



16766 TRANSCANADA, KIRKLAND

Futur édifice industriel

À LOUER

Future industrial building

FOR RENT

SUPERFICIE DU TERRAIN / LAND AREA

174 488 PI CA
SQ.FT.

BROCCOLINI

ADRESSE CIVIQUE PROPOSÉE / PROPOSED CIVIC ADDRESS: 16766 TRANSCANADA, KIRKLAND

**REAL ESTATE & DEVELOPMENT
IMMOBILIER ET DÉVELOPPEMENT**

PARTICULARITÉS

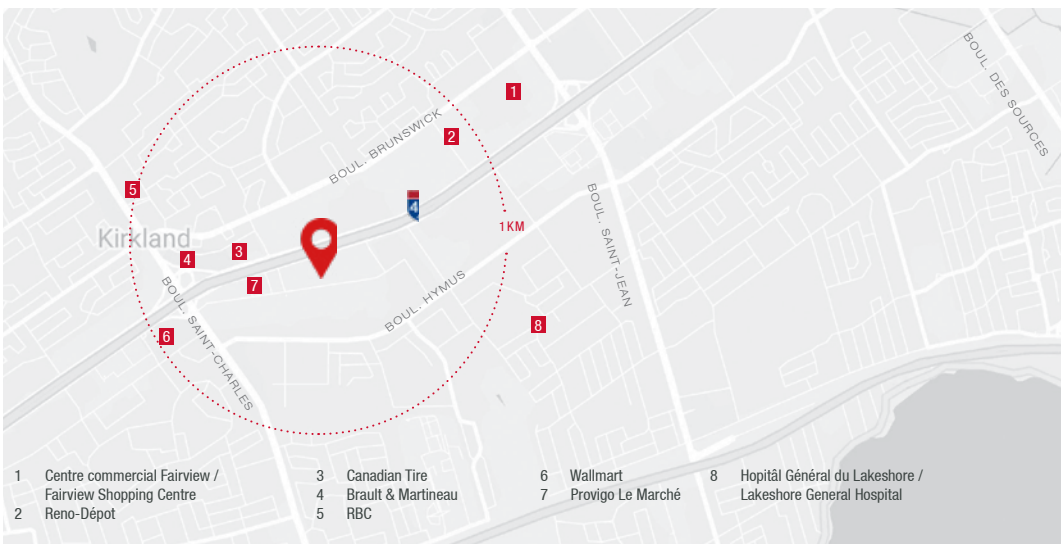
- Futur bâtiment industriel ou commercial
- Utilisation idéal : les bureaux, l'entreposage, la fabrication et le stockage
- Excellente visibilité
- Proche des restaurants, des centres commerciaux et de la futur station REM

FEATURES

- Future industrial or commercial building
- Ideal uses: office, warehouse, manufacturing and storage
- Great exposure
- Close proximity to restaurants, commercial centers and future REM station

Superficie du terrain (pi ca)	174 448 pi ca
Surface maximale du bâtiment (pi ca)	jusqu'à 110 000 pi ca
Zonage	industriel ou commercial

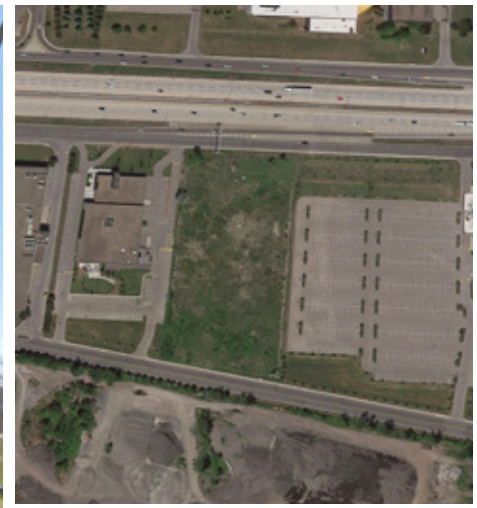
Land Area (sq.ft.)	174,448 sq.ft.
Maximum building surface area (sq.ft.)	up to 110,000 sq.ft.
Zoning	Industrial or commercial



