



Office space for sale or for lease

1645 Lionel-Boulet Boulevard
Varenes, Québec





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The opportunity

Avison Young is proud to present this unique opportunity to acquire a 44,576 square foot (sf) office building, on 146,454 sf of land, located on Boulevard Lionel-Boulet in Varenes. The property is located in the Varenes Science Park (Novoparc) which has a high concentration of companies in the metallurgical sector. The property is also available for lease, in different options and configurations (see details on page 6).

The property features a three-storey office building constructed in 2015 with exceptional high-end architecture. The property benefits from a strategic location in Varenes with easy road accessibility, thanks to the proximity of major arteries, including highways 20 and 30 and route 132.

Property details

Land area	146,454 sf
Building area	44,576 sf
Year built	2015
Number of floors	3
Parking	Exterior
Zoning	Zone I-222
Permitted uses	Commercial & service (C), class 1, 2, and 3

Financials

Municipal evaluation, land	\$948,300
Municipal evaluation, building	\$5,739,400
Municipal evaluation, total	\$6,687,700
Municipal taxes	\$119,212.43
School taxes	\$6,935.74
Total taxes	\$126,148.17

**High end offices
located in Varenes's
Science Park, Novoparc,
ideal for company
headquarters**

**Get more
information**

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Characteristics of the sale

Option 1- Sale of the entire building

The entire property is available for sale to a single occupant. The total leasable area in this case would be 44,576 square feet.

Option 2 - Sale-leaseback

The current owner-occupier is prepared to sell the entire building and subsequently lease one (1) floor for a long term lease. The floor that will be retained, as well as the parameters of the lease, will be subject to discussion. A lease is currently in place for 9,175 square feet on the 3rd floor.

Asking price :

\$12,000,000



**Get more
information**

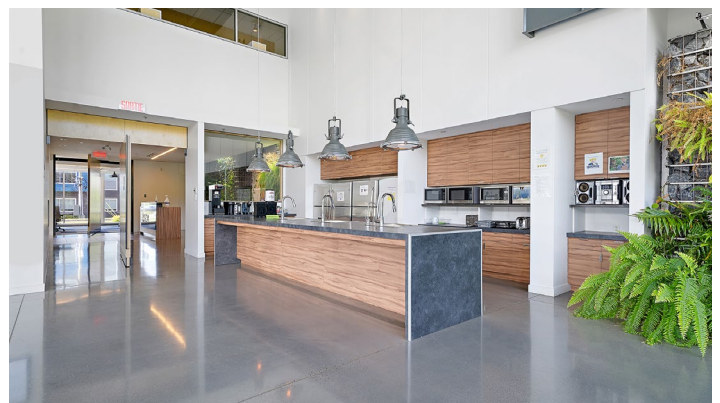
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Characteristics of the lease

Available area, ground floor	16,510 square feet
Available area, 2 nd floor	14,921 square feet
Available area, 3 rd floor	3,970 square feet
Total area available for lease	35,401 square feet
Asking rent	\$14.00 per square foot
Operating expenses	\$7.00 per square foot
Tenant improvement allowance	Available, to be negotiated
Included parking	Ratio of 1 space per 250 square feet of leased area



