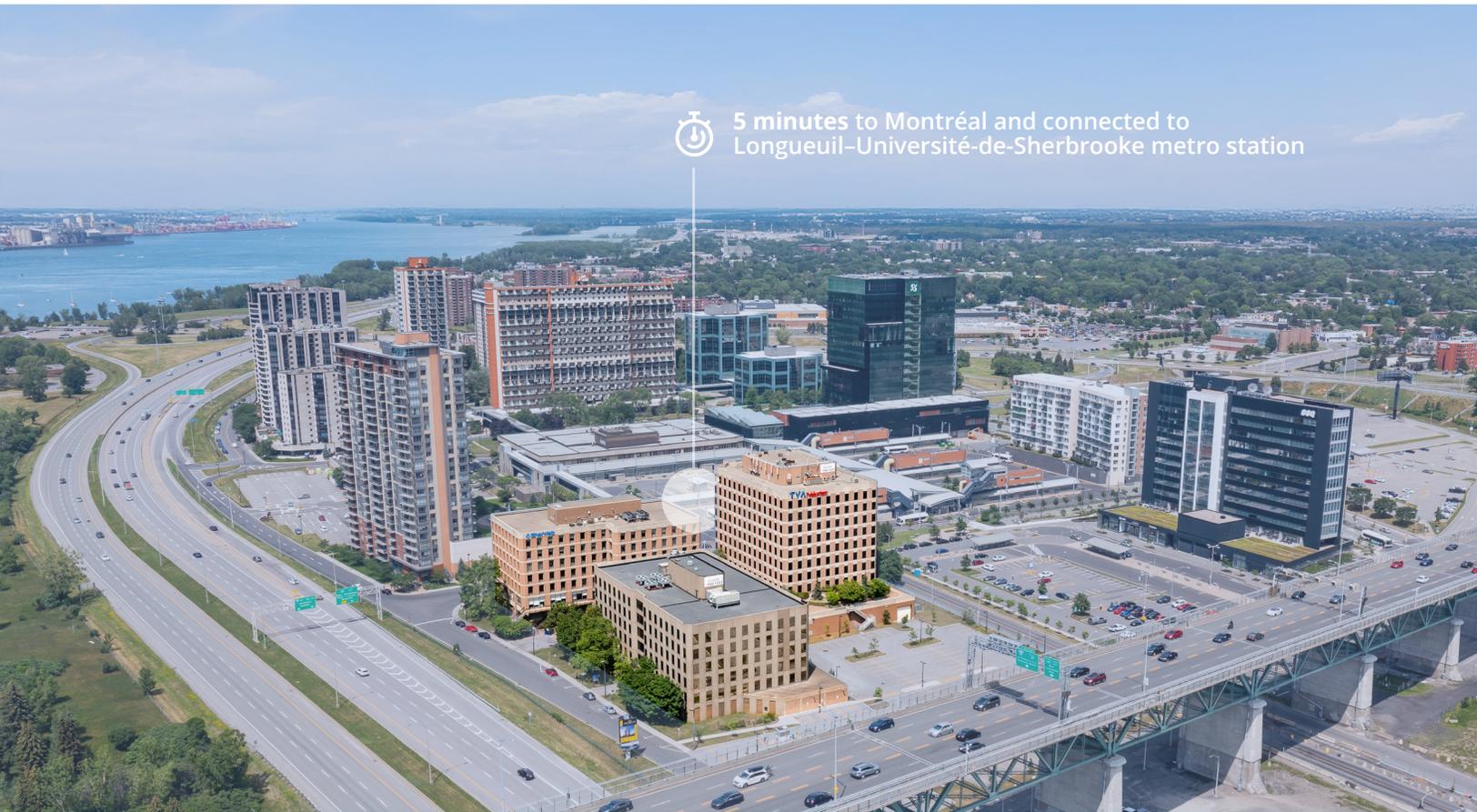




5 minutes to Montréal and connected to Longueuil-Université-de-Sherbrooke metro station



