

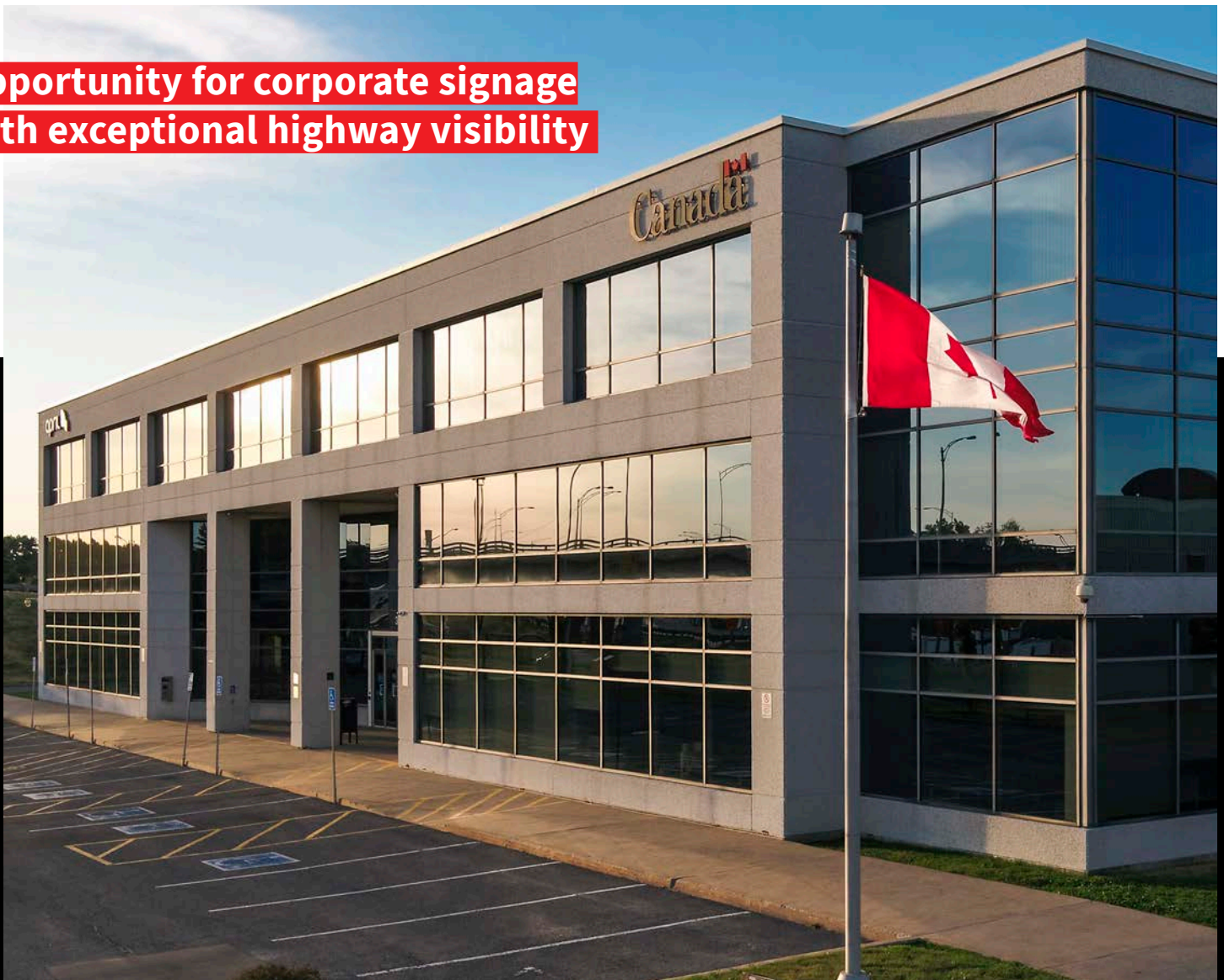
# For Lease

## 3250 LAPINIÈRE BOULEVARD

Brossard, Québec

Prime Class A Office Building in the Heart of a Growing Suburb

**Opportunity for corporate signage  
with exceptional highway visibility**



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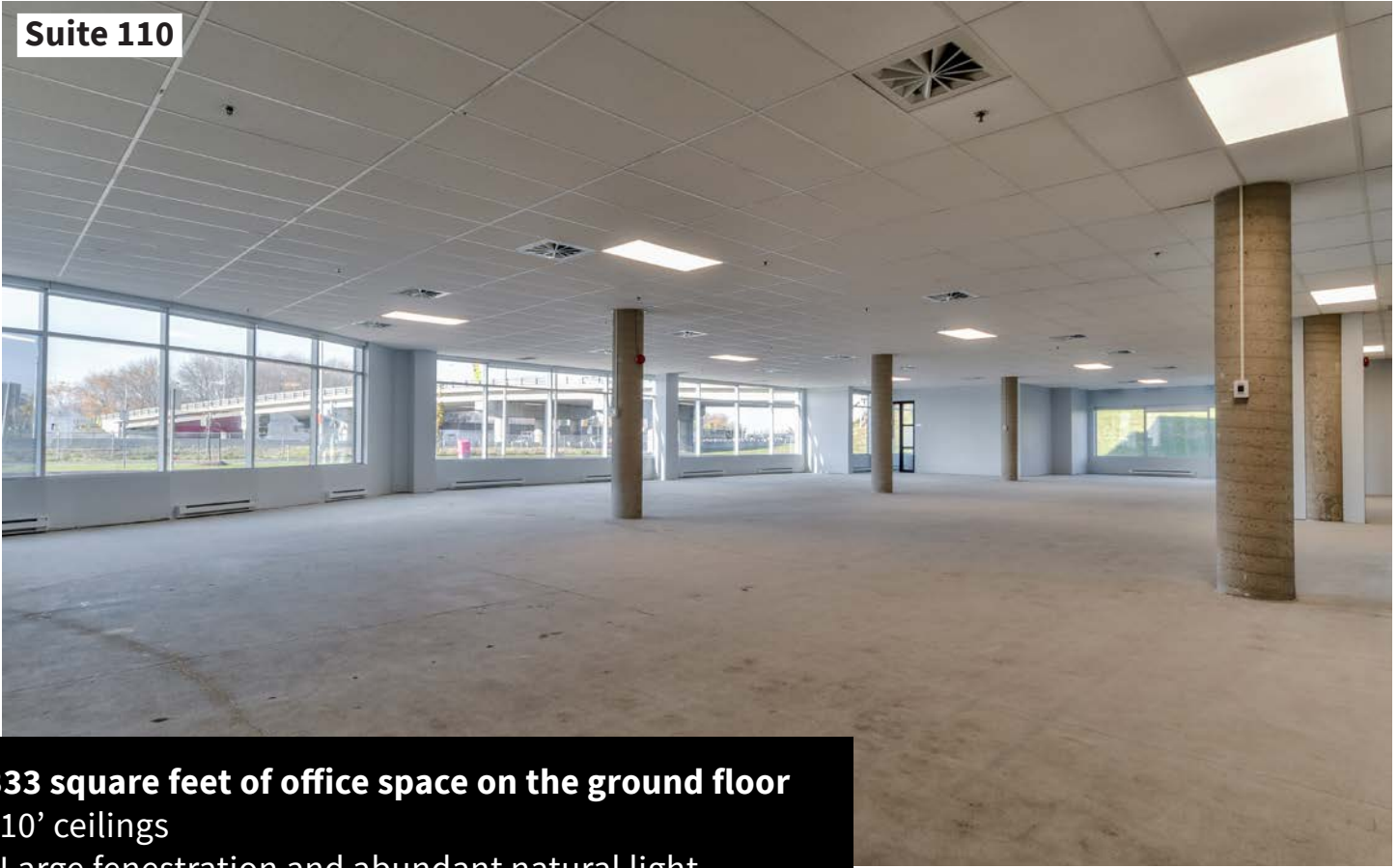


## Premier Office Building

3250 Lapinière is a Class “A” office building located in the Brossard node of the South Shore office market. The building totals 82,323 SF of gross leasable area across three storeys. The property was built in 2001 in accordance with high standard government specifications and features a beautiful, light-filled, double-height lobby and tremendous visibility from Highway 10. It is BOMA BEST certified and offers on-site electric vehicle charging and bicycle parking. The exterior parking at the rear of the building can accommodate 332 vehicles.



