



**For Lease**

± 4,958 SF up to ± 26,726 SF office spaces located in a prestigious 7-storey building in the YMX International Aerocity of Mirabel

**12655 Henri-Fabre Boulevard, Mirabel | QC**

**Steve Garneau**

Vice President  
Commercial Real Estate Broker  
+1 514 701 0612  
steve.garneau@colliers.com

**Étienne Marcoux**

Senior Vice President  
Commercial Real Estate Broker  
+1 514 467 5176  
etienne.marcoux@colliers.com



Turnkey  
office spaces



Easy access  
from highways  
50 and 15



Building in excellent  
condition offering  
optimized layouts





Strategically located 25 minutes from Montreal, the offices are easily accessible from highways 50 and 15. The prestigious building also offers several amenities and services, including a training room and a café/caterer, as well as excellent visibility from Highway 50.

# Property Highlights



7-storey building



Elevators



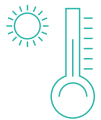
Access card system



Abundant windows



Indoor surveillance cameras



Electric heating and air conditioning



Café/caterer on the 2<sup>nd</sup> floor



Training room available to tenants

## Building Availabilities

Suite	Superficie	Description
<b>2<sup>nd</sup> floor</b>	± 4,958 SF	Cafeteria, conference room and closed offices
<b>3<sup>rd</sup> floor</b>	± 7,256 SF	Full floor 2 meeting rooms and ± 75 workstations
<b>4<sup>th</sup> floor</b>	± 7,256 SF	Full floor 2 conference rooms, 2 closed offices, and ± 70 workstations
<b>5<sup>th</sup> floor</b>	± 7,256 SF	Full floor 3 conference rooms, an executive office, 7 closed offices and ± 45 workstations
<b>Total</b>	± 26,726 SF	Available January 1 <sup>st</sup> 2025* * Possibility of earlier move-in date

## Financial Parameters

**Gross asking rent** \$ 27.00 / SF

**Energy costs** Included

**Cleaning fees** Excluded

**Zoning** ZOP 2-27

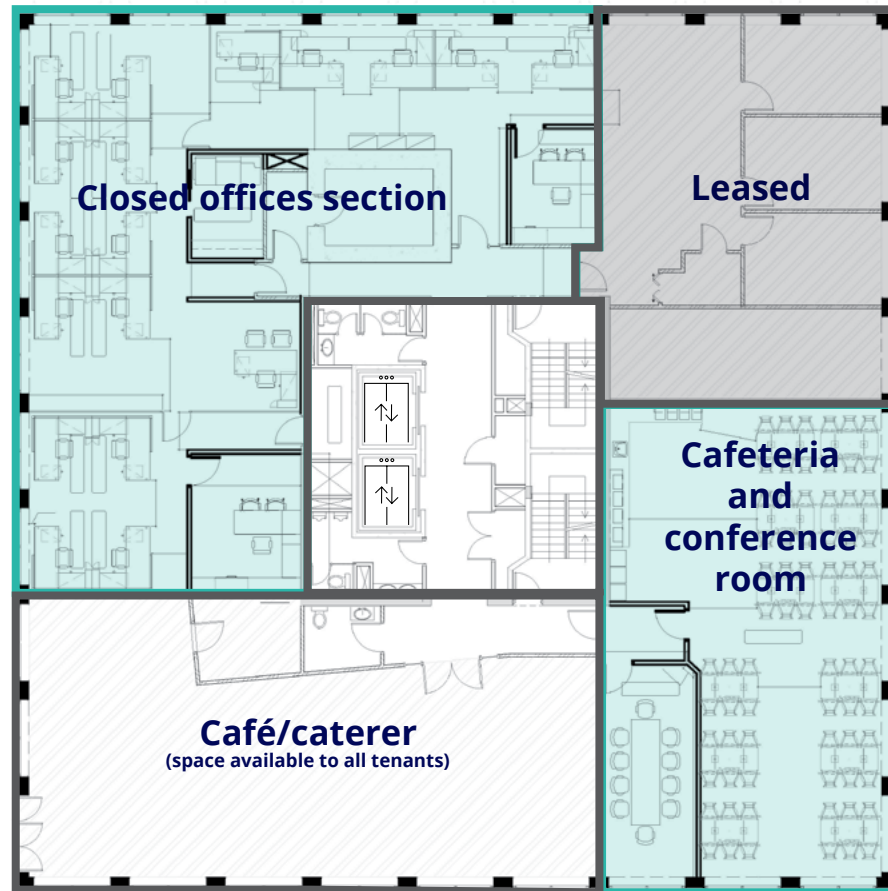
**Outdoor parking** Over 300 stalls  
Visitor parking in front



