

4-MINUTE DRIVE FROM DU QUARTIER REM STATION



The best value on the South Shore

- LEED-certified commercial building in the heart of the South Shore's main commercial hub, offering an unparalleled quality of life and an exceptional working environment.
- Excellent road accessibility, with several public transit infrastructures in close proximity.
- Near hundreds of restaurants, stores and services and several green spaces, including the Brossard multifunctional trail.



1,546 square feet in
a class A building



4-minute drive to the
new REM



Best value on the South
Shore



Steps away from multiple
stores and services

Get more
information

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Office space for lease

5005 Lapinière Boulevard



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Building Area	128,000 square feet
Number of Floors	8 floors
Year of construction	2018
Available Area	3 rd floor : 1,546 square feet
Availability	Immediate
Typical Floor Size	17,700 square feet
Maximum Contiguous	11,463 square feet
Asking Rent	Contact broker
Total Operating Expenses	\$15.91 per square foot (electricity, cleaning included)

Characteristics

- Modern, bright and spacious offices offering excellent value for the money
- New LEED-certified property built with the highest standards, concrete construction
- Exceptional accessibility at the junction of Highways 10 and 30, and immediate proximity to Du Quartier station of the REM
- Proximity to several green spaces, including the multifunctional trail
- Signage available
- Indoor and outdoor parking with electric charging stations

Jonxion Espace d'affaires

-  Competitive rental rates
-  LEED-certified buildings
-  Abundant light and exceptional views
-  Modern and comfortable spaces
-  Indoor and outdoor parking
-  Fibre optic connectivity
-  Gardens and multifunctional trails



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**AVISON
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Location

- Important commercial hub on the South Shore, strategically located at the intersection of Highways 10 and 30, offering excellent accessibility to major highways and unparalleled visibility.
- A 4-minute drive from Du Quartier REM station, which connects Jonxion to Downtown Montréal in 16 minutes.
- High concentration of services and amenities in the immediate vicinity of the complex, with great accessibility thanks to the new Du Quartier overpass.
- Located in proximity to several green spaces and parks, as well as the Brossard multifunctional trail.

-  Line 132 stop at the door (Terminus Panama), 15-minute walk to Terminus Chevrier
-  Longueuil-Université-de-Sherbrooke metro station (21/121)
-  Proximity to Du Quartier REM station
-  10-minute drive from Montréal-Saint-Hubert-Longueuil Airport
-  15-minute drive from Downtown via major highways
-  Several major shopping complexes nearby

Get more information

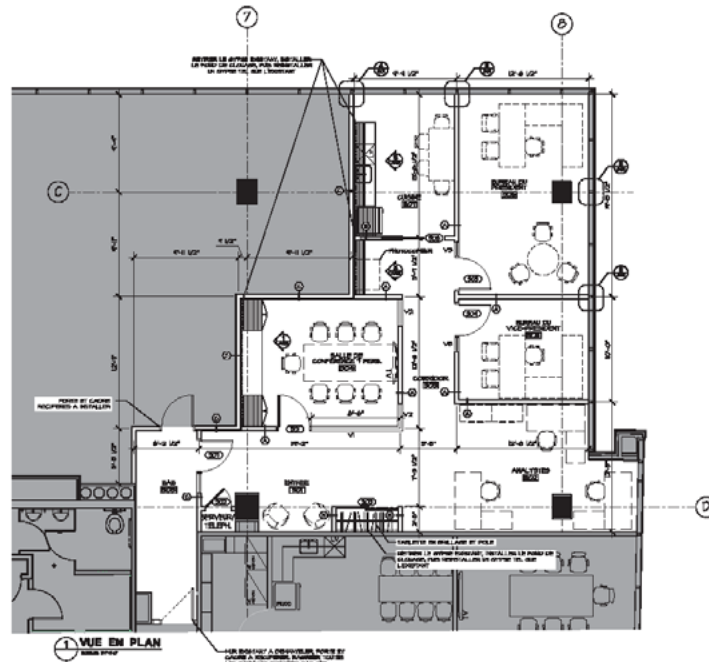
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FLOOR SPACE



**Want to plan a tour?
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