



Nouvel immeuble à locataires multiples
À LOUER

New Multi-Tenant Building
FOR RENT

DE **9 105** PI CA / SQ.FT.
FROM
À **22 085** PI CA / SQ.FT.
TO

BROCCOLINI

2400 SOURCES BOULEVARD, POINTE-CLAIRE, MONTRÉAL (QC)

BUREAUX / OFFICE

CARACTÉRISTIQUES DU BÂTIMENT

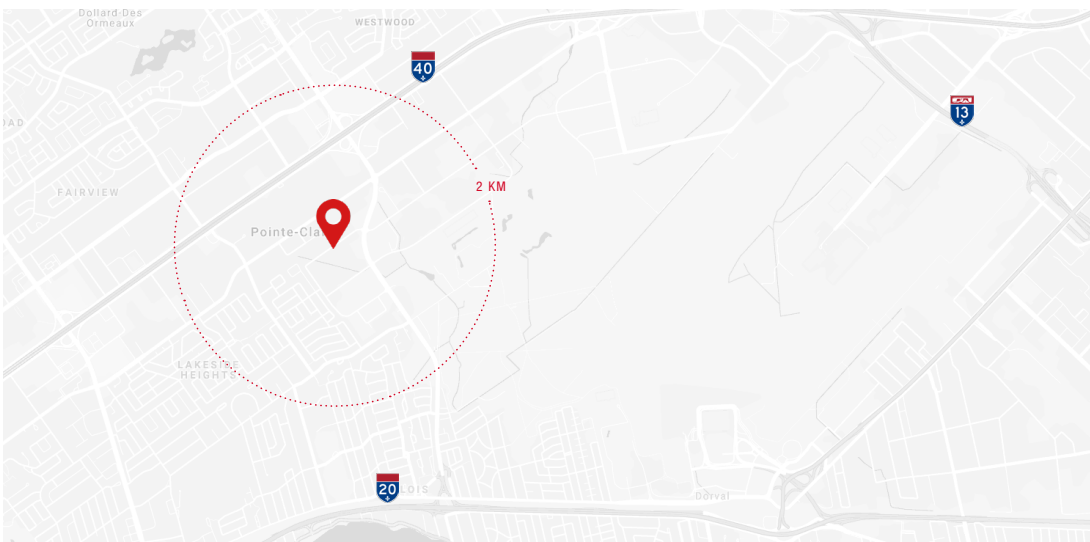
- Situé au coin d'Avro & Boulevard des Sources
- Livraison: printemps 2020
- Un vaste espace de stationnement
- Plaques de sol efficaces
- Des possibilités de signalisation incroyables
- 10 min à pied de la future station REM
- 30\$ T.I. sur un contrat de 10 ans
- Opportunité de commerces au rez-de-chaussée avec exposition à la rue.

BUILDING CHARACTERISTICS

- Located on the corner of Avro & Sources Boulevard
- Delivery: Spring 2020
- Ample parking
- Efficient floorplates
- Incredible signage opportunities
- 10 min walk from the future REM station
- \$30 T.I on 10 year deal
- Ground floor retail opportunity with street front exposure

| | |
|-------------------------------------|----------------------------------|
| Superficie disponible (pi ca) | 9 105 - 24 992 pi ca |
| Date de disponibilité | Printemps 2020 |
| Loyer net (le pi ca) | Appeler pour plus d'informations |
| Taxes et frais d'exploit (le pi ca) | TDB |

| | |
|---------------------------------------|-----------------------|
| Available Area (sq.ft.) | 9,105 - 24,992 sq.ft. |
| Occupancy Date | Spring 2020 |
| Net rent (per sq.ft.) | Call for information |
| Taxes and operating exp. (per sq.ft.) | TDB |