# Floor Plan

2<sup>nd</sup> floor

± 4,958 SF



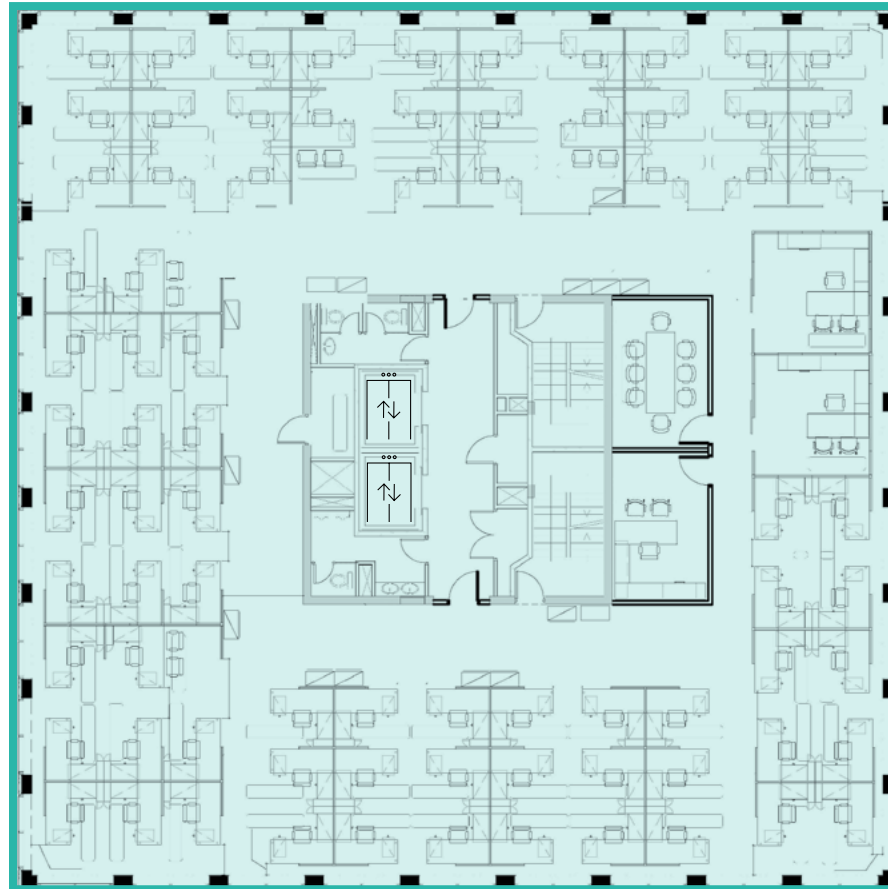
## Space Description

Space including a cafeteria, conference room and enclosed offices,  
ideal for human resources

