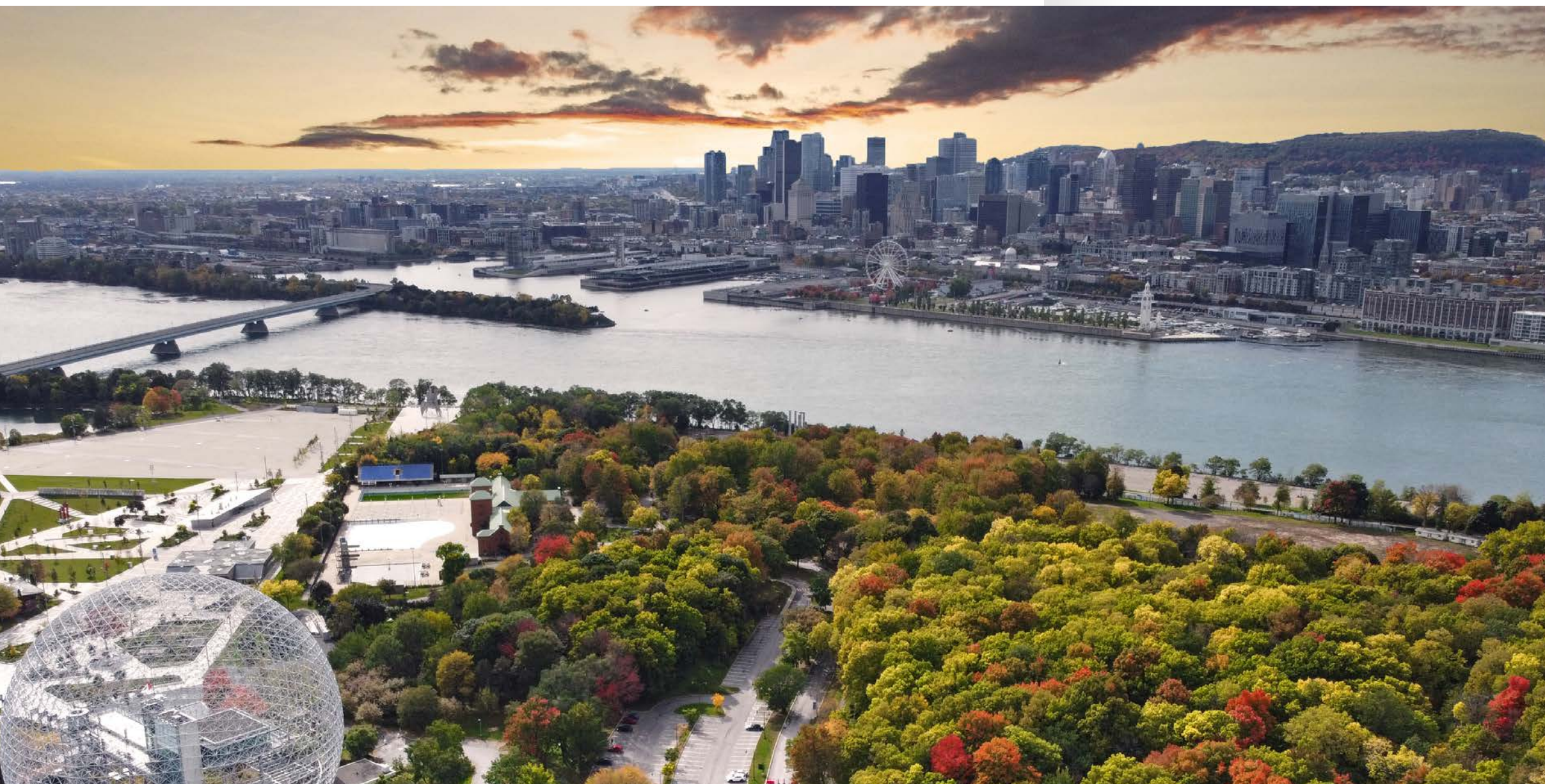




# Le Complexe St-Charles

1111 St-Charles W. St., Longueuil, QC



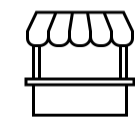
# The best of both worlds

The quality of life South Shore has to offer, including its impressive views of the Saint-Lawrence River while being minutes away from downtown Montreal.

