

**AVISON
YOUNG**

**QUARTIER
DIX30^{INC}**

portefeuille de bureaux
office portfolio



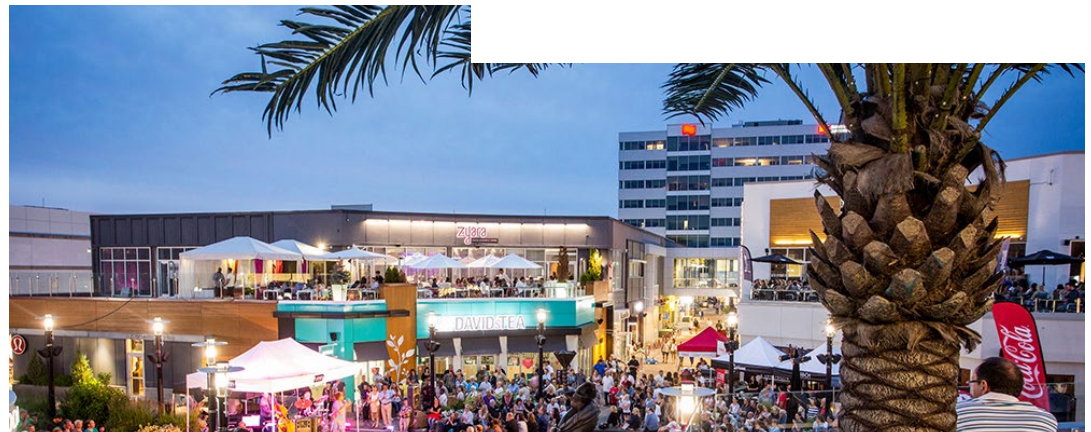
modern office space for lease

9160
Leduc Boulevard

Brossard, Québec



OXFORD



9160 Leduc Boulevard

Brossard, Québec

Overlooking Highway 10 and the Le Square sector of Quartier DIX30™, 9160 Leduc Boulevard offers a modern work environment in the heart of Canada's largest lifestyle shopping centre. Home to the National Bank, WSP as well as a Regus business centre, the building is an ideal location for firms requiring quality office space on the South Shore of Montreal.

The eight-storey building offers from 2,100 to 9,000 square feet of Class-A office space, equipped with good fenestration providing abundant natural light. The tower additionally offers direct access to Le Square's underground parking, which includes 2,100 heated parking spaces.

9160 Boulevard Leduc profits from the immediate proximity of the hundreds of shops, restaurants and services located in Quartier DIX30™, as well as the vibrant and colorful environment that the centre offers. Adjacent to the future Du Quartier station and the Réseau express métropolitain (REM) terminus, Quartier DIX30™ also benefits from its proximity to Downtown Montreal and the rest of the greater metropolitan area.



a modern work
environment in the
heart of Canada's largest
lifestyle shopping centre



9160 Leduc Boulevard

Brossard, Québec

characteristics

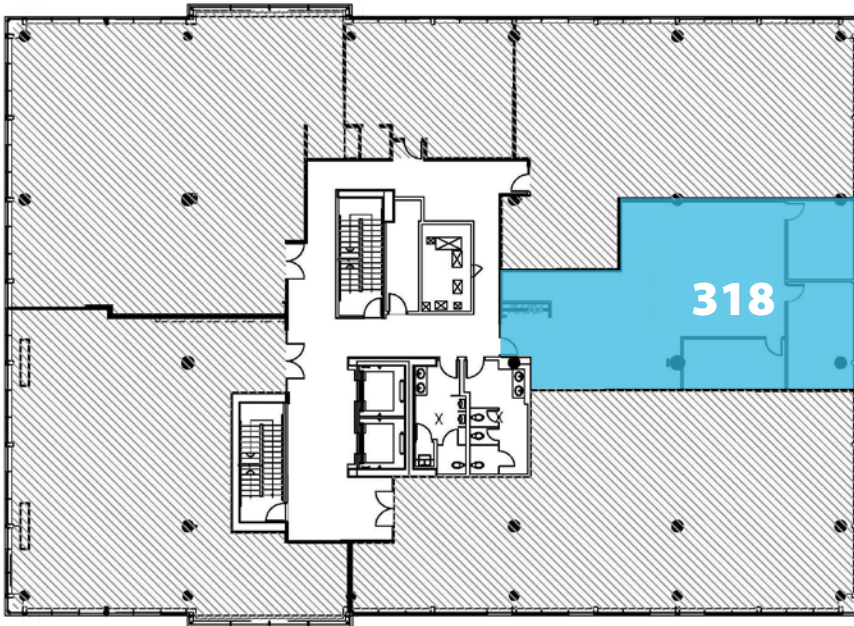
Address	9160 Leduc Boulevard, Brossard, Québec J4Y 0E6
Year of construction	2012
Building Category	Class A
Number of Floors	8 floors of office space
Total Office Area	105,606 square feet
Typical Floor Area	15,000 square feet
Ceiling Height	9 feet
Parking	2,100 underground parking spaces included (non reserved)
Elevators	2 elevators (office)
Optic Fibre Connectivity	Yes
Security System	Access card system
Fire Protection System	Smoke detectors and sprinklers