**Suite 110**

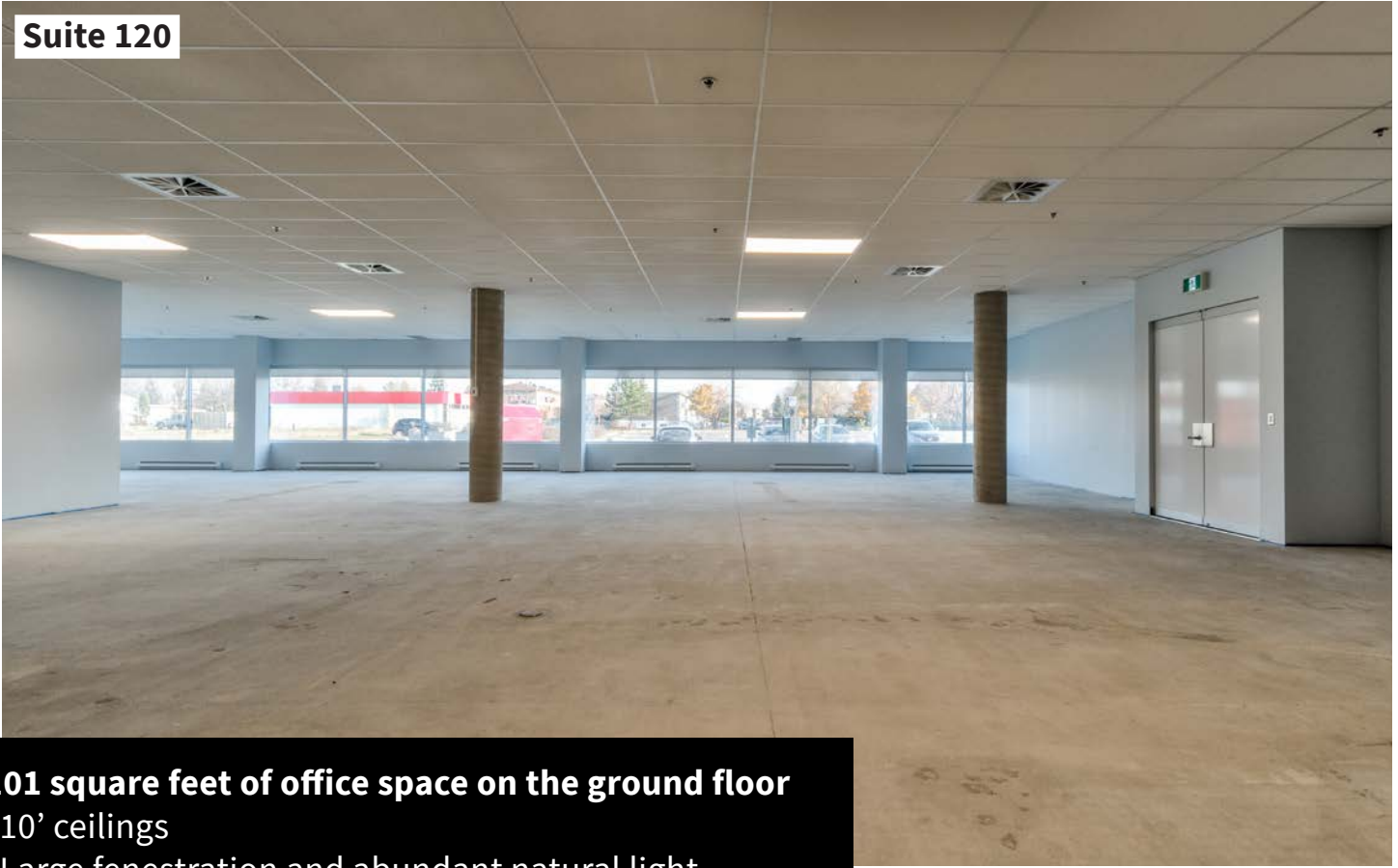


**7,333 square feet of office space on the ground floor**

- 10' ceilings
- Large fenestration and abundant natural light
- New HVAC controls



**Suite 120**



**4,101 square feet of office space on the ground floor**

- 10' ceilings
- Large fenestration and abundant natural light
- New HVAC controls



## Availabilities

Suite	Area (sq. ft.)	Availability
110	7,333	Immediate
120	4,101	Immediate

## Financial Details

Asking Rate & Tenant Allowance	Quotes for 5 & 10-year terms available upon request
Additional Rent	\$13,27
Electricity	Included
Cleaning	Included

