

Building Brochure

Parc d'Affaires sur Le Golf

4605, boulevard Lapinière, Brossard, Quebec



Building Information

Building Size:
96954 sf

Number of Floors:
3

Public Transport:
yes

Year of Construction:
2008

Number of Elevators:
2

Building Description

Energy-Efficient Executive Offices, of high quality, located on Boulevard Lapinière, **near Highways 10 and 30 in Brossard**

The building offers approximately 100,000 square feet, divided into three phases of 33,075 square feet across 3 floors.

In addition to its **vast outdoor parking** for users and visitors, the building also features **indoor parking**, which is particularly appreciated during the winter season.

The building at 4605 Boulevard Lapinière in Brossard benefits from numerous advantages and nearby amenities, making it a **strategic location** for businesses seeking **high visibility** and **optimal accessibility**.

- **Electric charging stations** available both outdoors and in the indoor parking area;
- **Showers** accessible to building users;
- **Proximity to Quartier DIX30**, offering a wide variety of shops, restaurants, cafés, and services;
- **Easy access to Highways** 10 and 30, facilitating travel to Montreal and surrounding regions;
- **Public Transit:** Several bus lines serve the area, and the REM (Réseau express métropolitain) is easily accessible, offering a fast connection to downtown Montreal;
- **Nearby services:** Numerous amenities such as grocery stores, pharmacies, healthcare centers, and community facilities make this a convenient place to work;

For more information, feel free to contact us at:

(450) 671-6300 #23

General

Year of construction
2008

Building website
www.immocredit.ca

Building zoning
Office

Cost of the tenant

Description
None

Building size

Number of floors
3

Total office space
96954 sf

Total office space
96954 sf

Construction

Toilet rooms per floor
2

Optical fiber capacity
yes

Elevators

Number of elevators
2

Security and Access

Fire detection system
yes

Security System
yes

Barrier-free access
yes

Sprinkler system
yes

Parking

Surface Stall Ratio
1 / 375 sf

Above Ground Ratio
1 / 350 sf

Public transport

External public transport
yes

Available Suite(s)

Suite 100



Size

18315 sf

Availability

Immediately

Type

Office

Rate

[Inquire](#)

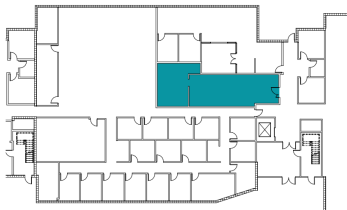
Notes regarding the suite

Term 10 years: Available on demand

Term 5 years : Available on demand

Additional Rent : Available on demand

Suite 130



Size

1008 sf

Availability

Immediately

Type

Office

Rate

[Inquire](#)

Notes regarding the suite

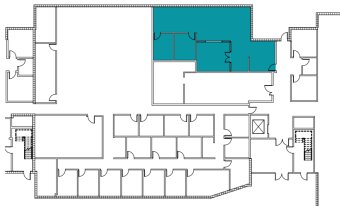
Formerly a restaurant that can be converted into an office

Term 10 years: Available on demand

Term 5 years : Available on demand

Additional Rent : Available on demand

Suite 140



Size

1645 sf

Availability

11/01/2025

Type

Office

Rate

[Inquire](#)

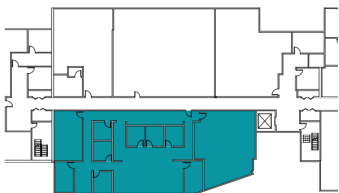
Notes regarding the suite

Term 10 years: Available on demand

Term 5 years : Available on demand

Additional Rent : Available on demand

Suite 240



Size

4697 sf

Availability

Immediately

Type

Office

Rate

[Inquire](#)

Notes regarding the suite

Term 10 years: Available on demand

Term 5 years : Available on demand

Additional Rent : Available on demand