

AVISON
YOUNG

OFFICE SPACES FOR LEASE

AT COMPLEXE MÉTRO LONGUEUIL

1000 DE SÉRIGNY STREET - 1010 DE SÉRIGNY STREET - 25 LA FAYETTE BOULEVARD





Great access makes the difference

Give your teams a connected, strategic environment. Accessibility, nearby services, and quality of life at work: key assets to attract top talent and win over business partners.

Choose Complexe Métro Longueuil

Located in the heart of a rapidly growing neighborhood, Complexe Métro Longueuil is a strategic choice for any business seeking visibility, accessibility, and a high-quality work environment. Directly connected to the Longueuil-Université-de-Sherbrooke metro station, the bus terminal, and major roadways, it offers fast and convenient access to both the South Shore and Montréal. Just five minutes from downtown Montréal and the Berri-UQAM metro station, it stands out as a premier address for your offices.

Three strategic addresses just outside Montréal

Made up of three interconnected office buildings, Complexe Métro Longueuil offers a range of amenities including a shared conference room, communal terrace, daycare center, and indoor parking. The spaces are designed to ensure comfort, functionality, and productivity.

One Complex.
Three addresses.
A wide range
of services.



Promotion

6 months free

with a minimum 5-year term*



* 6 months free rent will be granted before occupancy

Property details

Addresses	1010 de Sérigny Street	1000 de Sérigny Street	25 La Fayette Boulevard
Typical floor plate	± 16,200 sf	± 13,500 sf	± 16,200 sf
Building class	A	A	A
Number of floors	9	6	6
Parking	1 / 1,500 sf	1 / 1,500 sf	1 / 1,500 sf
Additional rent 2025**	\$16.44 psf	\$16.80 psf	\$16.71 psf

** Including electricity and maintenance



VILLE-MARIE

MONT-ROYAL

84,190
VEHICLES PER DAY

MOLSON DISTRICT

JACQUES-CARTIER BRIDGE

LA RONDE

JEAN-DRAPEAU

BERRI-UQAM

ÎLE NOTRE-DAME

LONGUEUIL-UNIVERSITÉ-
DE-SHERBROOKE

AUTOROUTE 132

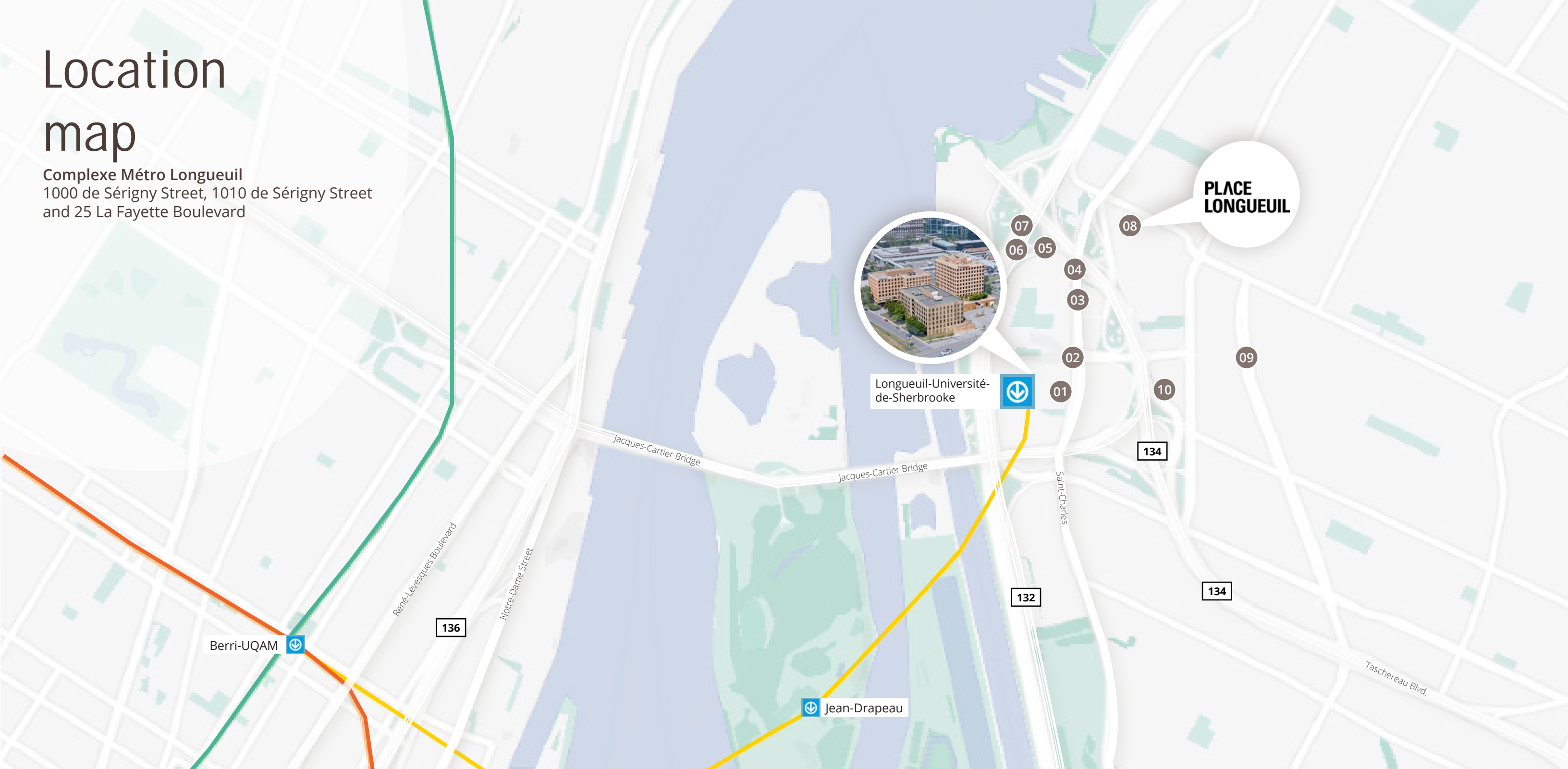
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JACQUES-CARTIER BRIDGE