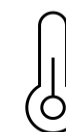




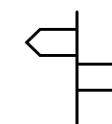
Exceptional office premises



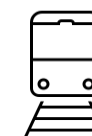
300,000 square feet  
of commercial space



Heated and air-conditioned  
covered walkway to the metro



Surrounded by all major highways

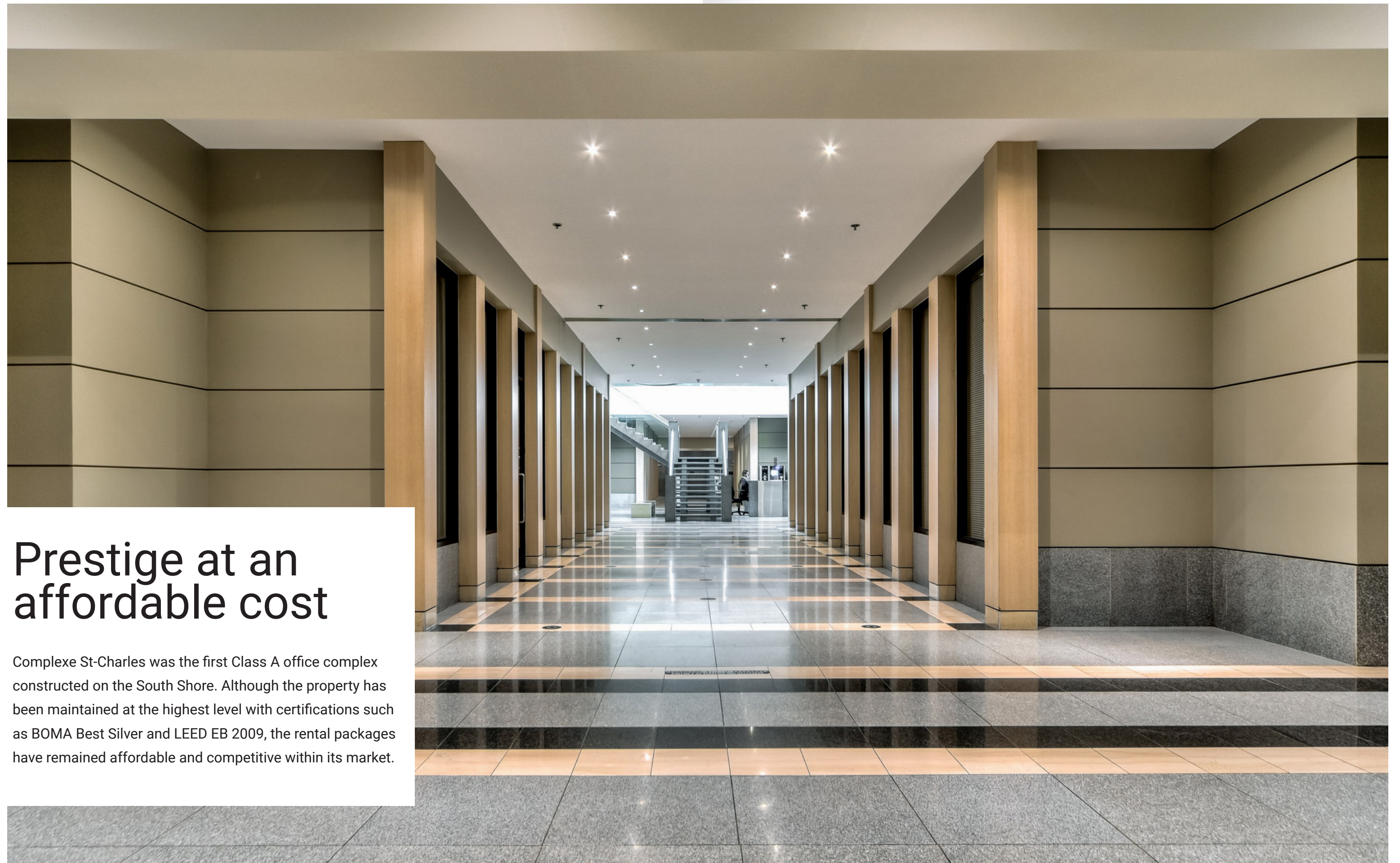


10 minutes from Berri-UQAM



Minutes from Vieux-Longueuil





# Prestige at an affordable cost

Complexe St-Charles was the first Class A office complex constructed on the South Shore. Although the property has been maintained at the highest level with certifications such as BOMA Best Silver and LEED EB 2009, the rental packages have remained affordable and competitive within its market.