# Floor Plan

3<sup>rd</sup> floor

± 7,256 SF



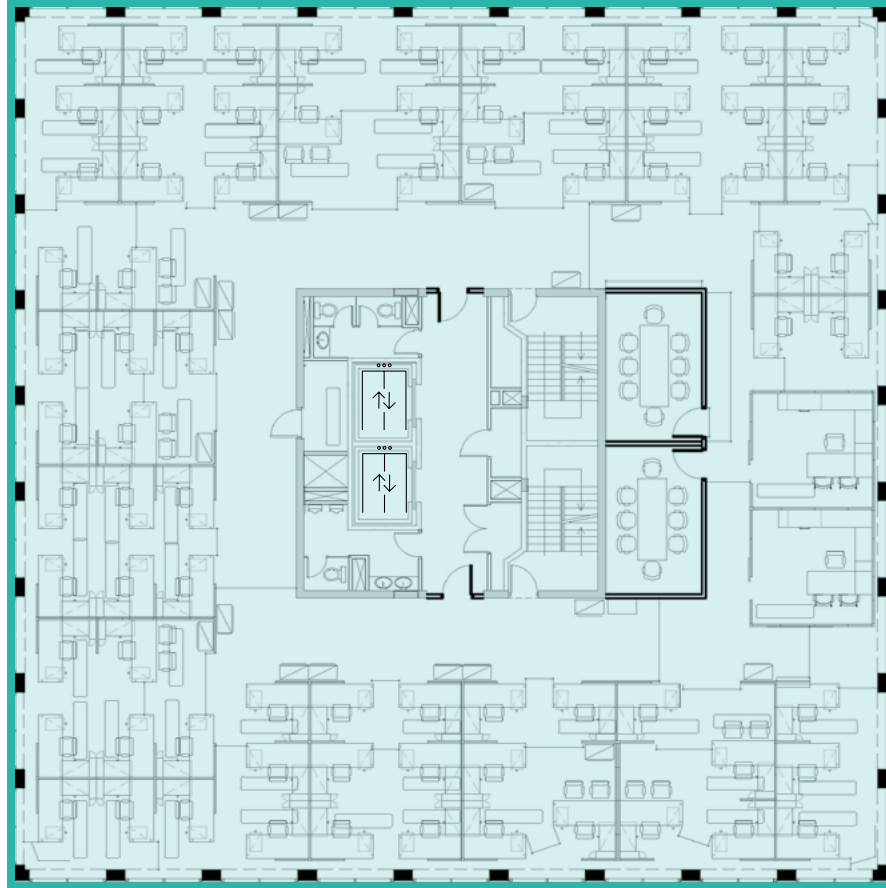
## Space Description

Space including 2 meeting rooms and ± 75 workstations

# Floor Plan

4<sup>th</sup> floor

± 7,256 SF



## Space Description

Space including 2 conference rooms, 2 closed offices,  
and ± 70 workstations

# Floor Plan

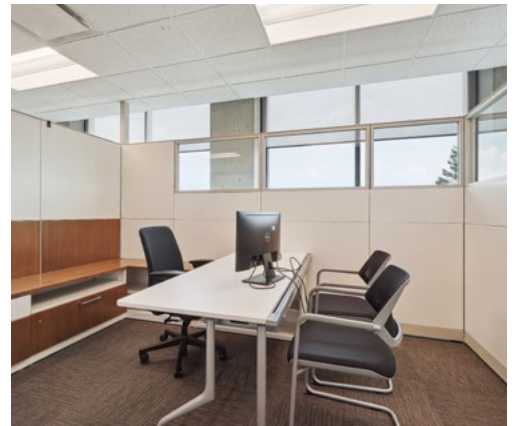
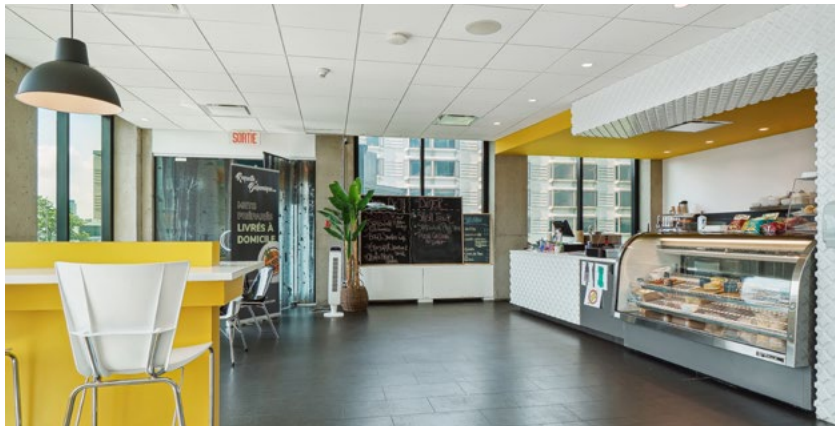
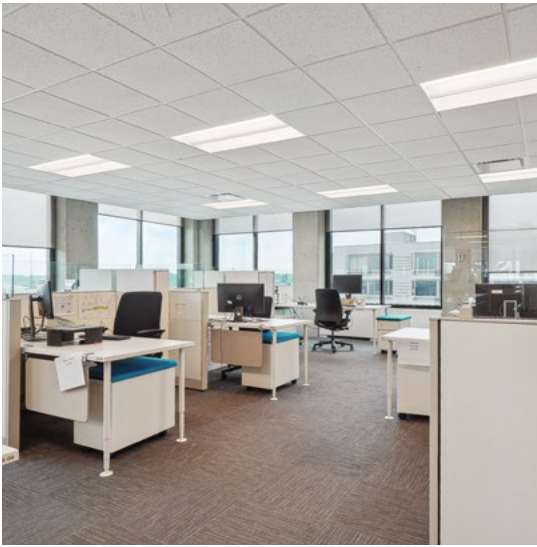
5<sup>th</sup> floor