Location map

Complexe Métro Longueuil
1000 de Sérigny Street, 1010 de Sérigny Street
and 25 La Fayette Boulevard



5 MINUTES TO BERRI-UQAM
7 MINUTES TO BONAVENTURE

97 TRANSIT SCORE

89 WALK SCORE

88 BIKE SCORE



Only 5 minutes from the property

- | | | | |
|----|--------------------------|----|------------------------|
| 01 | Idolem Yoga Chaud | 06 | Hotel Sandman |
| 02 | Centre sportif du Campus | 07 | Électroforme Longueuil |
| 03 | Université de Sherbrooke | 08 | Place Longueuil |
| 04 | UQAM - Campus Longueuil | 09 | Motto Longueuil |
| 05 | GM Gym | 10 | Le Dauphin Hotel |

A complete range of services on hand

Complexe Métro Longueuil offers much more than just office space. With an on-site daycare, you save precious time and enjoy daily peace of mind. Add to that a shared conference room for your business meetings, electric vehicle charging stations, and bike racks for active and eco-conscious workers. Finally, unwind on the shared terrace, the perfect spot for friendly after-work gatherings.



On-site Daycare



Charging stations



Shared conference room



Bicycle racks



Shared terrace



Shared terrace



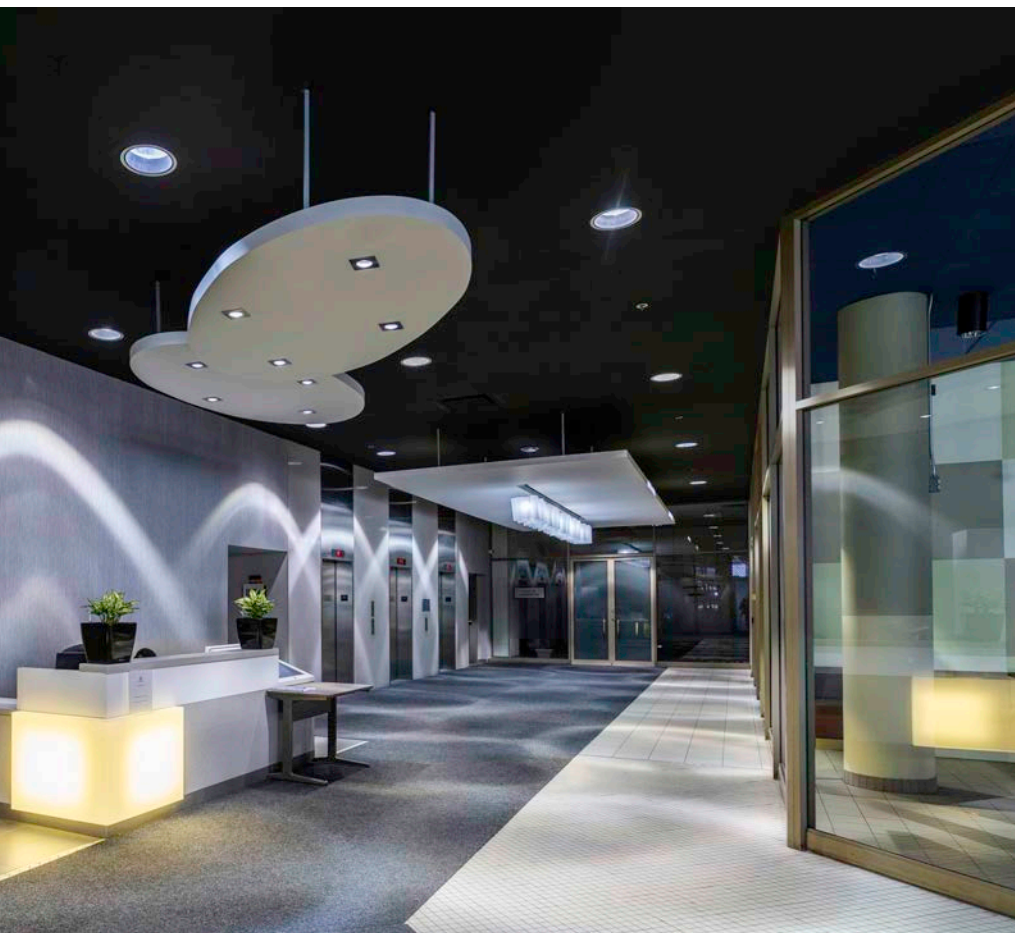
Charging stations



Shared conference room



On-site daycare





1010 de Sérigny Street

Available spaces (±)*

Ground floor	2,600 sf	- CONTIGUOUS SPACE	2,494 sf	1,776 sf
Mezzanine	4,805 sf	- CONTIGUOUS SPACE	8,001 sf	
4th floor	7,301 sf			
6th floor	6,125 sf			
8th floor	2,284 sf			

* Estimated areas

1000 de Sérigny Street

Available spaces (±)*

Ground floor	5,491 sf	- CONTIGUOUS SPACE -	6,309 sf
2 nd floor	3,433 sf		3,565 sf
4 th floor	9,505 sf	- CONTIGUOUS SPACE -	4,048 sf
5 th floor	13,463 sf		
6 th floor	6,700 sf		