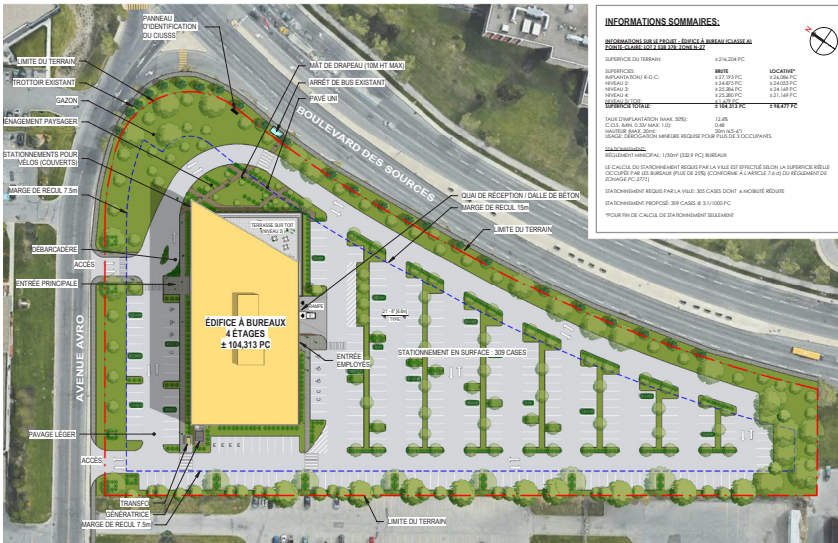
ACCÈS / ACCESS

- **À proximité du future REM**
- Aéroport International Pierre-Elliott-Trudeau - 11 min
- Centre-ville - 20 min
- Entre les autoroutes 20 et 40 et à l'ouest de l'autoroute 13
- **Near future REM train**
- Pierre-Elliott-Trudeau International Airport - 11 min
- Downtown - 20 min
- Between Highways 20 and 40, west of Highway 13



2400 SOURCES BOULEVARD, POINTE-CLAIRE, MONTRÉAL (QC)

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INFORMATIONS SOMMAIRES:

| SURFACE DE TERRAIN | | VOLUME | |
|--------------------|------------|--------|-----------|
| SURFACE | 428,304 PC | MAX | 43,000 PC |
| INFRASTRUCTURE | 421,000 PC | MAX | 42,000 PC |
| AVENUE A | 418,000 PC | MAX | 41,000 PC |
| AVENUE B | 415,000 PC | MAX | 40,000 PC |
| AVENUE C | 412,000 PC | MAX | 39,000 PC |
| AVENUE D | 409,000 PC | MAX | 38,000 PC |
| AVENUE E | 406,000 PC | MAX | 37,000 PC |
| AVENUE F | 403,000 PC | MAX | 36,000 PC |
| AVENUE G | 400,000 PC | MAX | 35,000 PC |
| AVENUE H | 397,000 PC | MAX | 34,000 PC |
| AVENUE I | 394,000 PC | MAX | 33,000 PC |
| AVENUE J | 391,000 PC | MAX | 32,000 PC |
| AVENUE K | 388,000 PC | MAX | 31,000 PC |
| AVENUE L | 385,000 PC | MAX | 30,000 PC |
| AVENUE M | 382,000 PC | MAX | 29,000 PC |
| AVENUE N | 379,000 PC | MAX | 28,000 PC |
| AVENUE O | 376,000 PC | MAX | 27,000 PC |
| AVENUE P | 373,000 PC | MAX | 26,000 PC |
| AVENUE Q | 370,000 PC | MAX | 25,000 PC |
| AVENUE R | 367,000 PC | MAX | 24,000 PC |
| AVENUE S | 364,000 PC | MAX | 23,000 PC |
| AVENUE T | 361,000 PC | MAX | 22,000 PC |
| AVENUE U | 358,000 PC | MAX | 21,000 PC |
| AVENUE V | 355,000 PC | MAX | 20,000 PC |
| AVENUE W | 352,000 PC | MAX | 19,000 PC |
| AVENUE X | 349,000 PC | MAX | 18,000 PC |
| AVENUE Y | 346,000 PC | MAX | 17,000 PC |
| AVENUE Z | 343,000 PC | MAX | 16,000 PC |
| AVENUE AA | 340,000 PC | MAX | 15,000 PC |
| AVENUE AB | 337,000 PC | MAX | 14,000 PC |
| AVENUE AC | 334,000 PC | MAX | 13,000 PC |
| AVENUE AD | 331,000 PC | MAX | 12,000 PC |
| AVENUE AE | 328,000 PC | MAX | 11,000 PC |
| AVENUE AF | 325,000 PC | MAX | 10,000 PC |
| AVENUE AG | 322,000 PC | MAX | 9,000 PC |
| AVENUE AH | 319,000 PC | MAX | 8,000 PC |
| AVENUE AI | 316,000 PC | MAX | 7,000 PC |
| AVENUE AJ | 313,000 PC | MAX | 6,000 PC |
| AVENUE AK | 310,000 PC | MAX | 5,000 PC |
| AVENUE AL | 307,000 PC | MAX | 4,000 PC |
| AVENUE AM | 304,000 PC | MAX | 3,000 PC |
| AVENUE AN | 301,000 PC | MAX | 2,000 PC |
| AVENUE AO | 298,000 PC | MAX | 1,000 PC |
| AVENUE AP | 295,000 PC | MAX | 0,000 PC |
| AVENUE AQ | 292,000 PC | MAX | 0,000 PC |
| AVENUE AR | 289,000 PC | MAX | 0,000 PC |
| AVENUE AS | 286,000 PC | MAX | 0,000 PC |
| AVENUE AT | 283,000 PC | MAX | 0,000 PC |
| AVENUE AU | 280,000 PC | MAX | 0,000 PC |
| AVENUE AV | 277,000 PC | MAX | 0,000 PC |
| AVENUE AW | 274,000 PC | MAX | 0,000 PC |
| AVENUE AX | 271,000 PC | MAX | 0,000 PC |
| AVENUE AY | 268,000 PC | MAX | 0,000 PC |
| AVENUE AZ | 265,000 PC | MAX | 0,000 PC |
| AVENUE BA | 262,000 PC | MAX | 0,000 PC |
| AVENUE BB | 259,000 PC | MAX | 0,000 PC |
| AVENUE BC | 256,000 PC | MAX | 0,000 PC |
| AVENUE BD | 253,000 PC | MAX | 0,000 PC |
| AVENUE BE | 250,000 PC | MAX | 0,000 PC |
| AVENUE BF | 247,000 PC | MAX | 0,000 PC |
| AVENUE BG | 244,000 PC | MAX | 0,000 PC |
| AVENUE BH | 241,000 PC | MAX | 0,000 PC |
| AVENUE BI | 238,000 PC | MAX | 0,000 PC |
| AVENUE BJ | 235,000 PC | MAX | 0,000 PC |
| AVENUE BK | 232,000 PC | MAX | 0,000 PC |
| AVENUE BL | 229,000 PC | MAX | 0,000 PC |
| AVENUE BM | 226,000 PC | MAX | 0,000 PC |
| AVENUE BN | 223,000 PC | MAX | 0,000 PC |
| AVENUE BO | 220,000 PC | MAX | 0,000 PC |
| AVENUE BP | 217,000 PC | MAX | 0,000 PC |