# Inspiring work environment

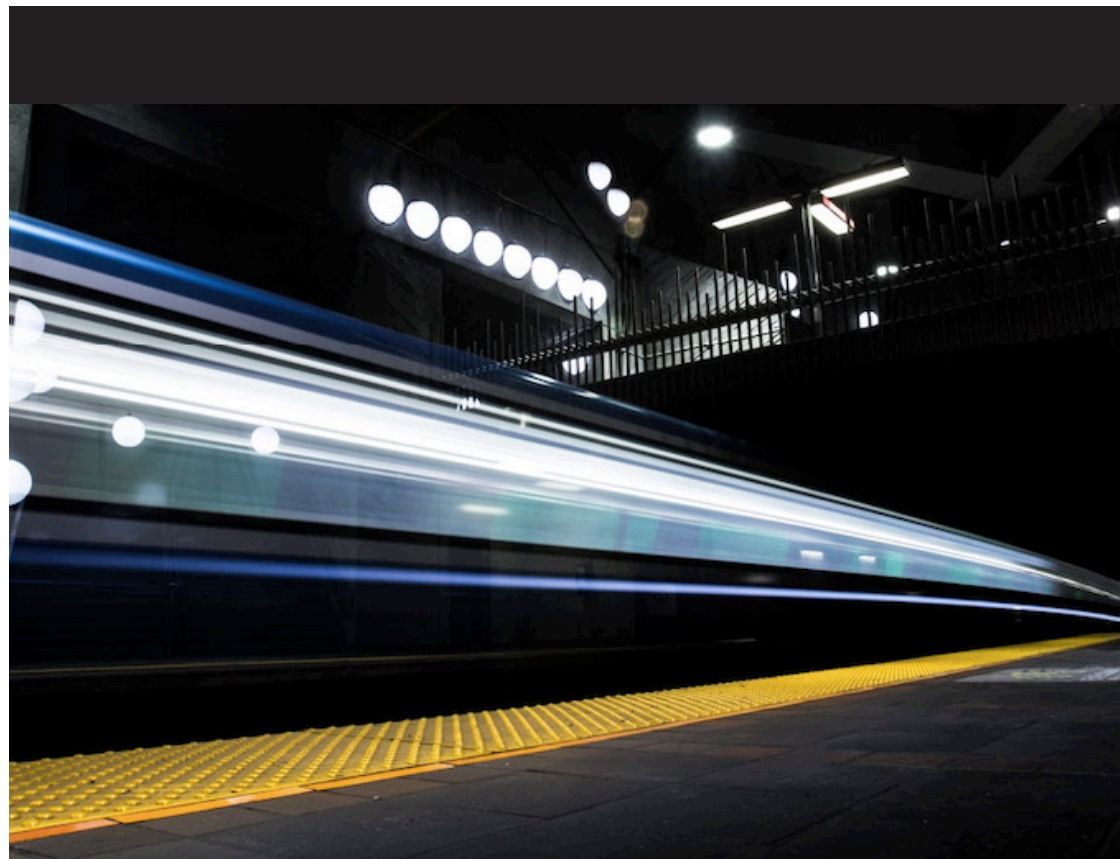
Your choice of location and work environment send a strong message to your employees and clients. Our spaces are equipped with sophisticated mechanical and electrical systems which are designed to accommodate all types of layouts with great views and abundant natural light.