9160 Leduc Boulevard

Brossard, Québec

Highway 10



Leduc Boulevard

Highway 10



Leduc Boulevard

Suite	Floor	Rentable Area	Availability
Suite 318	3 rd floor	2,101 square feet	Immediate
Suite 510	5 th floor	8,933 square feet	March 2019

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direct connections to réseau express métropolitain

Currently under construction, the future Réseau express métropolitain (REM) is a light rail system that will link Quartier DIX30™ to Downtown Montreal in less than 15 minutes.

Upon delivery of the new system in 2021, Quartier DIX30™ will be directly adjacent to the REM Terminus, which will be located just across Highway 30.

In addition, the Du Quartier REM Station will be located directly in between lanes along Highway 10. An indoor walkway will connect Quartier DIX30™ to Du Quartier Station, allowing visitors and workers to easily get to the complex from the REM network.



9160 Leduc Boulevard

Brossard, Québec

more accessibility



Bus lines carrying tenants to the heart of Quartier DIX30™ from **Bonaventure Station** in Downtown Montréal, **Longueuil-Université-de-Sherbrooke Metro Station** and the adjacent bus terminus, as well as **Terminus Panama**.



Quartier DIX30™ is located in proximity to the **new Champlain Bridge**, which will link Brossard to Downtown Montréal via a brand new infrastructure.



Quartier DIX30™ will also benefit from the construction of the **new Du Quartier Overpass**, which will connect both sides of Du Quartier across Highway 10 and be home to the new **Du Quartier REM Station**.



Quartier DIX30™ is located in proximity to **Montréal-Saint-Hubert-Longueuil Airport (YHU)**, which offers two daily flights to and from Toronto.



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QUÉBEC CITY
🚗 2 h 30 min

MONTRÉAL
🚗 15 min

**QUARTIER
DIX30™**



Highway 30

139,000 VEHICULES
per day



Highway 10

120,000 VEHICULES
per day

BURLINGTON
🚗 1 h 30 min

UNITED STATES
🚗 43 min

SHERBROOKE
🚗 1 h 15 min

location

The Montérégie, Montréal and Eastern Townships areas respectively draw 2.2 million, 9.6 million and 3 million visitors each year.

Quartier DIX30™ is the closest major commercial complex to the United States.

9160 Leduc Boulevard

Brossard, Québec

services included et characteristics



12,500 parking spaces in Quartier DIX30™ :
2,100 underground, heated spaces in Le Square
1,200 underground spaces in Lifestyle



parking spaces equipped with charging stations for
electric vehicles



onsite security 24/7, access card systems and
fire protection throughout the entire complex



events and activities for the whole family,
day and night, all year round



bike loan to circulate within Quartier DIX30™
(seasonal)



Quartier DIX30™ draws a total of over 24 million
visitors each year

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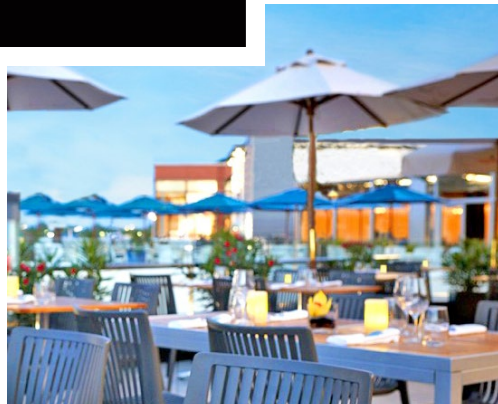
9160 Leduc Boulevard

Brossard, Québec



welcome to

QUARTIER
DIX30^{MC}



+180

boutiques and shops

3

popular groceries

+65

foodie venues

6

banks

+30

health & well-being oases

2

daycare centres

+15

entertainment venues

8

gourmet boutiques

2

prestige hotels

+

events all year round, day and night

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about Oxford Properties Group

Oxford Properties Group is one of the world's premier real estate investment, development and management companies.

Established in 1960, Oxford manages over \$45 billion of real estate assets on behalf of its co-owners and investment partners, with a global portfolio spanning over 61 million square feet. We have offices across Canada and in London, Luxembourg, Boston, Washington DC, New York, Singapore and Sydney with regional investment, development and management professionals who have deep real estate expertise and local market insight.

Oxford is the global real estate arm of OMERS, the pension plan for Ontario's municipal employees.

For more information about our hands-on approach to real estate, visit www.oxfordproperties.com.



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