

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.



3,000 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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## 5005 Lapinière Boulevard

Building Area	128,000 square feet
Number of Floors	8 floors
Year of construction	2018
Available Area	2 <sup>nd</sup> floor : 3,000 square feet
Availability	Immediate
Typical Floor Size	17,700 square feet
Maximum Contiguous	11,463 square feet
Asking Rent	Contact broker
Frais d'opération totaux	\$13.20 per square foot

## 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

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## Jonxion Espace d'affaires



Competitive rental rates



LEED-certified buildings



Abundant light and exceptional views



Modern and comfortable spaces



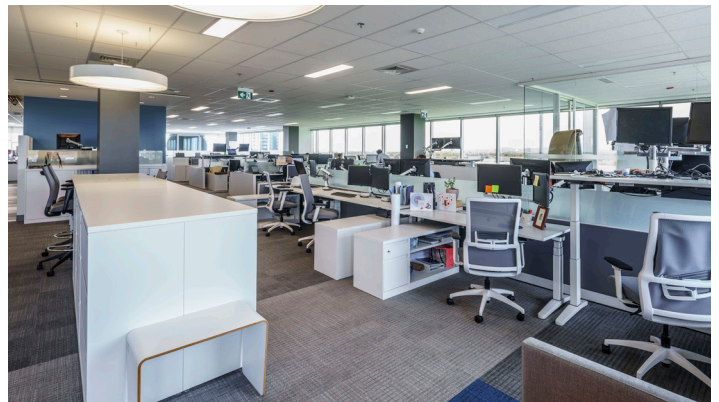
Indoor and outdoor parking



Fibre optic connectivity



Gardens and multifunctional trails



Office space for lease

5005 Lapinière Boulevard



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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

