



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, including the REM at 250 metres.
- Near hundreds of restaurants, stores and services and several green spaces, including the Brossard multifunctional trail.



Up to 93,101 square feet
in class A building



3-minute walk to the new
REM



Best value on the South
Shore

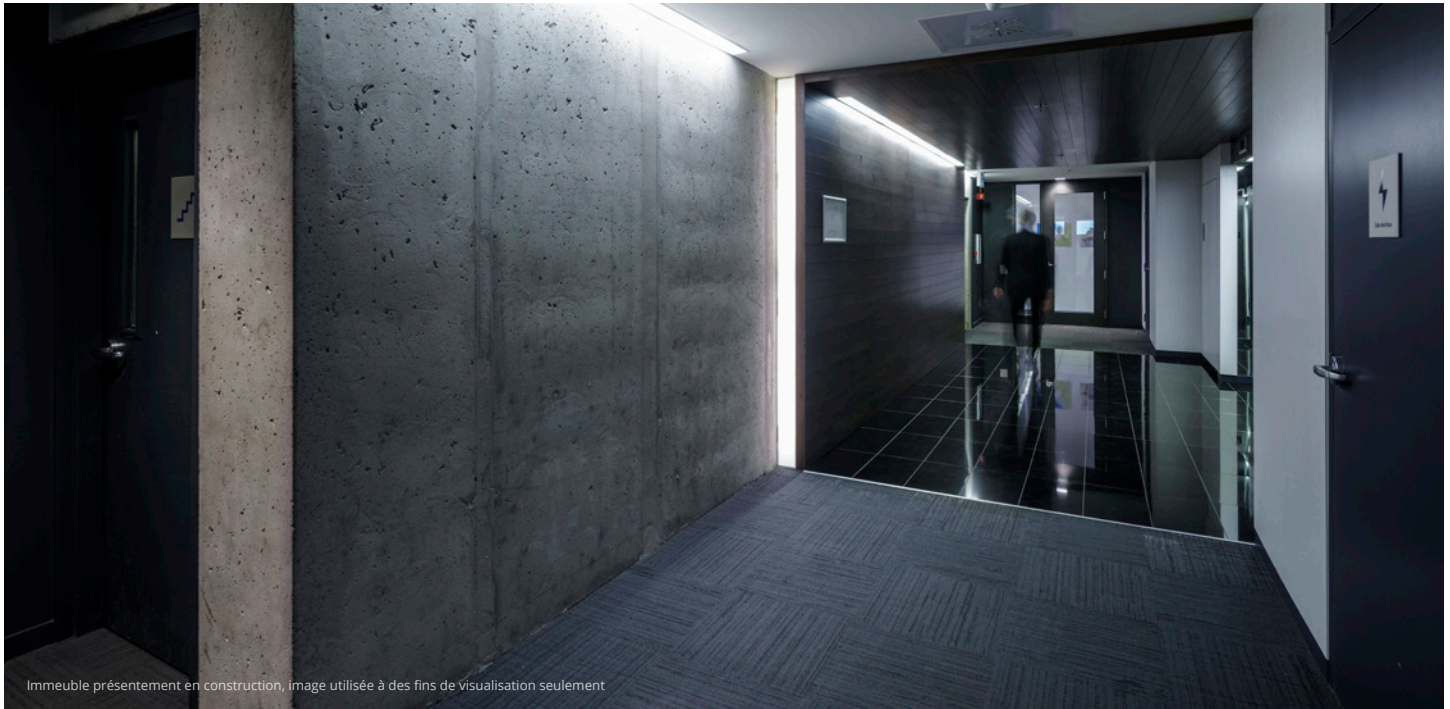


Steps away from multiple
stores and services

**Get more
information**

Martin Rousseau
Director, Landlord Representation
Chartered Real Estate Broker
+1 514 392 9474

Avison Young
800 René-Lévesque Boulevard West
Suite 900
Montréal, Québec H3B 1X9
+1 514 392 1330



5025 Lapinière Boulevard

Building Area	168,000 square feet
Number of Floors	10 floors
Year of Construction	2021
Available Area	93,101 square feet
Available Floors	GR, 2, 5, 8, 9, and 10
Availability	Immediate
Typical Floor Size	16,800 square feet
Maximum contiguous	67,200 square feet
Asking Rent	Contact broker
Total Operating Expenses	\$13.70 per square foot

Characteristics

- Exceptional signage with visibility from Highway 10 available to major tenants
- Best value for money in the industry
- Comfortable offices with large fenestration offering the possibility of customizing the construction of the premises
- New building seeking LEED Gold certification
- Multifunctional trails and bike paths nearby, 20,000-square-foot garden on site
- Bicycle parking available, showers for men, women and people with reduced mobility
- Indoor and outdoor parking with electric charging stations

