDMARKS



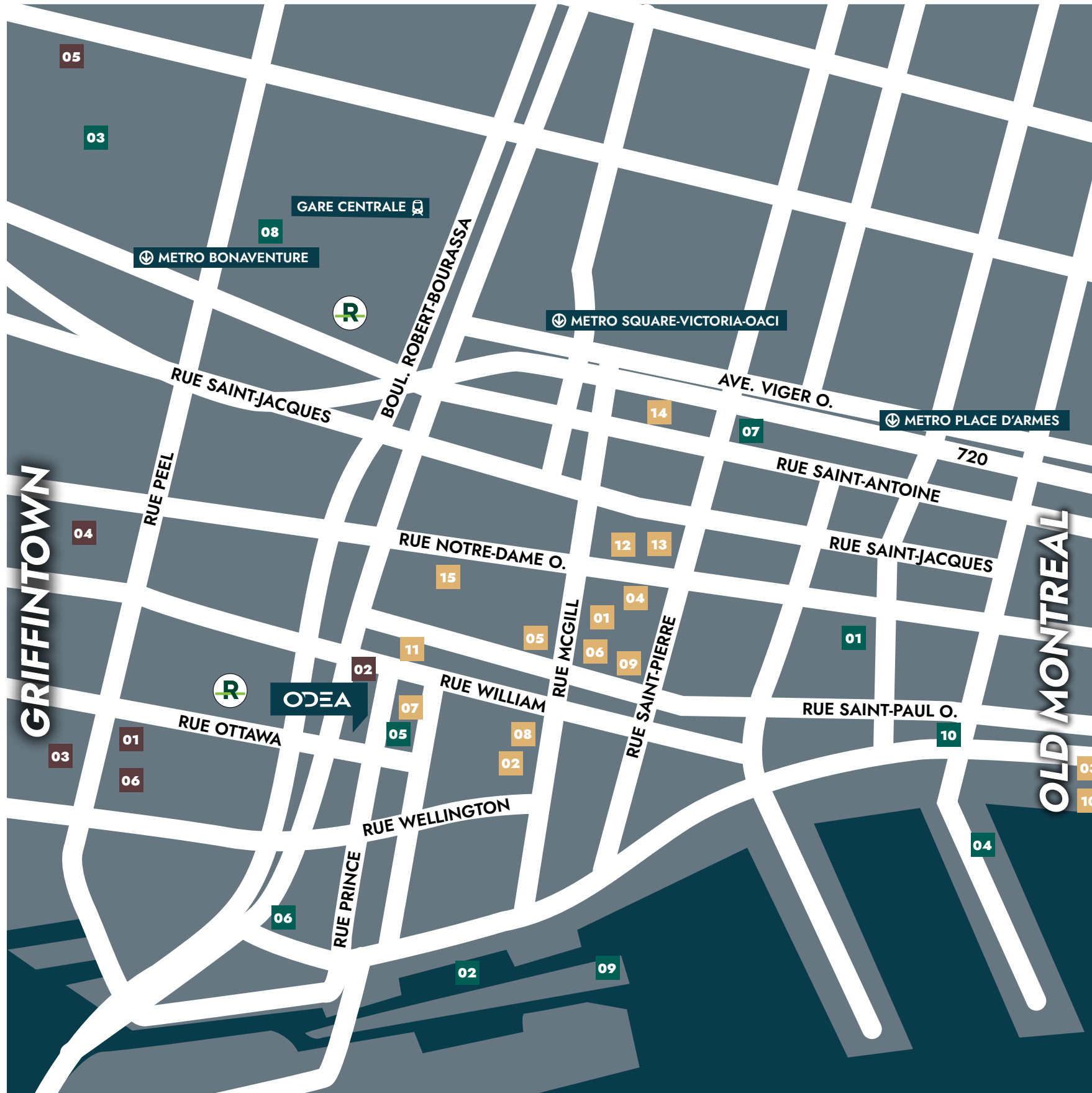
ODEA MONTREAL

AT THE CROSSROADS OF MONTREAL
HISTORY AND INTERNATIONAL VIBE



RESTAURANTS AND COFFEE SHOPS | FASHION BOUTIQUES | SPAS





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** EUROPEA MOBILE
- 04** FISH BONE
- 05** HELENA
- 06** HOLDER
- 07** LE SERPENT
- 08** LE SPEAKEASY
- 09** LOBSTER BOX
- 10** OLIVE ET GOURMANDO
- 11** MÉLISSE
- 12** MONARQUE
- 13** SÉSAME
- 14** STEAK FRITES ST-PAUL
- 15** THE FARSIDES

MARKET

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

METRO SQUARE-VICTORIA-OACI 10 MIN

GARE CENTRALE 12 MIN

METRO BONAVENTURE 20 MIN

FUTURE REM STATION

5 BIXI STATIONS WITHIN A 5 MINUTE WALK