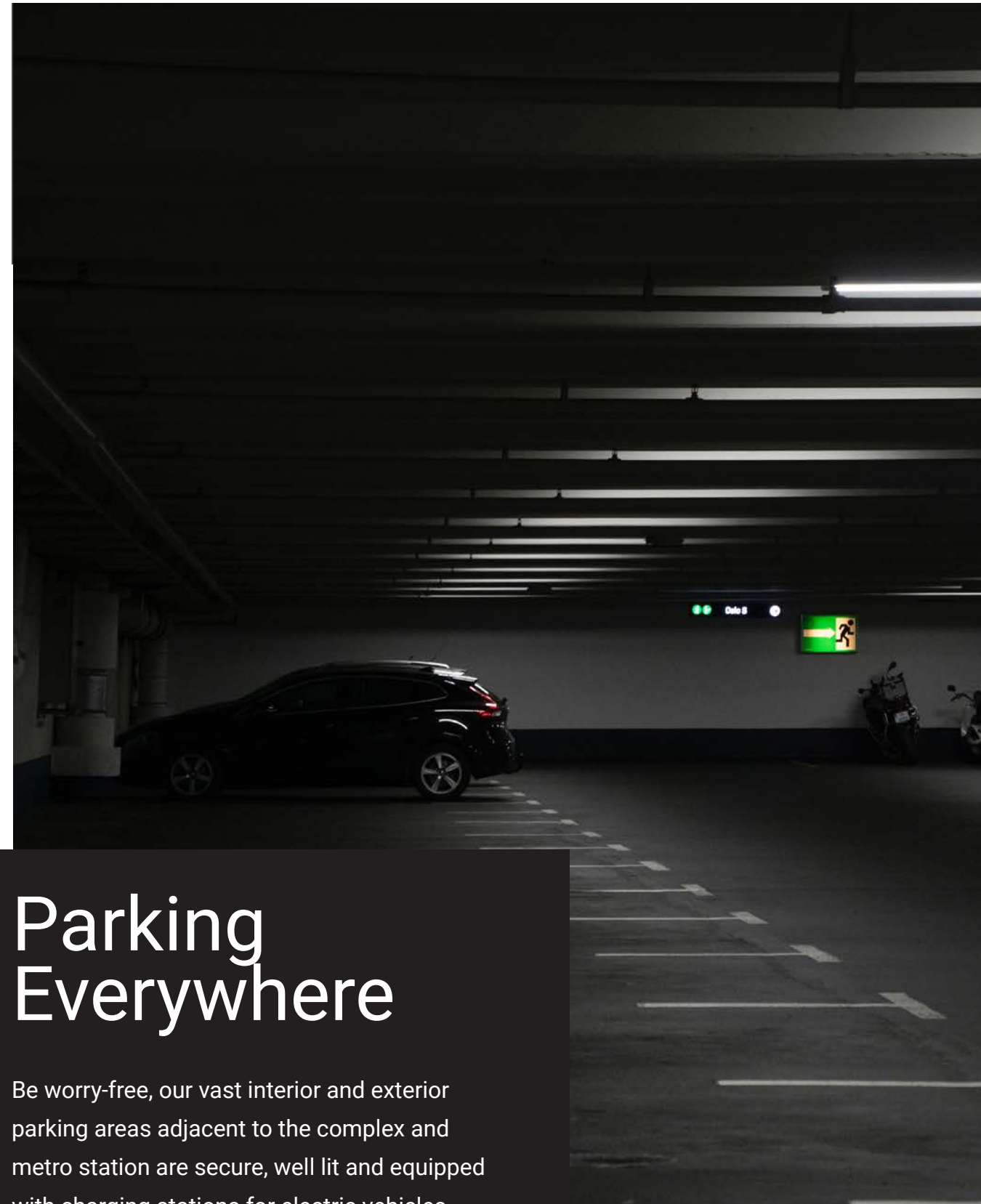


# Always close, always ready

This amazing location is exceptionally accessible by car as well as public transit. A covered and heated pathway connected to the Longueuil-Université-de Sherbrooke metro station links the Complexe Saint-Charles directly to Montreal and to all major highways and bridges. The building is walking distance from the Longueuil bus terminal, making it easy to travel across South Shore. Moreover, the site offers ample exterior and interior parking spaces.