## Floor Plan

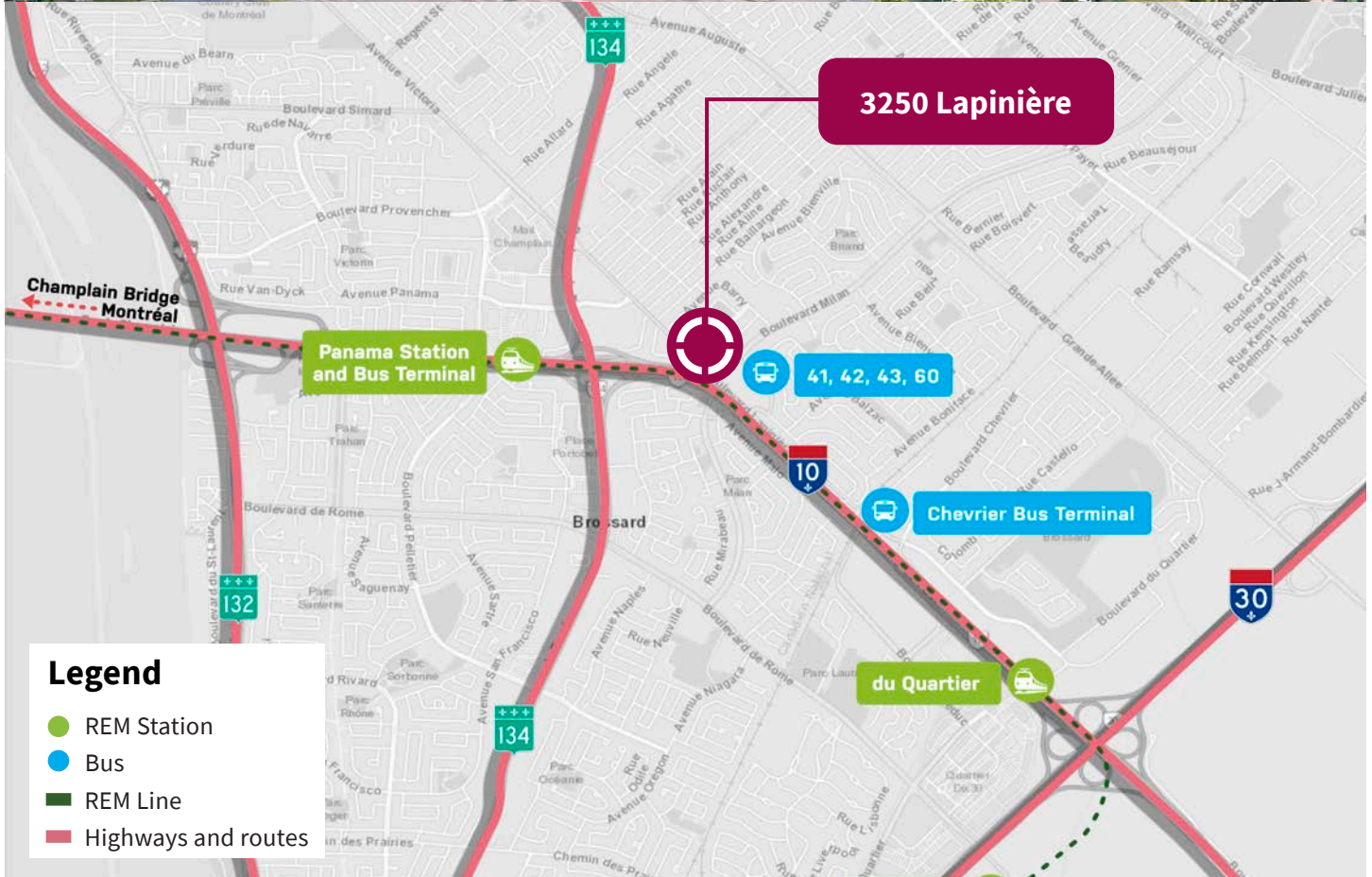


Boulevard Lapinière



## Location

The property is located just off the Milan Boulevard exit of Highway 10, making it highly accessible by public transit. It is less than 10 minutes from downtown Montreal, via the Champlain Bridge, and from the Greater South Shore markets, including Longueuil and Saint-Hubert. The forthcoming REM will run right by the property with the nearest station, Panama, situated 1.3 kilometres away. 3250 Lapinière users enjoy the proximity of the DIX30 and Champlain shopping malls.



## For leasing inquiries, please contact:

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