CONDOMINIUMS CHOICE OF FINISHES

FINISH PALETTES

Odea Montreal: inspired by nature, a sustainable and evocative project that aspires to Silver Leed Certification. In line with this orientation, our designers suggest a range of finishes in this same vein. They thus adopted a variation on a theme: the great forests of Quebec. This ode to nature has prompted them to classify their finish palettes as follows:



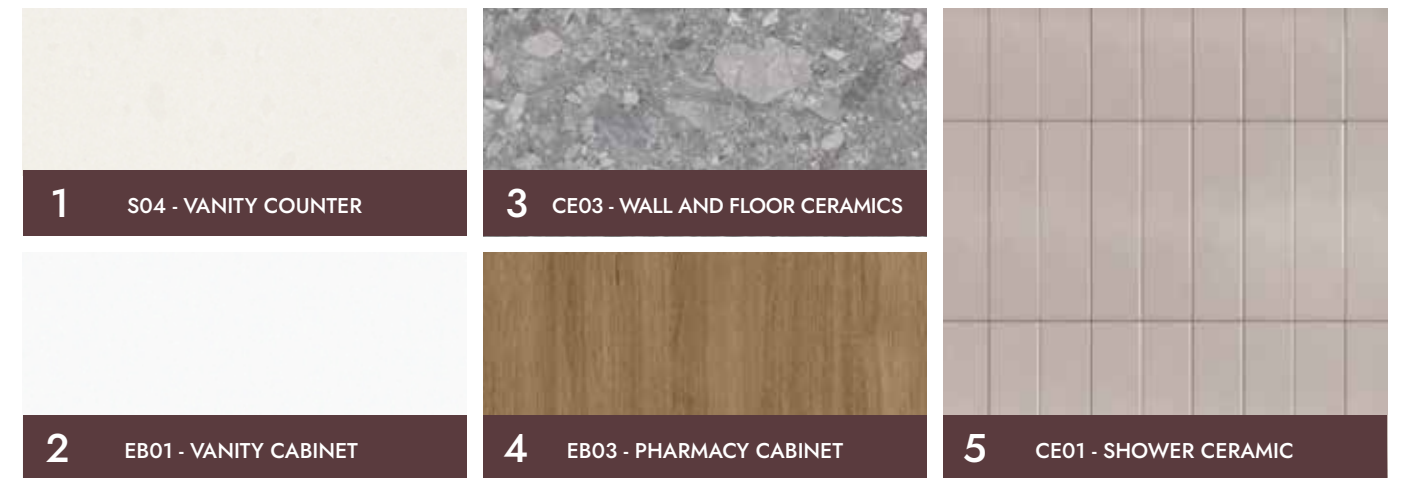
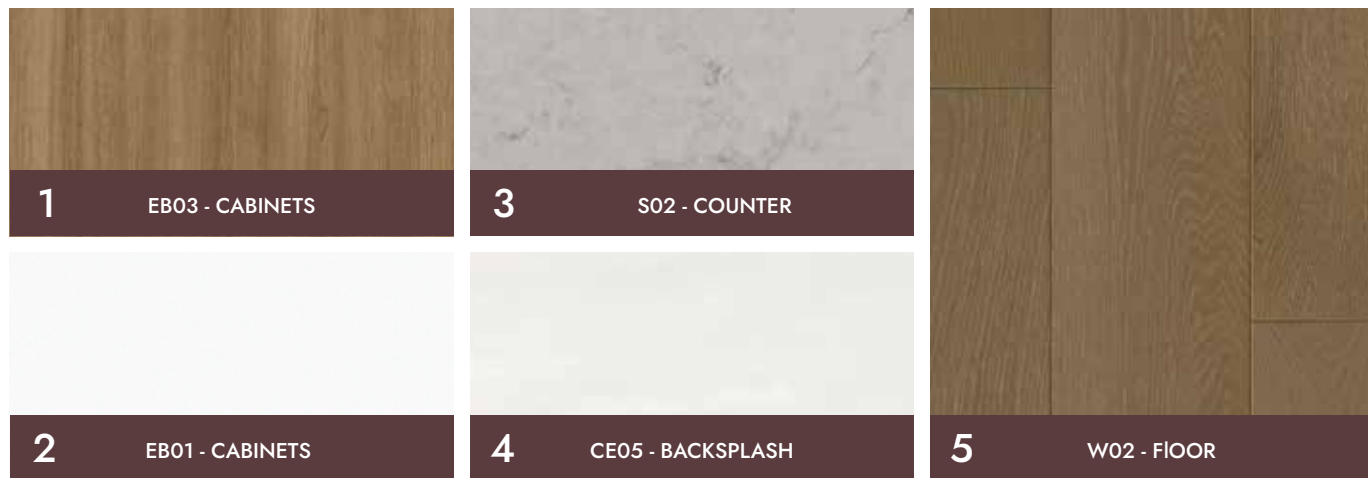
Laurentian: a mixed forest with magical colors, especially in autumn, this range allows for bright contrasts. Maroon is very present and reminiscent of walks in the woods.