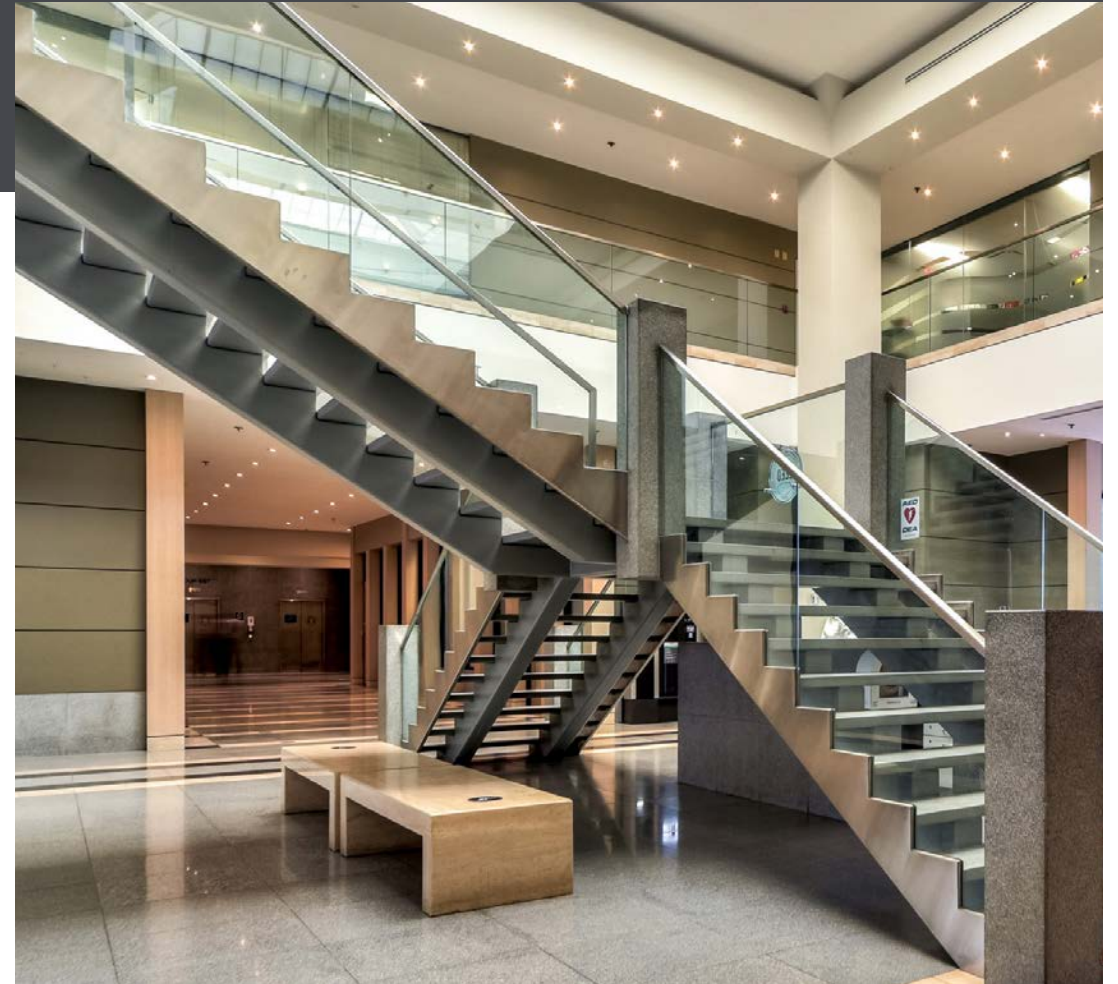






# Parking Everywhere

Be worry-free, our vast interior and exterior parking areas adjacent to the complex and metro station are secure, well lit and equipped with charging stations for electric vehicles.



# On site management

Because your time is valuable, your manager is on site, ready to answer any call to ensure the confort and well being of your employees



# Your New Neighbourhood

Discover the new downtown Longueuil. Surrounded by all major amenities and great local restaurants, the area offers a full range of services, green spaces, leisure activities, gyms, cycle paths and recognized educational institutions.

