



STE-FOY BUILDING

1085, chemin du Coteau-Rouge, Longueuil



With its enviable location in the commercial sector of Old Longueuil, the Ste-Foy building is sited on a major artery connecting Chemin Chambly and Taschereau Boulevard together.

The building mainly stands out for its construction quality. Also, its various rental facilities provide anyone who occupies or visits it with a first-rate, pleasant and secure environment.

Plus, the building has a private outdoor parking lot and heated sprinkled indoor parking area too.

Choosing the Ste-Foy building means giving yourself the winning conditions to succeed at very competitive rates.

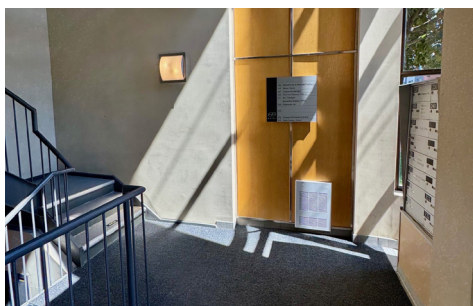
ACCESS

Easy access, A-132, Taschereau boulevard, near public transport via the Longueuil Metro terminus. Improved travel efficiency due to its direct access to the Jacques-Cartier Bridge.



CONSTRUCTION AND RENOVATIONS

A high quality, B class building. Excellent construction from the 1980s. Since 2010, significant investments have been made in renovations, particularly in HVAC systems, roofing, facades, common areas and landscaping.

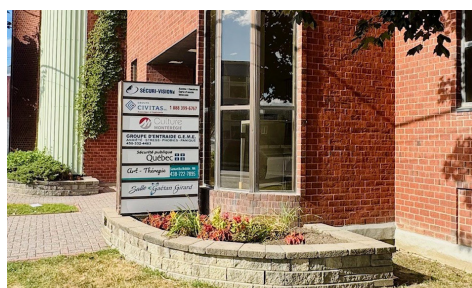


SECURITY

Automatic locking system to the building, limited access for the tenants outside business hours using magnetic chips and surveillance cameras in the main common areas of the building to ensure maximum peace of mind for all our Tenants and their clientele.

NEIGHBORHOOD

The building brings together professionals from diverse industries such as a security, accounting and law and non-profit organizations in the health and culture sphere.



LEASABLE AREA

Close to 15 thousand square feet of rentable area mainly for office use spread over 2 floors as well as an additional 5 thousand square feet of indoor parking spaces in the garage.

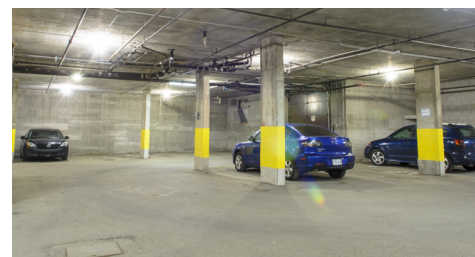
OWNER-MANAGERS

Having the privilege of being the managers of our properties, we prioritize the accessibility of our team to all our tenants, which translates into immediate and personalized contact. It is that management strength that sets us apart from our competitors.



PARKING

Private parking at the rear of the building and 5 thousand square feet of indoor parking spaces in the garage. Easy parking in the area.



OWNER AND PROPERTY MANAGER

2, boul. Desaulniers, Suite 102
Saint-Lambert, Québec J4P 1L2

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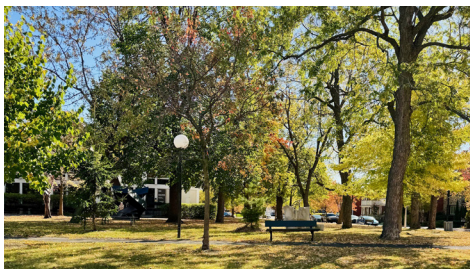
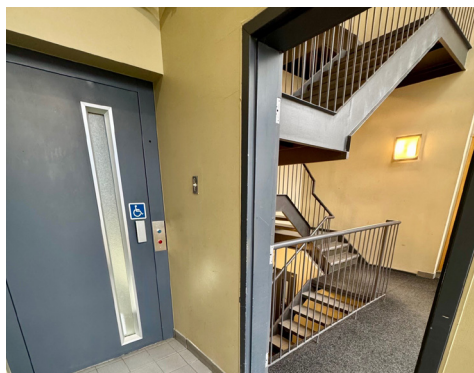


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VERTICAL TRANSPORTATION

The building has one elevator and 2 circulation stairwells.



SITE

Located in the sought-after area of Old Longueuil, the Ste-Foy building is close to everything: restaurants and shops of all kinds, daycare, banking services etc.



UNIVERSAL ACCESSIBILITY

The Ste-Foy building is designed and adapted to facilitate accessibility for people with reduced mobility.

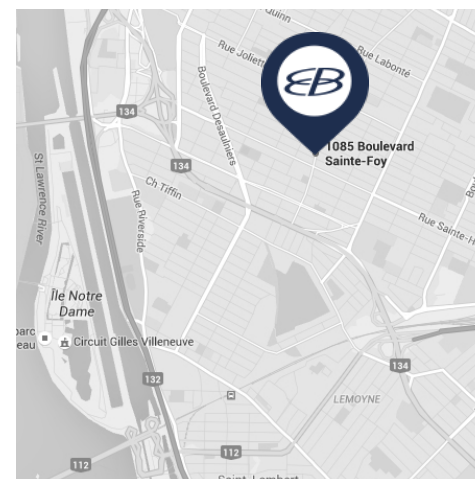


ELECTROMECHANICAL SYSTEM

The electromechanical system complies with ASHRAE (American Society of Heating, Refrigerating and Air Conditioning Engineers) standards. It is divided into 2 heat pump units serving the floors individually.

MAINTENANCE SERVICE

With several experienced mobile teams committed to providing quality service, we guarantee peace of mind to all our tenants because their satisfaction is at the heart of our priorities.



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