## Three strategic locations at the entrance of Montréal

- The Complexe Métro Longueuil boasts exceptional accessibility, directly connected to the Longueuil-Université-de-Sherbrooke metro station, the bus terminal, and major highways. The complex is only five minutes from downtown Montréal and the Berri-UQAM metro station.
- It consists of three interconnected buildings offering a variety of amenities, including a conference room, a shared terrace, a daycare, and interior parking for employees. The spaces have been carefully designed to combine comfort, functionality.
- Located in the heart of a rapidly growing district, Complexe Métro Longueuil stands out as a strategic choice for businesses looking to maximize visibility, accessibility, and workplace quality of life.



6 months free with a minimum 5-year term\*



Connected to Longueuil-Université-de-Sherbrooke metro station



Built-out spaces available for immediate occupation



Daycare service within the Complex

## Get more information

**James Lavinskas**  
Associate Vice President,  
Commercial Real Estate Broker  
+1 514 392 5767  
james.lavinskas@avisonyoung.com

**Avison Young**  
1801 McGill College Avenue  
Suite 500  
Montréal, Québec H3A 2N4  
+1 514 392 1330



**6 months free**  
with a minimum 5-year term\*

## Details of the three properties

Addresses	1010 de Sérigny Street	1000 de Sérigny Street	25 La Fayette Boulevard
Typical floor plate	± 16,200 sf	± 13,500 sf	± 16,200 sf
Building class	A	A	A
Number of floors	9	6	6
Parking	1 / 1,500 sf	1 / 1,500 sf	1 / 1,500 sf
Additional rent 2025**	\$16.44 psf	\$16.80 psf	\$16.71 psf

\* 6 months free rent will be granted before occupancy \*\* Including electricity and maintenance

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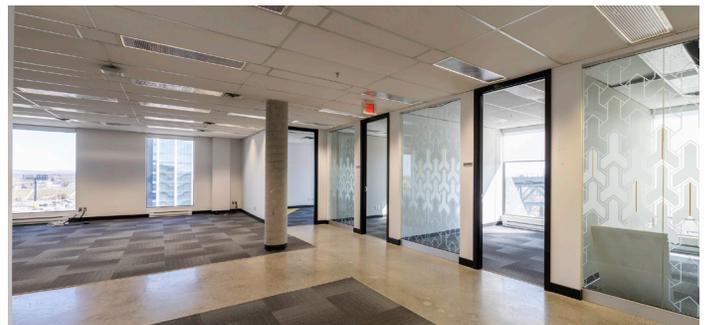


## 1010 de Sérigny Street

### Available spaces (±)\*

GF	2,600 sf	2,494 sf	1,776 sf
Mezzanine	4,805 sf April 30, 2025	8,001 sf	
4 <sup>th</sup> floor	7,301 sf		
6 <sup>th</sup> floor	6,125 sf		
8 <sup>th</sup> floor	2,284 sf April 1, 2025		

\* Estimated areas



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[james.lavinskas@avisonyoung.com](mailto:james.lavinskas@avisonyoung.com)



## 1000 de Sérigny Street

### Available spaces (±)\*

GF**	5,491 sf suites 102 - 110	6,309 sf
2 <sup>nd</sup> floor	3,433 sf	3,565 sf July 12, 2025
4 <sup>th</sup> floor	9,505 sf March 31, 2025	4,048 sf
5 <sup>th</sup> floor	13,463 sf	-
6 <sup>th</sup> floor	6,700 sf	-

\*Estimated areas

\*\* Contiguous space (full floor)



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+1 514 392 5767  
james.lavinskas@avisonyoung.com