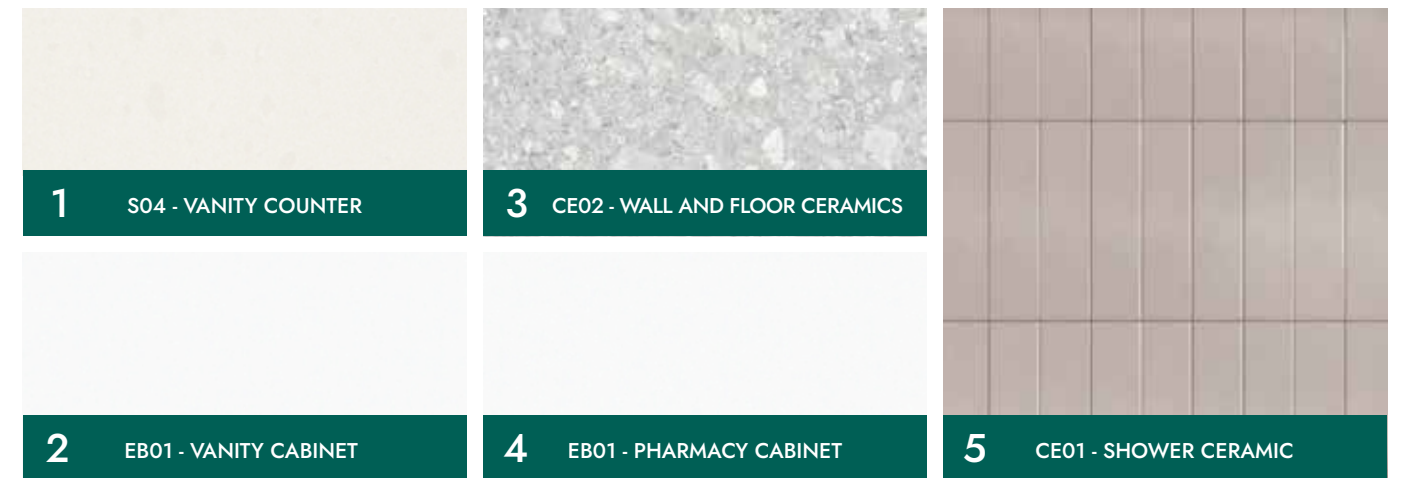
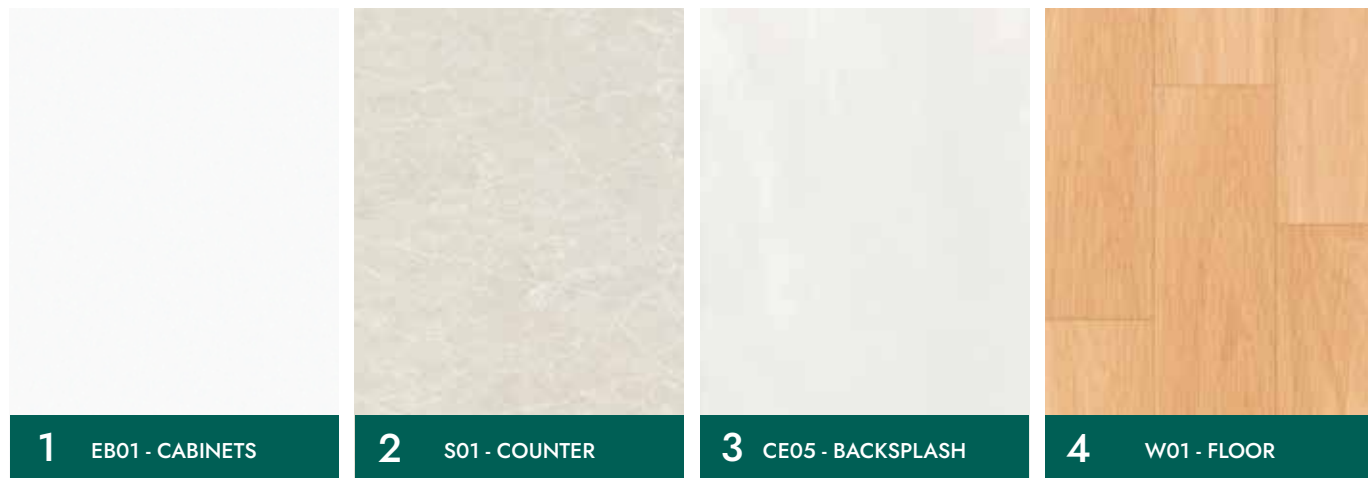
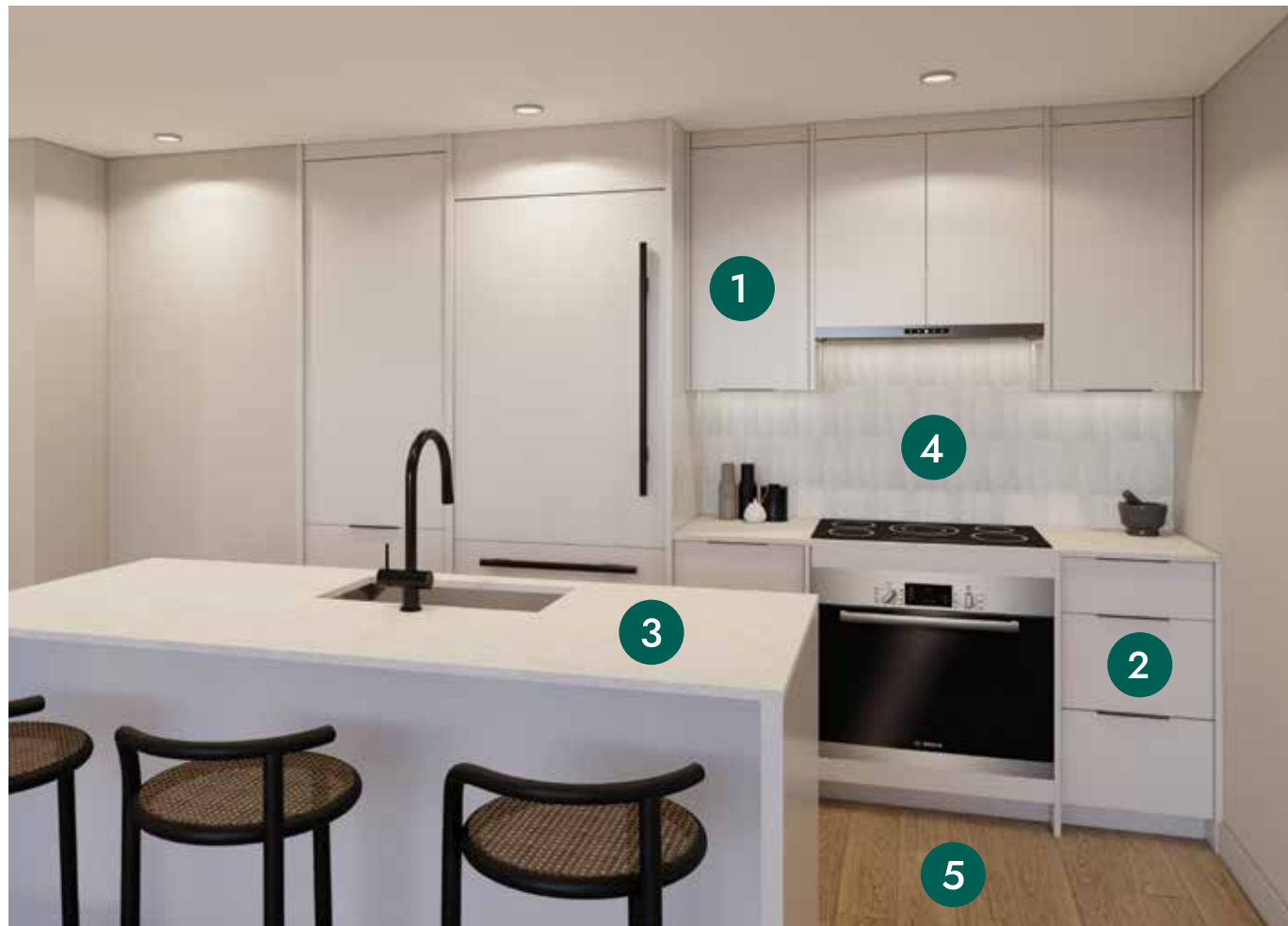
Boreal: natural and unbleached colors, this series reminds us of the tone of the sand on the edge of a lake and the dried leaves of the deciduous trees. Perfectly soft for cocooning.