* Estimated areas



25 La Fayette Boulevard

Available spaces (\pm)*

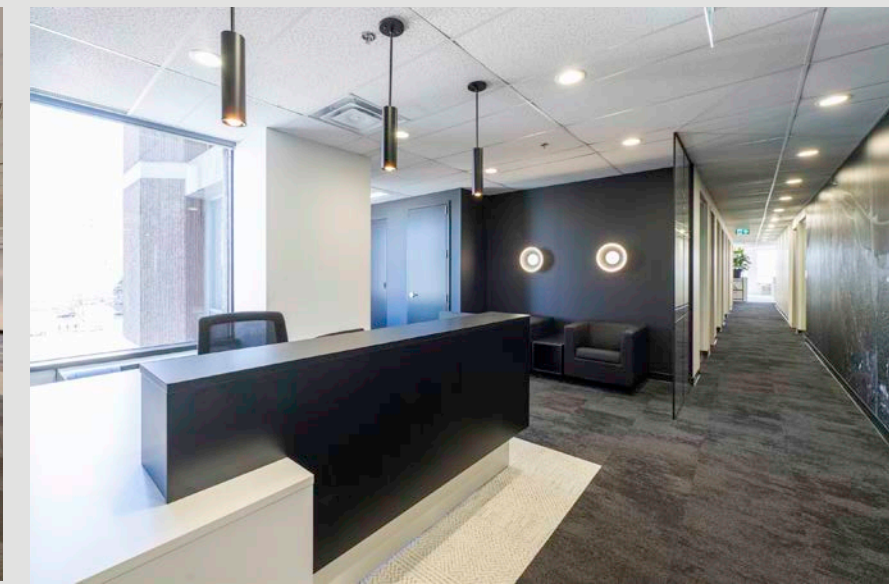
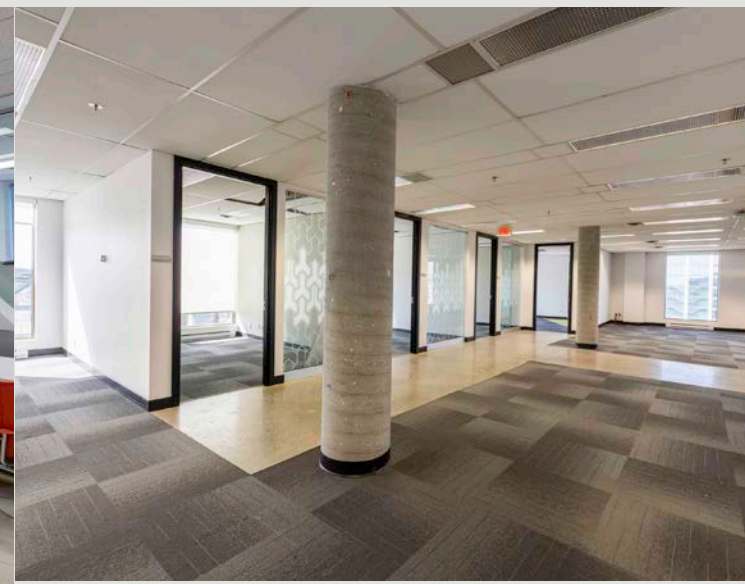
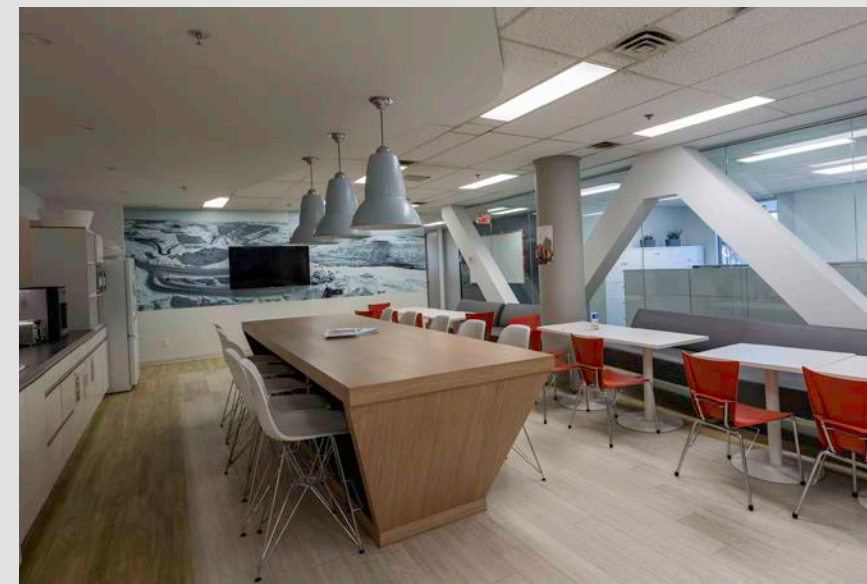
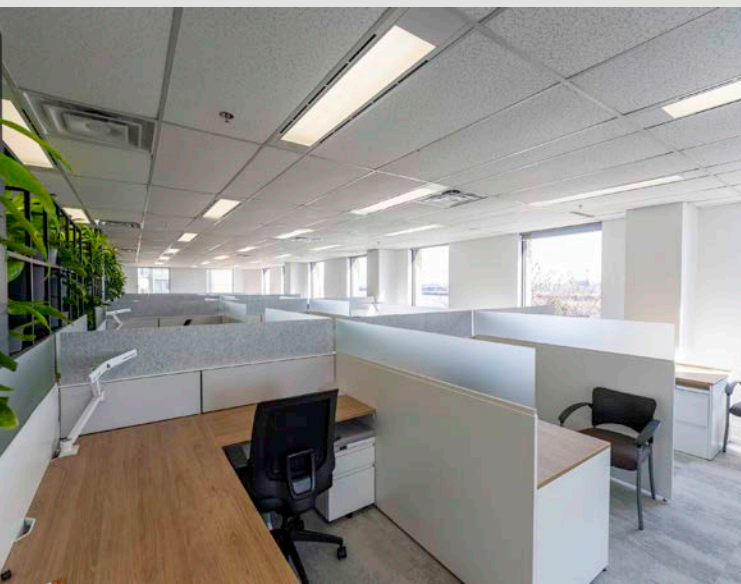
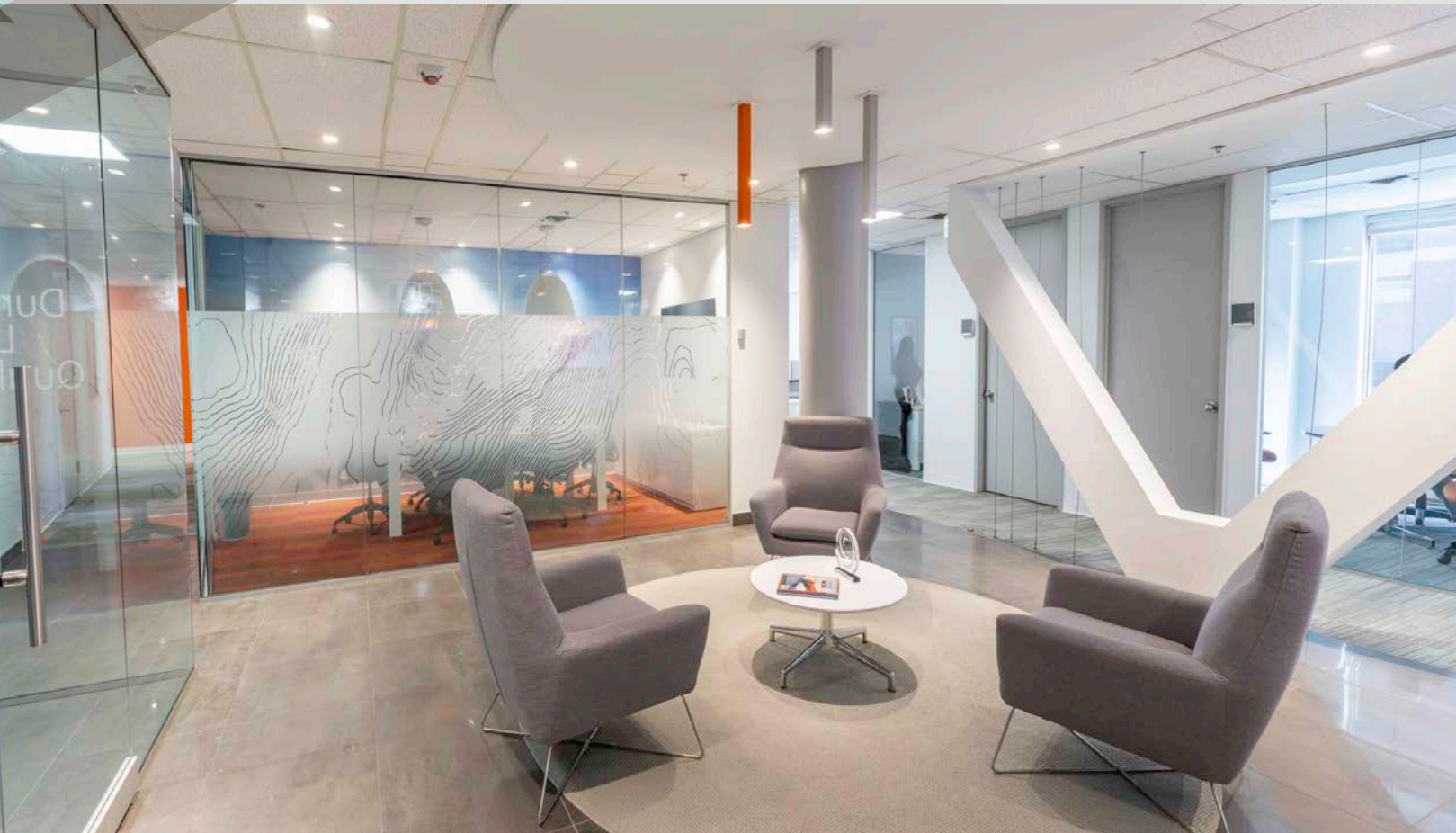
2 nd floor	6,991 sf
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* Estimated areas

The spaces

Complexe Métro Longueuil

Boasting a generous surface area, Complexe Métro Longueuil distinguishes itself with a flexible layout that includes a variety of turnkey offices and open spaces. Whether you're a growing team or a well-established company, you'll find bright, modular environments tailored to your needs, an ideal setting to thrive in a workspace that's practical, modern, and inspiring.





Contact us for more information

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Platinum
member