| AVENUE BQ | 214,000 PC | MAX | 0,000 PC |
| AVENUE BR | 211,000 PC | MAX | 0,000 PC |
| AVENUE BS | 208,000 PC | MAX | 0,000 PC |
| AVENUE BT | 205,000 PC | MAX | 0,000 PC |
| AVENUE BU | 202,000 PC | MAX | 0,000 PC |
| AVENUE BV | 199,000 PC | MAX | 0,000 PC |
| AVENUE BV | 196,000 PC | MAX | 0,000 PC |
| AVENUE BV | 193,000 PC | MAX | 0,000 PC |
| AVENUE BV | 190,000 PC | MAX | 0,000 PC |
| AVENUE BV | 187,000 PC | MAX | 0,000 PC |
| AVENUE BV | 184,000 PC | MAX | 0,000 PC |
| AVENUE BV | 181,000 PC | MAX | 0,000 PC |
| AVENUE BV | 178,000 PC | MAX | 0,000 PC |
| AVENUE BV | 175,000 PC | MAX | 0,000 PC |
| AVENUE BV | 172,000 PC | MAX | 0,000 PC |
| AVENUE BV | 169,000 PC | MAX | 0,000 PC |
| AVENUE BV | 166,000 PC | MAX | 0,000 PC |
| AVENUE BV | 163,000 PC | MAX | 0,000 PC |
| AVENUE BV | 160,000 PC | MAX | 0,000 PC |
| AVENUE BV | 157,000 PC | MAX | 0,000 PC |
| AVENUE BV | 154,000 PC | MAX | 0,000 PC |
| AVENUE BV | 151,000 PC | MAX | 0,000 PC |
| AVENUE BV | 148,000 PC | MAX | 0,000 PC |
| AVENUE BV | 145,000 PC | MAX | 0,000 PC |
| AVENUE BV | 142,000 PC | MAX | 0,000 PC |
| AVENUE BV | 139,000 PC | MAX | 0,000 PC |
| AVENUE BV | 136,000 PC | MAX | 0,000 PC |
| AVENUE BV | 133,000 PC | MAX | 0,000 PC |
| AVENUE BV | 130,000 PC | MAX | 0,000 PC |
| AVENUE BV | 127,000 PC | MAX | 0,000 PC |
| AVENUE BV | 124,000 PC | MAX | 0,000 PC |
| AVENUE BV | 121,000 PC | MAX | 0,000 PC |
| AVENUE BV | 118,000 PC | MAX | 0,000 PC |
| AVENUE BV | 115,000 PC | MAX | 0,000 PC |
| AVENUE BV | 112,000 PC | MAX | 0,000 PC |
| AVENUE BV | 109,000 PC | MAX | 0,000 PC |
| AVENUE BV | 106,000 PC | MAX | 0,000 PC |
| AVENUE BV | 103,000 PC | MAX | 0,000 PC |
| AVENUE BV | 100,000 PC | MAX | 0,000 PC |
| AVENUE BV | 97,000 PC | MAX | 0,000 PC |
| AVENUE BV | 94,000 PC | MAX | 0,000 PC |
| AVENUE BV | 91,000 PC | MAX | 0,000 PC |
| AVENUE BV | 88,000 PC | MAX | 0,000 PC |
| AVENUE BV | 85,000 PC | MAX | 0,000 PC |
| AVENUE BV | 82,000 PC | MAX | 0,000 PC |
| AVENUE BV | 79,000 PC | MAX | 0,000 PC |
| AVENUE BV | 76,000 PC | MAX | 0,000 PC |
| AVENUE BV | 73,000 PC | MAX | 0,000 PC |
| AVENUE BV | 70,000 PC | MAX | 0,000 PC |
| AVENUE BV | 67,000 PC | MAX | 0,000 PC |
| AVENUE BV | 64,000 PC | MAX | 0,000 PC |
| AVENUE BV | 61,000 PC | MAX | 0,000 PC |
| AVENUE BV | 58,000 PC | MAX | 0,000 PC |
| AVENUE BV | 55,000 PC | MAX | 0,000 PC |
| AVENUE BV | 52,000 PC | MAX | 0,000 PC |
| AVENUE BV | 49,000 PC | MAX | 0,000 PC |
| AVENUE BV | 46,000 PC | MAX | 0,000 PC |
| AVENUE BV | 43,000 PC | MAX | 0,000 PC |
| AVENUE BV | 40,000 PC | MAX | 0,000 PC |
| AVENUE BV | 37,000 PC | MAX | 0,000 PC |
| AVENUE BV | 34,000 PC | MAX | 0,000 PC |
| AVENUE BV | 31,000 PC | MAX | 0,000 PC |
| AVENUE BV | 28,000 PC | MAX | 0,000 PC |
| AVENUE BV | 25,000 PC | MAX | 0,000 PC |
| AVENUE BV | 22,000 PC | MAX | 0,000 PC |
| AVENUE BV | 19,000 PC | MAX | 0,000 PC |
| AVENUE BV | 16,000 PC | MAX | 0,000 PC |
| AVENUE BV | 13,000 PC | MAX | 0,000 PC |
| AVENUE BV | 10,000 PC | MAX | 0,000 PC |
| AVENUE BV | 7,000 PC | MAX | 0,000 PC |
| AVENUE BV | 4,000 PC | MAX | 0,000 PC |
| AVENUE BV | 1,000 PC | MAX | 0,000 PC |
| AVENUE BV | 0,000 PC | MAX | 0,000 PC |

