

5-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.



+/- 8,800 square feet in
a class-A building



5-minute drive from
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

4805 Lapinière Boulevard



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Building Area	72,000 square feet
Number of Floors	6 floors
Year of Construction	2008
Available Area	2 nd floor : 5,600 sf 6 th floor : +/- 3,200 sf
Availability	Immediately
Typical Floor Size	11,000 square feet
Asking Rent	Contact broker
Total Operating Expenses	\$16.41 / square foot (electricity, cleaning included)

Characteristics

- Sophisticated offices offering unbeatable value for money
- Exceptional accessibility at the junction of Highways 10 and 30, and immediate proximity to Du Quartier REM station
- LEED-certified property offering modern and comfortable office spaces, benefiting from abundant natural light
- Close proximity to several green spaces, multifunctional trail and bike paths

Office space for lease

4805 Lapinière Boulevard



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 5-minute drive from the Du Quartier REM station, 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 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 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

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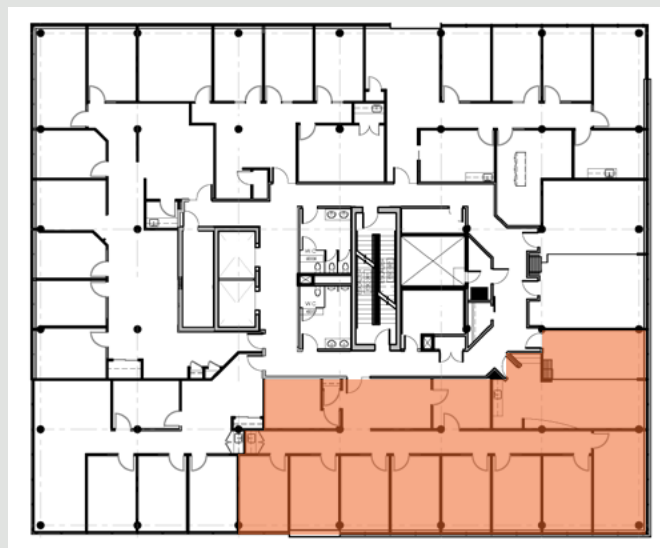
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2ND FLOOR: 5,600 SF



6TH FLOOR: +/- 3,200 SF



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

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