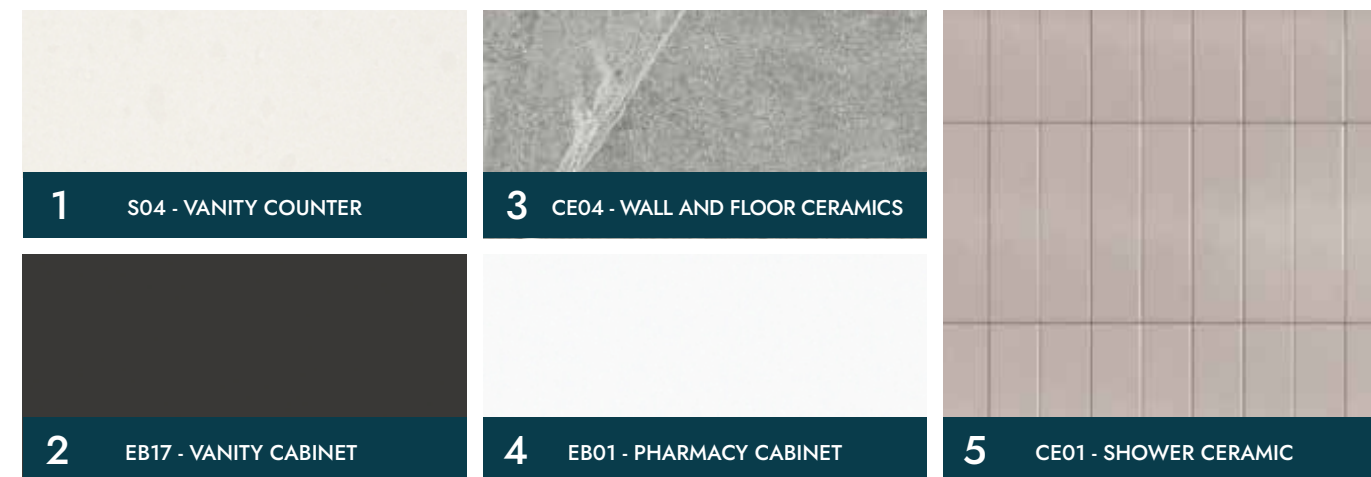
Taiga: resistant and sometimes able to withstand harsh climates, this zone plays with contrasts and can unveil dark and enchanting airs like the mixed species it shelters.