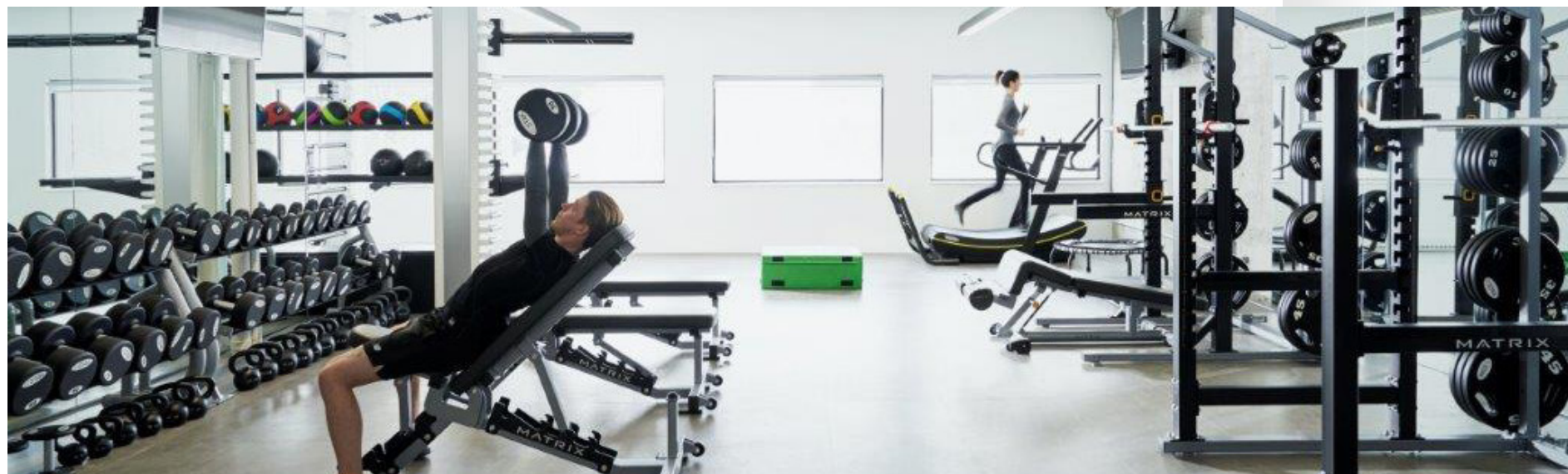


- ✕ Close proximity to Vieux-Longueuil and restaurants along Saint-Charles Street
- ✕ Saint-Lawrence seaway and cycle paths, green spaces and parks
- ✕ New city centre project by the Longueuil municipality on the horizon
- ✕ Steps away from the Longueuil campus of Université de Sherbrooke
- ✕ Work live and play environment