## 25 La Fayette Boulevard

Available spaces (±)\*

2<sup>nd</sup> floor

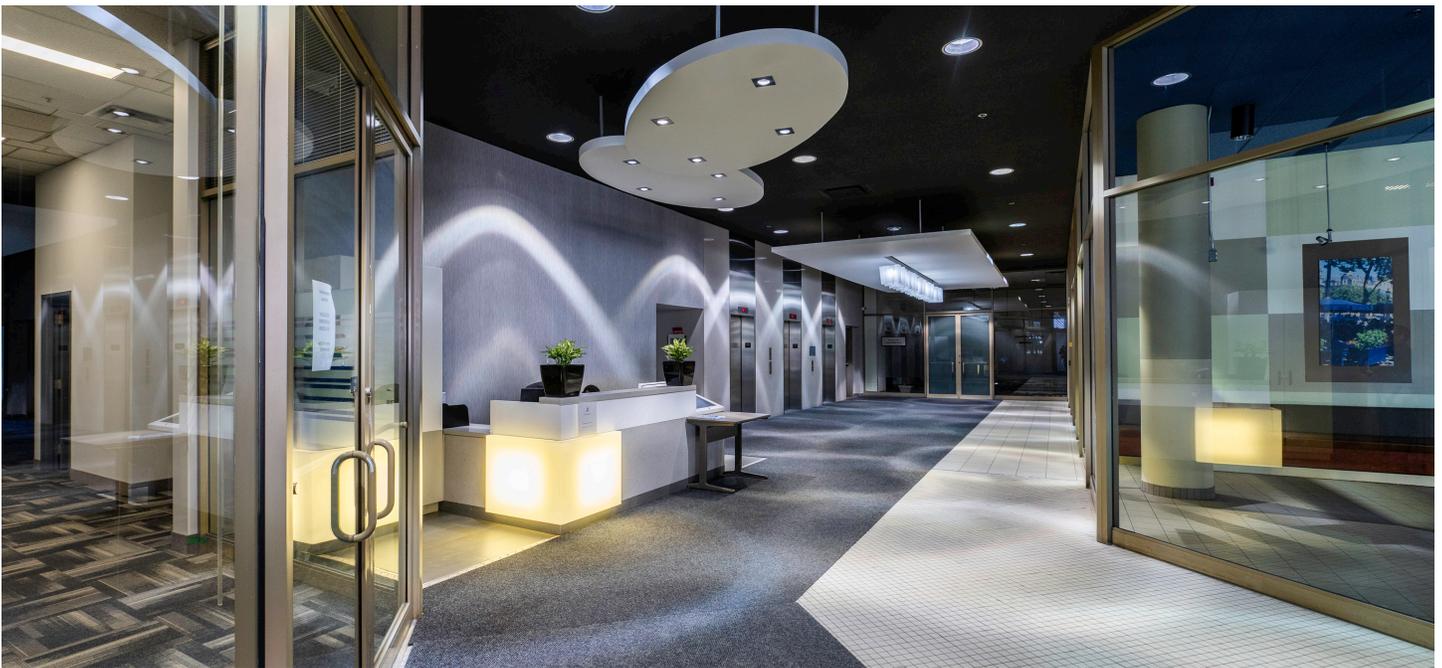
6,991 sf  
July 12, 2025

\* Estimated area



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## Characteristics



Bicycle rack



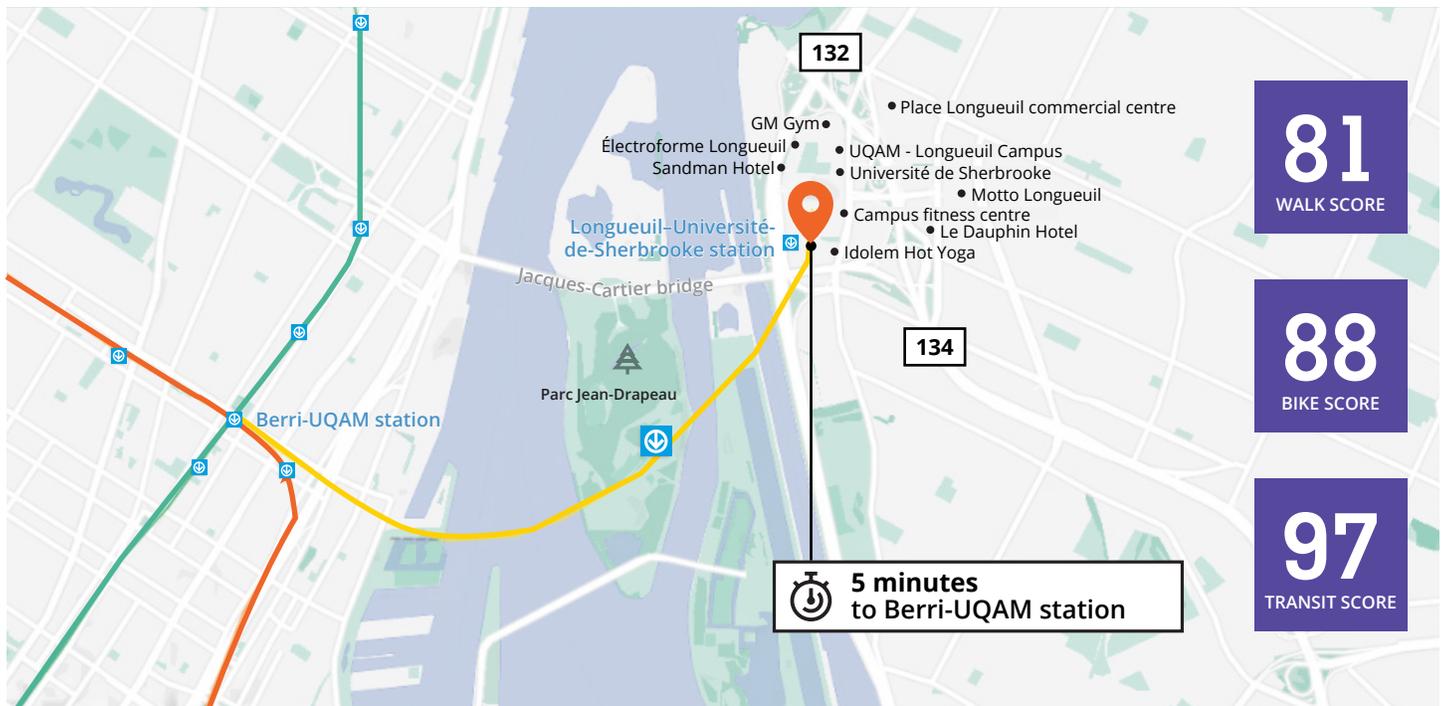
Charging stations for electric vehicles



Shared conference room



Shared terrace



## Location

- Connected to the Longueuil-Université-de-Sherbrooke metro station and the integrated bus terminal, the property's strategic location provides convenient transportation options to South Shore municipalities.
- With its proximity to Berri-UQAM metro station, the complex seamlessly connects the South Shore to Montreal, offering direct and rapid access to downtown.
- Situated in the heart of a vibrant neighbourhood, the property offers immediate access to a variety of shops and services, including restaurants, gyms, coffee shops, grocery stores, and educational institutions.
- Close to Parc Jean-Drapeau and its many attractions, as well as expansive green spaces, this environment ensures a perfect balance between work and relaxation.



Connected to Longueuil-Université-de-Sherbrooke metro station



A few minutes from the Jacques-Cartier bridge, easy access to downtown Montréal



Connected to RTL bus terminal



Numerous parking spaces available for employees, along with options for electric vehicles



Direct access to major roadways, including Highways 20, 116, 132, and 134

**AVISON  
YOUNG**

Office space for lease  
Complexe Métro Longueuil  
Longueuil, Québec, J4K 5G7



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

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Commercial Real Estate Broker  
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**Avison Young**  
1801 McGill College Avenue  
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[avisonyoung.ca](http://avisonyoung.ca)

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