



**solar**  
UNIQUARTIER™

FOR LEASE > OFFICE SPACE

## Solar Uniquartier: **B1 Office Tower**

5275 Lapinière Boulevard, Brossard, Qc

# The Solar Uniquartier Project

Devimco Immobilier welcomes you to the first neighborhood designed to live, work and play. The large-scale project will be constructed on a 2,189,416 square foot lot and will offer over 600,000 square feet of office space. Solar Uniquartier will be a lively, well thought-out and integrated place, designed for innovative and visionary people. Strategically located at the intersection of highways 10 and 30, the project is easily accessible.

Solar Uniquartier completely reshapes the way we live together. The project is designed to offer citizens a unique experience by offering a simple and enriched lifestyle within a sustainable and eco-responsible development approach. The project plans for the construction of a total of 2,800 residential units and over 500,000 square feet of commercial space comprised of restaurants, stores and local services. Thus, Solar Uniquartier will be transformed into a forward-thinking, multi-use development designed to work, live and play.



# Devimco Immobilier

For the past 25 years, Devimco Immobilier has been a leading real estate developer in Québec, recognized for the development and implementation of major projects. A creator of unique living environments, Devimco Immobilier is the undisputed Québec leader in multi-use complexes combining commercial, business, leisure and residential components. What distinguishes the company are its fundamental values of innovation and creativity. Today, Devimco Immobilier is building the most significant integrated project in Québec: Solar Uniquartier, the new reference in real estate development.





iA  
Groupe Financier  
PENG  
CORPORATION

COURTYARD  
HOTEL

COMMERCE

COURTYARD  
HOTEL

COMMERCE



# B1 Tower Characteristics

The B1 Tower will be the first office tower erected at the Solar Uniquartier and will be delivered in **August 2018**. The building will offer 157,743 square feet of exceptional office space within a unique business environment.

Tenants will benefit from the advantages of the Solar Uniquartier project such as several recreational areas, vast terraces, sports facilities and more. The B1 Tower is the first building at Solar Uniquartier to be granted with LEED® Certification.

- > 7 floors of office space on top of a commercial gallery
- > 24h security
- > 1,200 indoor parking spaces at Place de la Gare once completed
- > 2,000 multi-level parking spaces with charging stations for electric vehicles once completed
- > Indoor bicycle racks and locker rooms with showers
- > Signage opportunity with excellent visibility (according to Altus, average daily flow of 77,000 vehicles on highways 10 and 30)
- > Businesses, stores and services present on site: daycare, financial institutions, gyms, cafés and restaurants



CAFÉ TUT

# Innovative Sustainable Approach

Solar Uniquartier will be supported by innovative technology to ensure optimum energy savings for the entire project. The pillar of the Solar Uniquartier project is to offer an optimal experience and a minimal footprint.

In order to fulfill its mission of providing a green environment, Solar Uniquartier will respect several sustainable development criteria such as:

- > Construction of at least six buildings aiming at LEED® Certification. The B1 Tower is the first building at Solar Uniquartier to be granted with LEED® Certification.
- > Implementation of an energy loop supplying the majority of buildings on the site
- > 100% LED interior and exterior lighting, which is more durable and less energy-consuming than standard lighting
- > 50% of rainwater recovered through infiltration and evapotranspiration
- > Streets lined with trees to avoid heat points and favour a green neighborhood
- > 20% of the building materials used on the Solar Uniquartier project will be recyclable
- > Recovery of 50% of construction and demolition waste