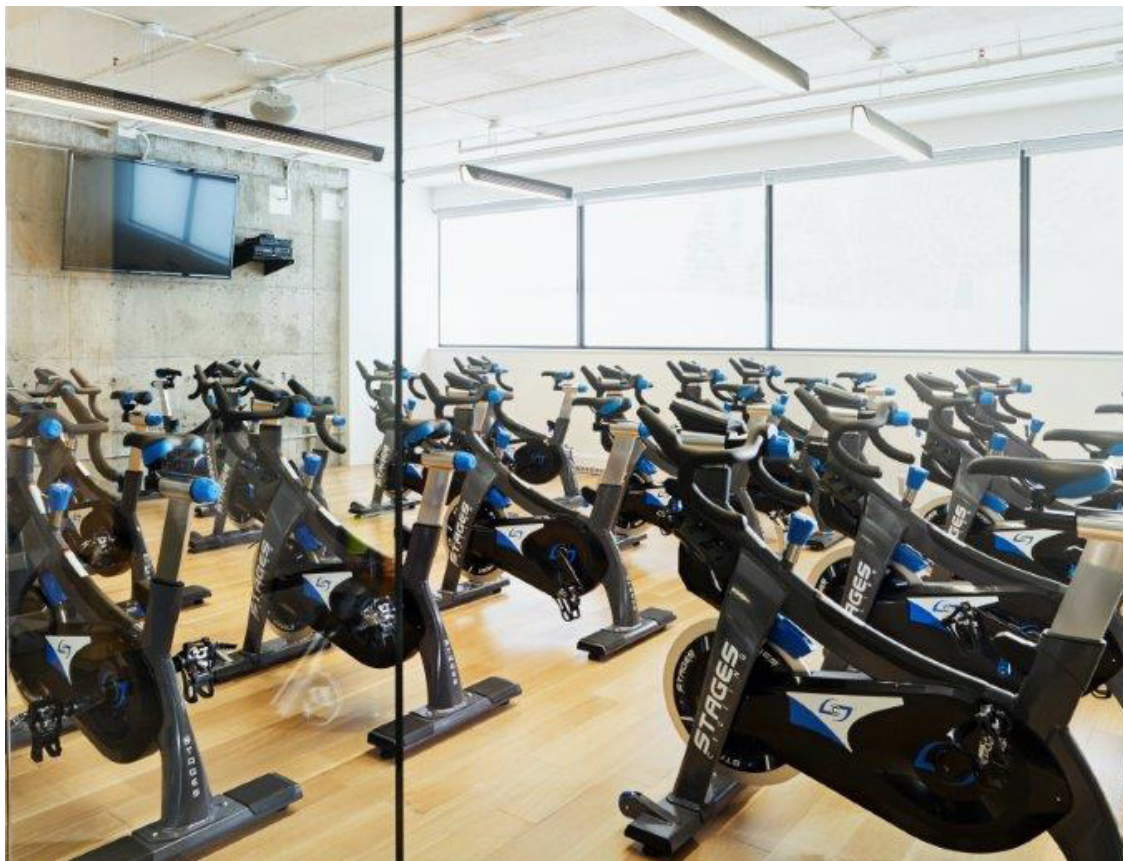




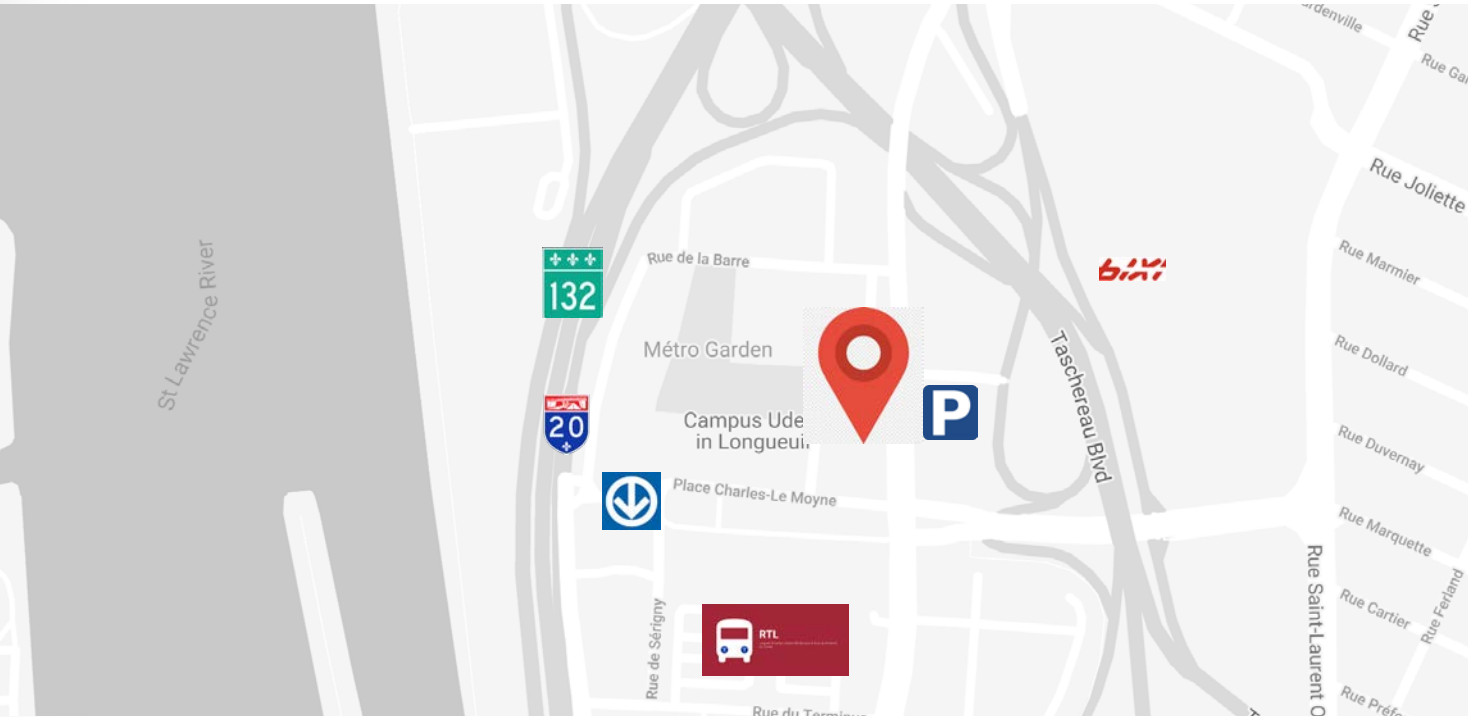


# Wellness

Our 3,000 square foot fitness facility offers the best in class cardio and weight equipment. An on-site coach is available at your request, to create your own personal training program.