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Jonxion Espace d'affaires



Competitive rental rates



LEED-certified buildings



Abundant light and exceptional views



Modern and comfortable spaces



Indoor and outdoor parking

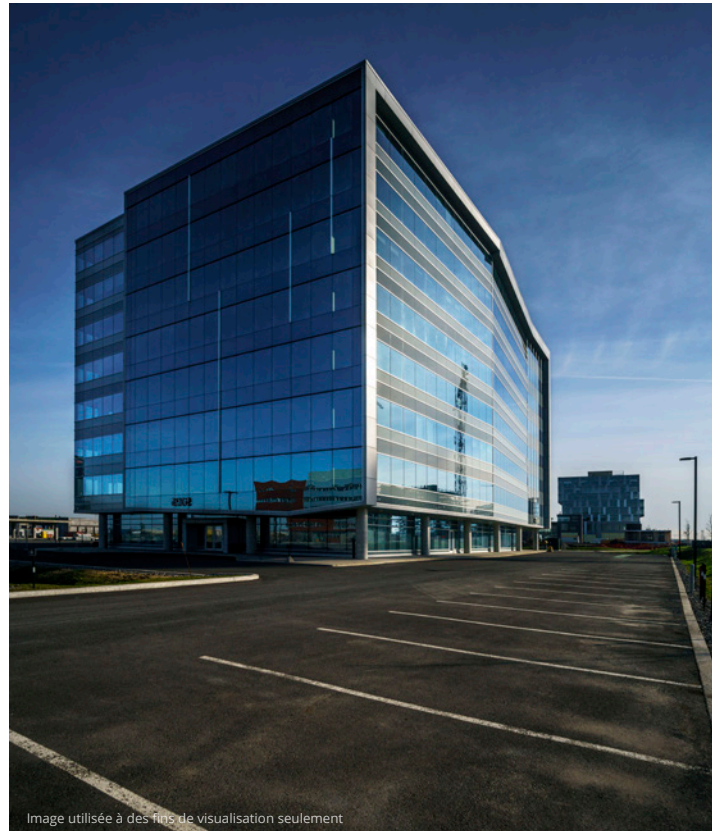
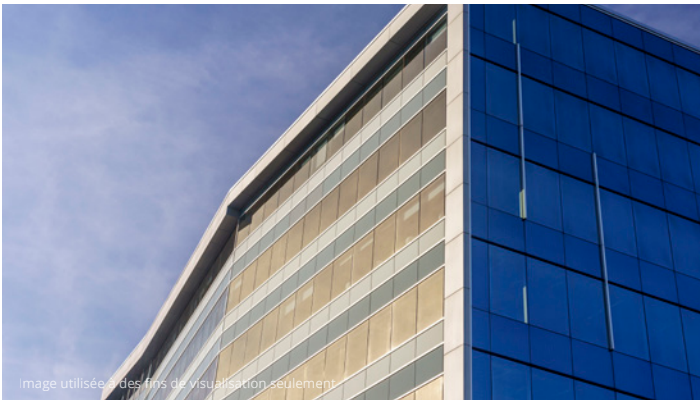


