

**AVISON  
YOUNG**

**1645** Lionel-Boulet Boulevard  
Varenes, Québec

Office space **for sale** or **for lease**  
Option for **sale-leaseback**





# 1645 Lionel-Boulet Boulevard

Varenes, Québec

Office space for sale or for lease

## The opportunity

Avison Young is proud to present this unique opportunity to acquire a 44,576 square foot office building, on 146,454 square feet of land, located on Boulevard Lionel-Boulet in Varennes. The property is located in the Varennes 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 Varennes 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 square feet
Building area	44,576 square feet
Year built	2015
Number of floors	3
Parking	Exterior
Zoning	Zone I-222
Permitted uses	Commercial & service (C), class 1, 2, & 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 Varenne'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 3<sup>rd</sup> floor.

Asking price :

# \$12,000,000



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## Characteristics of the lease

Available area, ground floor	16,510 square feet
Available area, 2 <sup>nd</sup> floor	14,921 square feet
Available area, 3 <sup>rd</sup> 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



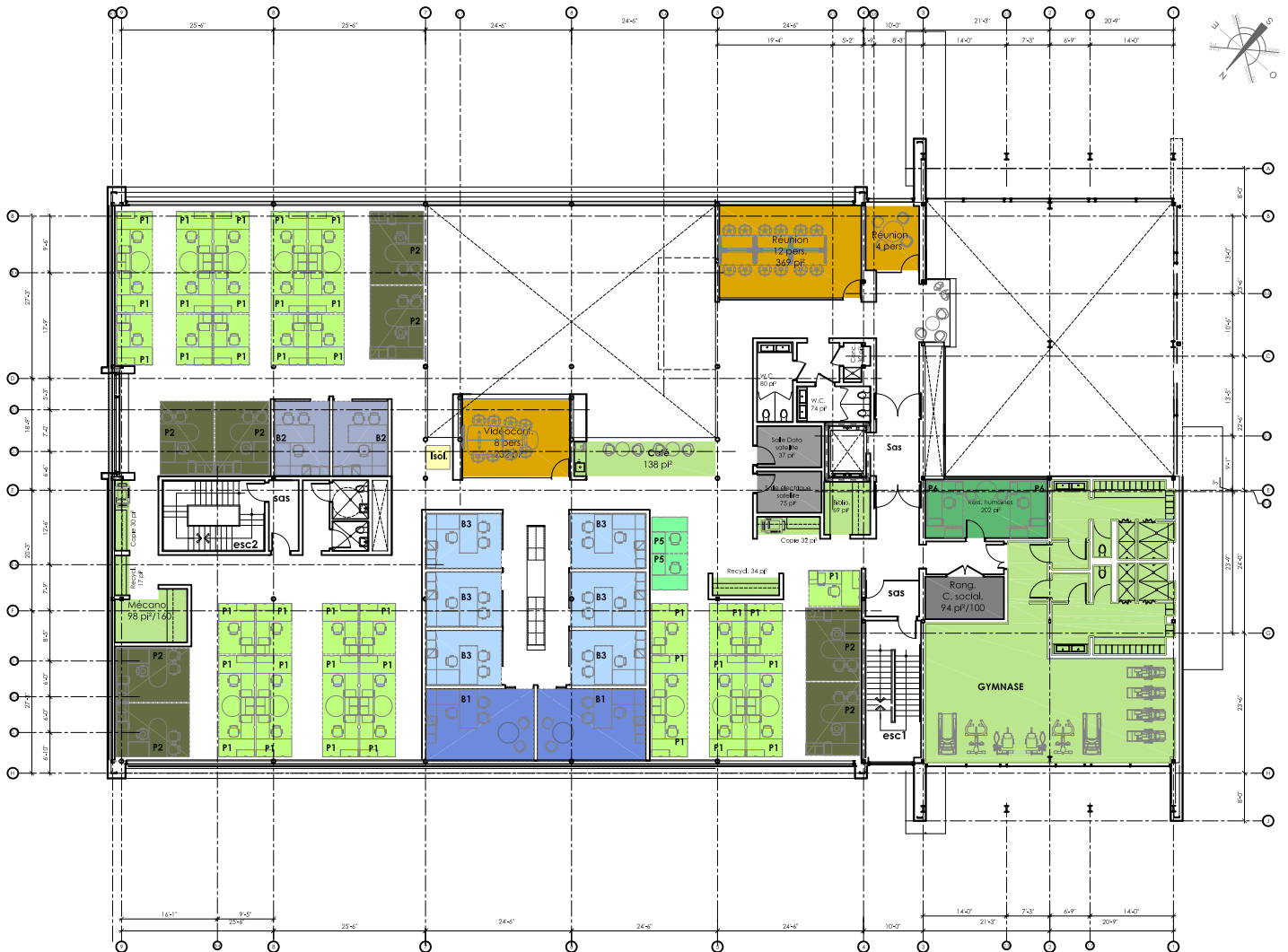
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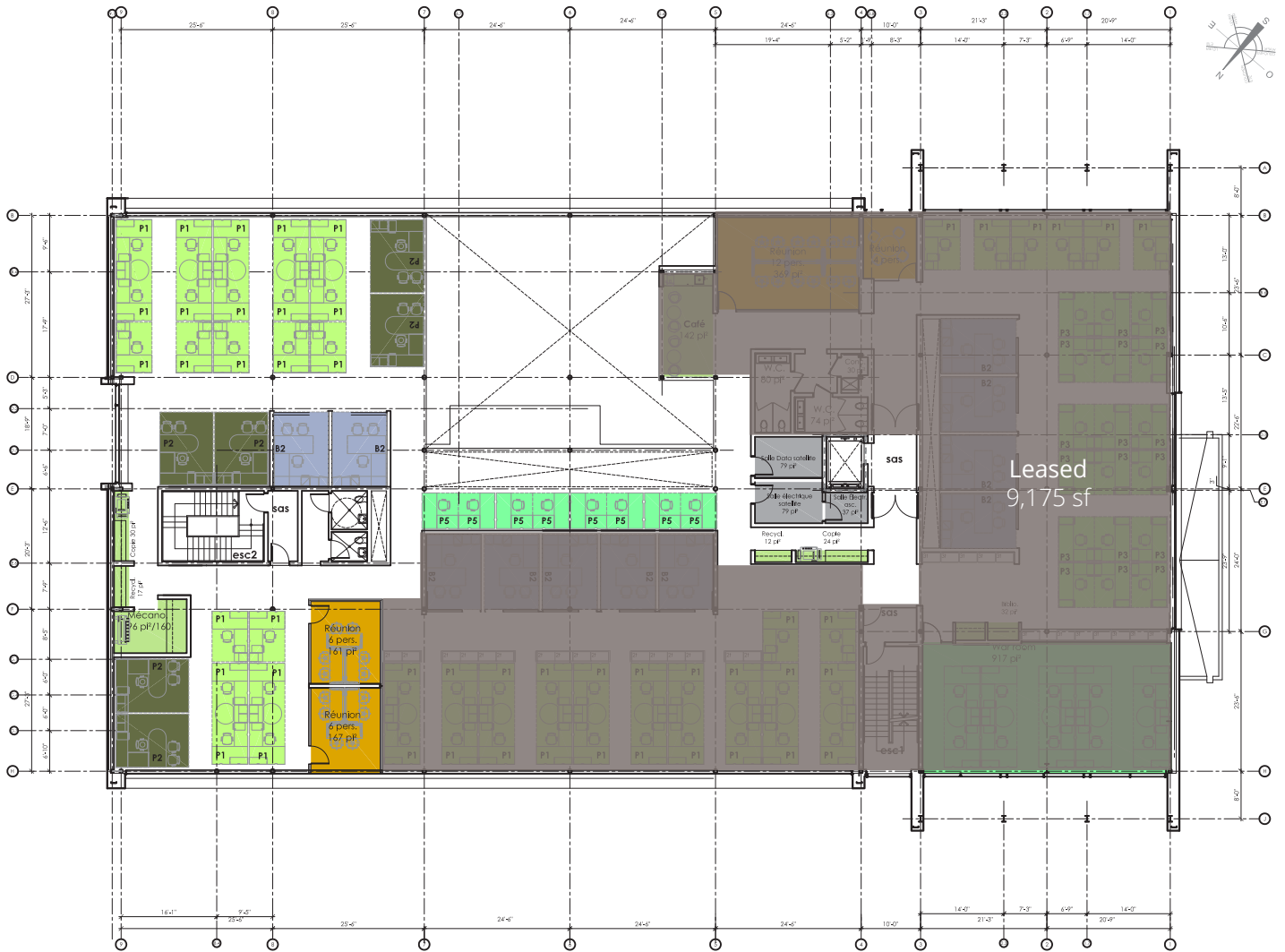
## 2<sup>nd</sup> floor

14,921 square feet



### 3<sup>rd</sup> floor

13,145 square feet



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## 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

1645 Lionel-Boulet





## 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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