# Banks

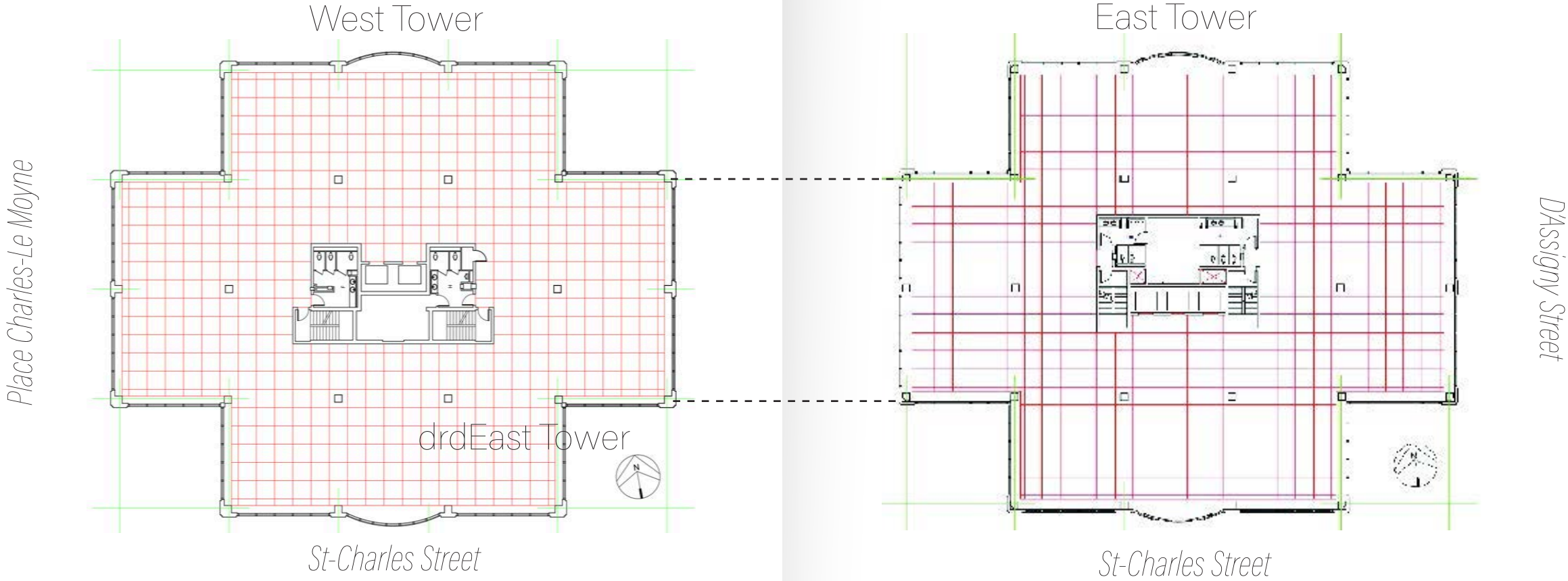
18. Laurentian Bank  
Securities
19. RBC Royal Bank

20. CNESST
21. Régie du logement
22. CAA Québec
23. Brunet P. Marcotte  
Pharmacy
24. Flo Charging Station
25. Tesla Destination  
Charger
26. Electric Circuit Charging  
Station

At the foot of the Jacques-Cartier Bridge with easy access to all major highways and 10-minute metro ride to downtown Montreal, makes Complexe Saint-Charles an unbeatable location for your business.



# Typical Floor Plans







# Building Features

CLASS	A
NUMBER OF FLOORS	12 office floors on East Tower, 7 office floors on West Tower
YEAR BUILT	1987
LEASABLE AREA	305,760 sq. ft. of commercial space
CREDENTIALS	BOMA Best Building Silver LEED certification
LANDLORD	Groupe Mercille

## ABOUT THE LANDLORD

The Mercille Group is a direct result of Gilles Mercille’s dream and passion for his beloved city, Longueuil. As a young graduate of Polytechnique, he worked as an engineering consultant for several years before launching with his partners, a well known residential construction business. In 1977, he decided to focus on real estate development and founded Mercille Group. In the 1980s, Mercille Group created Complexe Saint-Charles featuring two prestigious office towers that won several industry awards.

Forty years, and more than 2.4 million square feet later, Mercille Group is now chaired by Hélène Mercille, one of the children of M. Mercille, and continues to ensure the wellbeing of their tenants. Always present on the site, the team constantly strives to serve its clients with the same dedication as the passionate Longueillois who proudly graduated from Polytechnique.

## HOURS OF OPERATION

8am to 6pm

## PARKING

The building ratio for non-reserved interior parking is: 1/ 1,250 sq. ft. at \$140.00 +tx / month. The Complexe offers 400 non-reserved exterior parking spaces at \$100.00 +tx/ month.

## BICYCLE RACKS

25 spots indoor, 40 spots outdoor

## CHARGING STATIONS

4 electrical ports indoor

## HVAC

Monday to Friday 6am to 8pm, weekends as needed according to temperature variations

## ELEVATORS

2 cabs on East Tower, 3 cabs on West Tower

## LIGHTING

Recessed fluorescent fixture with two (2) four (4) foot tubes every fifty (50) square feet, providing sixty-five (65) foot candles.

## FIRE ALARM SYSTEM

A sprinkler system is installed throughout the building in accordance with Canadian Underwriters Association standards, as well as a fire alarm and emergency communication system.

## SECURITY

On site 24/7 security



**For more information, please contact our agent:**

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**mercille**