Finish images are provided for information purposes only and might not perfectly reflect the shading. We invite you to visit the sales office to get a better idea of the products.



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TEAM

ARCHITECTS, DESIGNERS AND DEVELOPERS ARE WORKING TOGETHER TO DELIVER AN EXCLUSIVE PROJECT THAT WILL MEET THE EXPECTATIONS OF A DEMANDING AUDIENCE.



A Quebec company founded in 1995, Cogir Real Estate relies on a team of more than 5,000 dedicated colleagues who strive to offer the best service to its clients. Compelled by a constant desire to give direction to real estate, they seek to humanize, create, and excel to create enjoyable and functional living environments that are a reflection of their occupants. Their team manages over 250 properties in the provinces of Quebec, Ontario, and Nova Scotia as well as in the United States. The company oversees more than 5 million square feet of commercial, industrial, and office real estate. From a residential point of view, they administer more than 27,500 housing units in Quebec, Ontario, and the United States, including a network of over 50 private retirement homes. The company also has extensive experience in the hotel industry. www.cogir.net



The Cree Regional Economic Enterprises Company represents the Cree communities in Quebec by making meaningful contributions to Cree development. It was incorporated in 1982 and is a holding company owned by the Cree Nation Government which acts through the Board of Compensation (BOC). CREECO is involved in many economic sectors, and its subsidiaries are committed to the following goals: profitability, longevity, stability, services for Cree communities, autonomy and self-sufficiency, leadership, transparency, employment for Cree people, and finally, Cree participation in the areas of administration and development.

www.creeco.ca



We believe in design's unique ability to create open and meaningful space to grow. We are a team of architects, designers, leaders, and change-makers creating planet friendly spaces for people and their communities. We strive to design spaces that improve the natural environment, create value for the businesses and communities they serve, and improve the lives of the people who use them. We commit to every design problem with curiosity, invention, and a generous spirit to uncover hidden opportunity. It is by embracing the constraints that push us to innovate that we create sustainable, meaningful spaces.

SALES OFFICE

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PROJECT ADDRESS

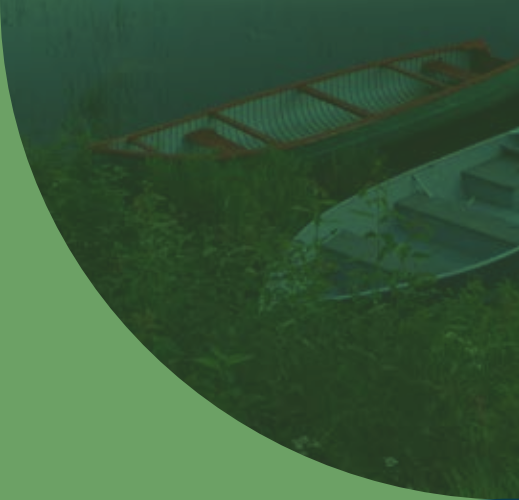
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PARTNERS





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