Ground floor
16,510 square feet



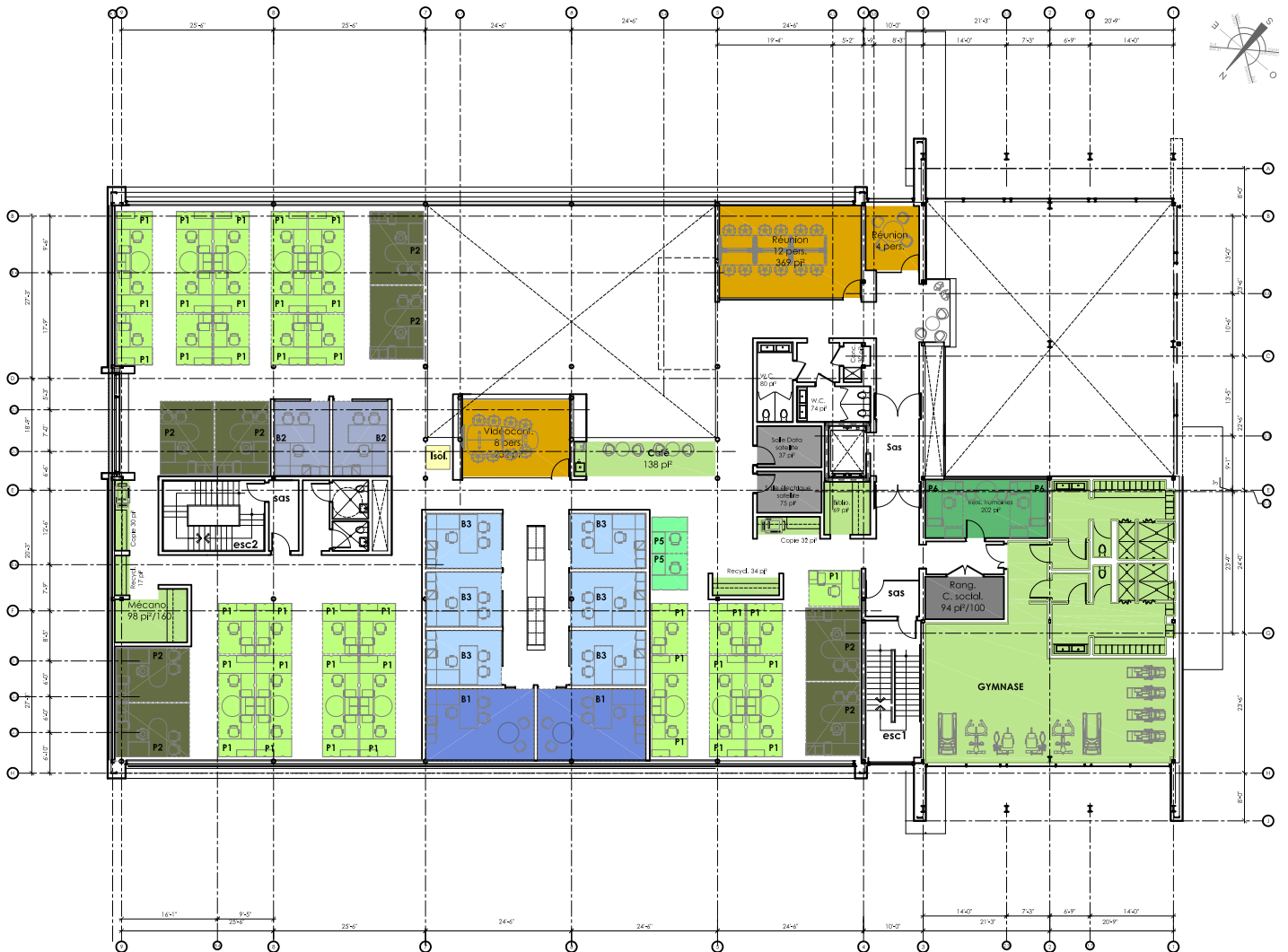
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2nd floor