Fibre optic connectivity



Gardens and multifunctional trails

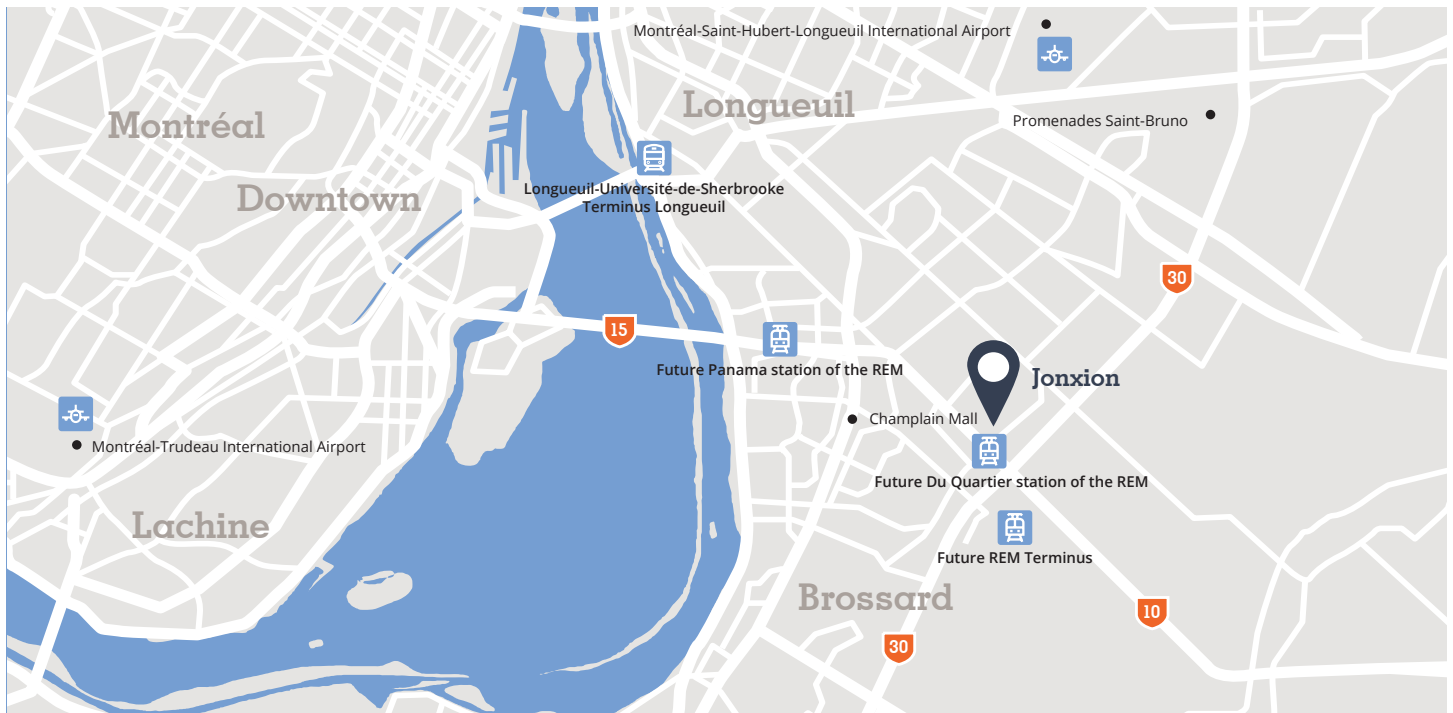




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Location

- 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 3-minute walk from the future Du Quartier station of the Réseau express métropolitain (REM), which will connect 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 the future Du Quartier station of the REM (delivery in 2021)



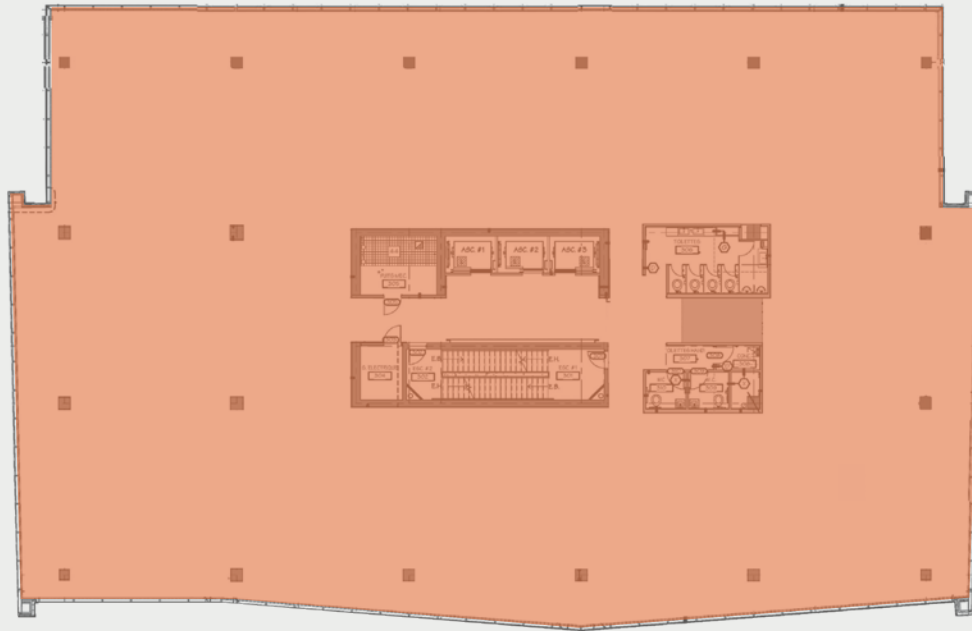
10-minute drive from Montréal-Saint-Hubert-Longueuil Airport



15-minute drive from Downtown via major highways



Several major shopping complexes nearby



Want to plan a tour? Contact us for more information.

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avisonyoung.ca