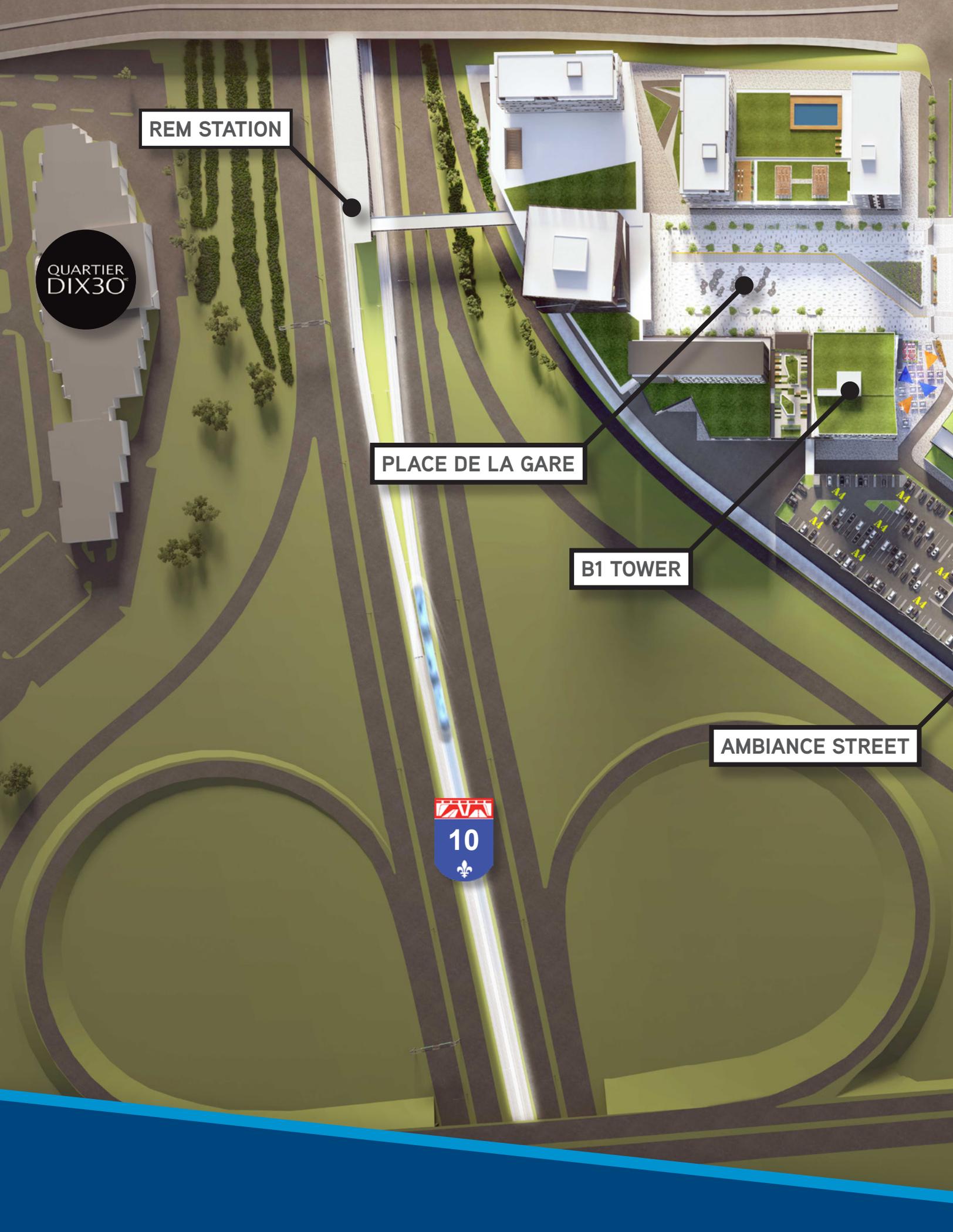
REM STATION

QUARTIER  
DIX30™

PLACE DE LA GARE

B1 TOWER

AMBIANCE STREET





RESIDENTIAL POLE



# Accessibility and strategic location (REM)

At the intersection of highways 10 and 30, B1 Tower will be easily accessible via automobiles or public transit. The Réseau électrique métropolitain (REM) planned for 2021 is an electric railway network that will connect Solar Uniquartier to downtown Montreal, allowing the public to make the trip in about fifteen minutes. Operational 20 hours a day, 7 days a week, thousands of passengers will have access to a departure every 6 minutes.





# Contact Us

## ANDRÉ G. PLOURDE

Senior Vice President  
Chartered Real Estate Broker  
+1 514 764-8199

[Andre.Plourde@colliers.com](mailto:Andre.Plourde@colliers.com)

## JULIEN MÉTHOT

Associate  
Commercial Real Estate Broker  
+1 514 764-8177

[Julien.Methot@colliers.com](mailto:Julien.Methot@colliers.com)

## FRANÇOIS LAURENCE

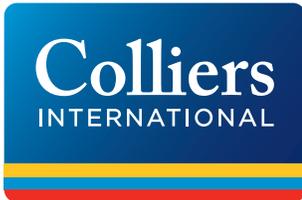
Associate Vice President  
Chartered Real Estate Broker  
+1 514 764-8197

[Francois.Laurence@colliers.com](mailto:Francois.Laurence@colliers.com)

## JULIE CÔTÉ

Senior Associate  
Real Estate Broker  
+1 514 764-8198

[Julie.Cote@colliers.com](mailto:Julie.Cote@colliers.com)



## MONTREAL

1800 McGill College Avenue  
Suite 400, Montréal, Qc  
H3A 3J6

+1 514 866-1900

## QUÉBEC

2828 Laurier Boulevard  
Suite 700, Québec, Qc  
G1V 0B9

+1 418 263-4800

[collierscanada.com](http://collierscanada.com)



DEVIMCO  
IMMOBILIER



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and /or its licensor(s). © 2018. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International (Québec) Inc. Real Estate Agency.