14,921 square feet







Key features



Five conference rooms, a mix of offices and open areas



Immediate access to Highway 30 via exit 89



On-site cafeteria



Security system



Independent building with private entrance and parking



Large windows offering abundant light



Excellent potential synergy with companies in the science park



Sign on pylon



On-site lounge and gym spaces



Exterior parking with 184 spaces, 4 charging stations

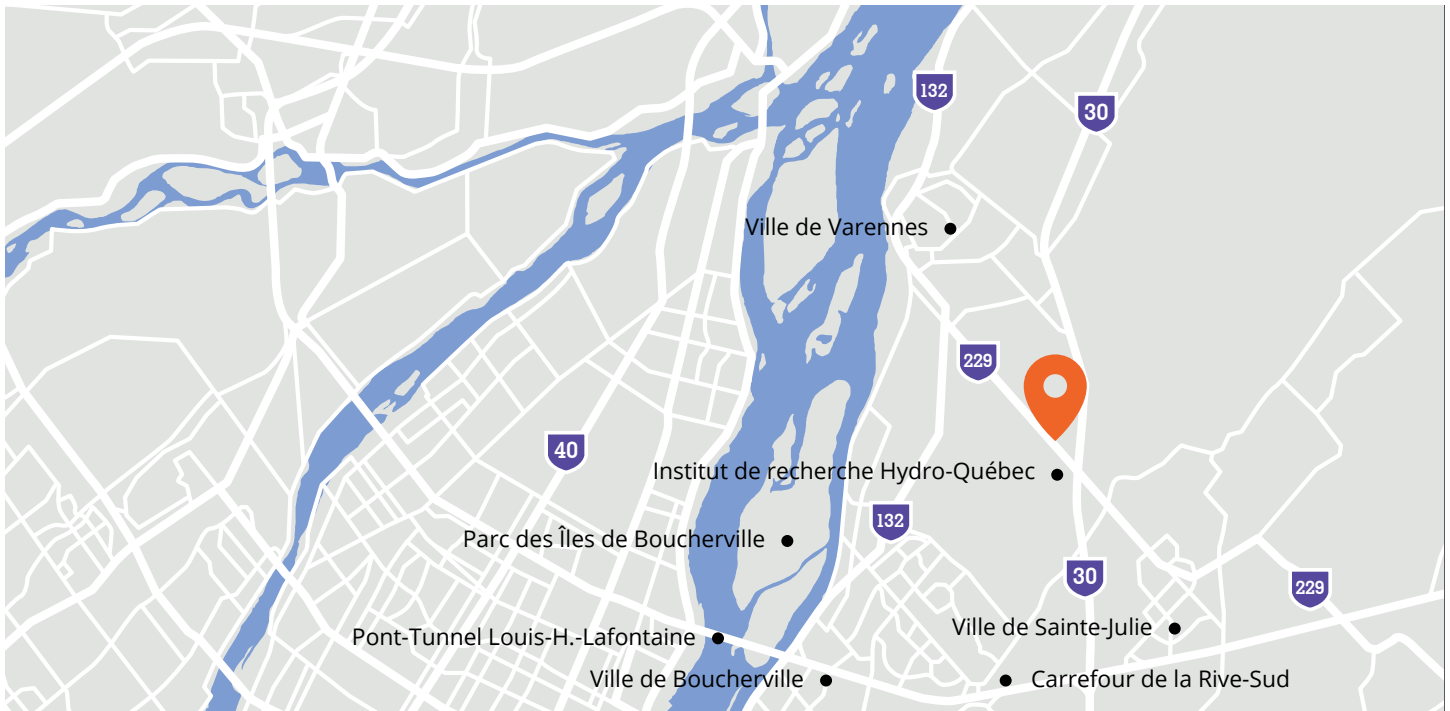


Furniture is available

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Location

- Property located in the Lionel-Boulet sector of the Varennes Science Park (Novoparc), comprised of a high concentration of companies in the metallurgical sector.
- Easily accessible by Route 132 and Highway 30, as well as a 15-minute drive from Downtown Montréal and a 45-minute drive from the U.S. border.
- With its world-class infrastructures, its adapted regulations and its support for new industrial companies, Varennes has become a North American leader in alternative and renewable energies.
- Varennes plays an important role in the chemical and petrochemical industries and in scientific research.



32-minute from Longueuil-Université-de-Sherbrooke station (via line 732)



32-minute from Terminus Longueuil (via line 732), offering access to several municipal lines



15-minute drive from the Montréal-Saint-Hubert-Longueuil Airport



Proximity to major highways, namely Highways 20 and 30 as well as Routes 132 and 229

Amazon Web Services

Canmet Énergie

Route 229



Groupe Jean-Coutu

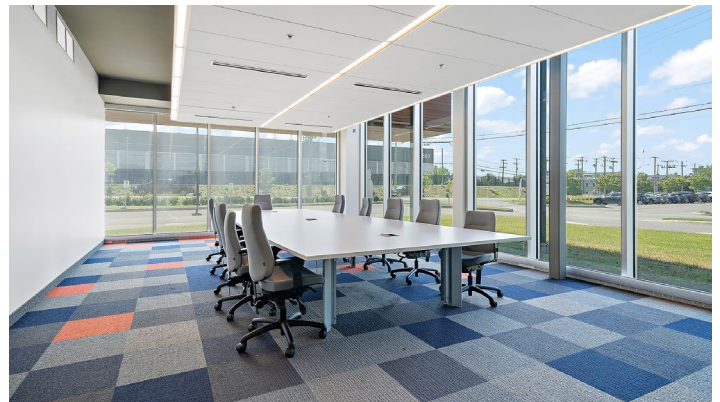
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Building characteristics

Elevator	Yes
Lighting	Fluorescent & LED
Electrical entry	1,500 Amps
Heating	Central & electric on the periphery
Air conditioning and ventilation	Central
Sprinklers	Yes
Roofing	Gravel & tar
Siding	Wood, brick & aluminum
Parking	184 spaces 4 charging stations



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Want to plan a tour? Contact us for more information.

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