± 7,256 SF



## Space Description

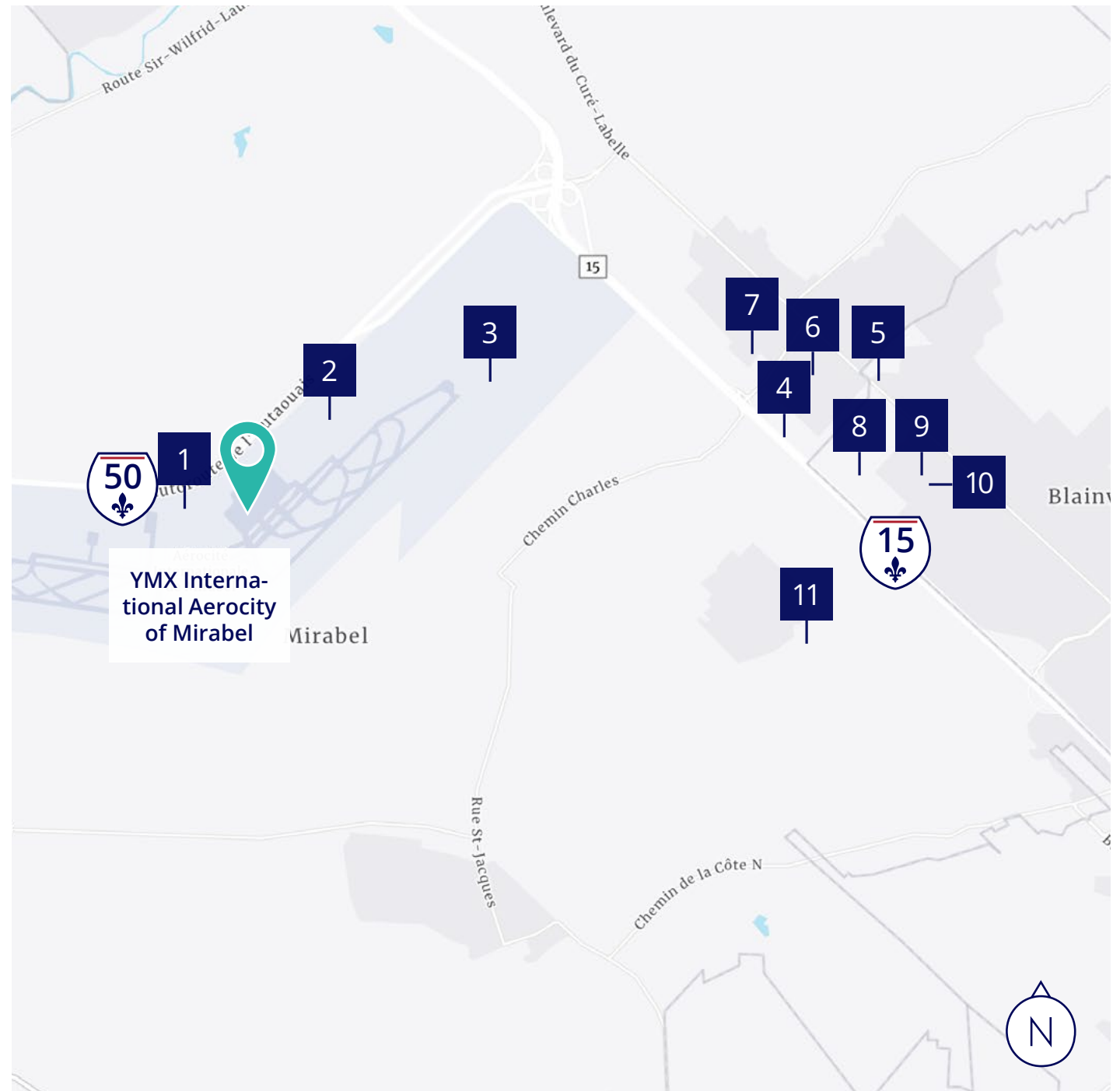
Space including 3 conference rooms, 1 executive office, 7 closed offices, and ± 45 workstations



# In Proximity

📍 12655 Henri-Fabre, Mirabel

1	Cpe Le Petit Equipage Iii
2	Pizza Forno
3	Tim Hortons
4	McDonald's
5	Grand Times Hotel Blainville-Mirabel
6	Bistro le St-Charles
7	Bourassa
8	SAQ
9	Five Guys
10	Statbucks
11	Premium Outlets Montréal





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\* Steve Garneau inc. \*\* Immobilier Étienne Marcoux inc.



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