ACCÈS / ACCESS

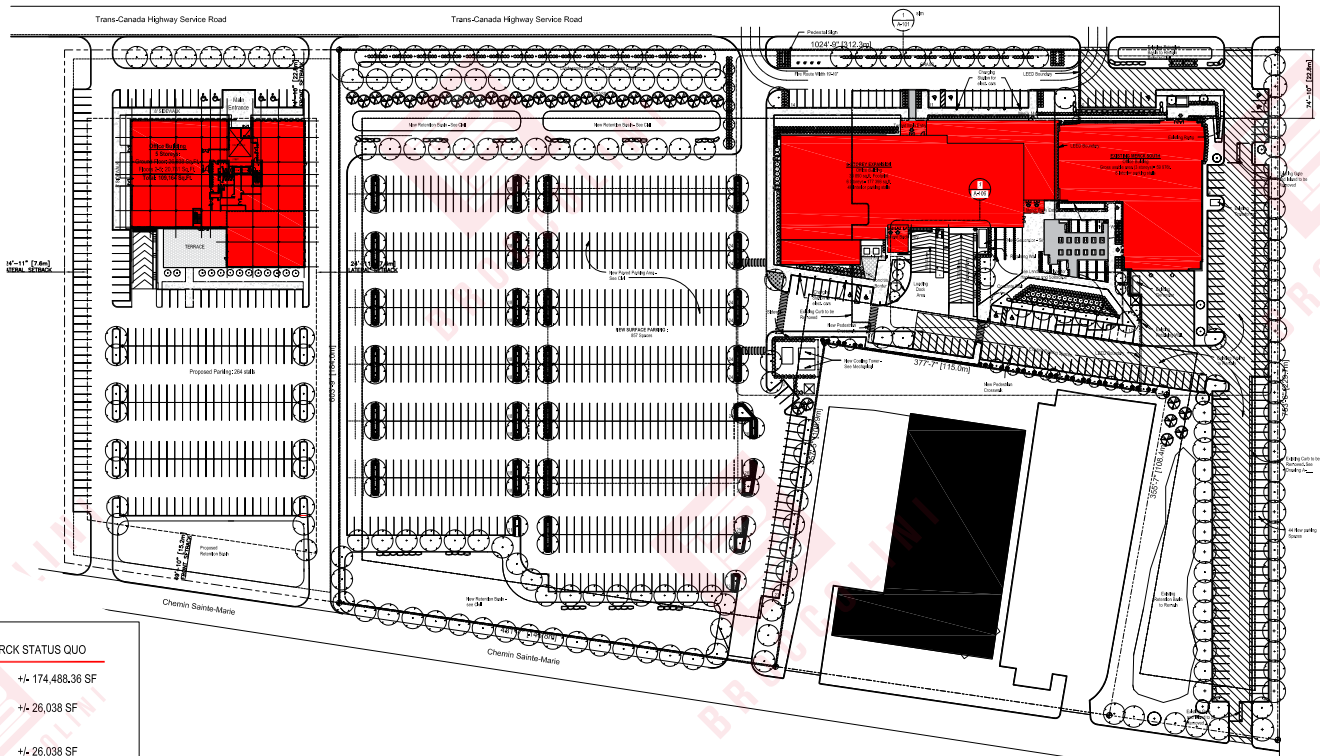
- Terminus Fairview - 10 min / autobus 219 ou 419
- Ste-Anne-de-Bellevue - autobus 200
- Aéroport International Pierre-Elliott-Trudeau - 15 min
- Centre-ville - 30 minutes
- À proximité du future REM

- Terminus Fairview - bus 219 or 419
- Ste-Anne-de-Bellevue - Bus 200
- Pierre-Elliott-Trudeau International Airport - 15 min
- Downtown - 30 min
- Near future REM train



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**OPTION 1:
NEW 5 STOREY OFFICE BUILDING + MERCK STATUS QUO**

LAND AREA:	+/- 174,488.36 SF
BUILDING FOOTPRINT:	+/- 26,038 SF
AREA BREAKDOWN:	
GROUND FLOOR AREA:	+/- 26,038 SF
TYP AREA OF FLOORS 2 TO 5:	+/- 20,781.6 SF
NO. OF FLOOR ABOVE GRADE:	5
NO. OF FLOOR BELOW GRADE:	1.5
TOTAL BUILDING AREA:	+/- 109,164.4 SF
COVERAGE (MIN 8% / MAX 50%)	
PROPOSED:	15%
FAR (MIN 0.15/ MAX 0.65)	
PROPOSED:	0.63
PARKING:	
CITY BYLAWS (OFFICE 1/322.9 SF)	
MIN PARKING REQUIRED BY CITY:	339 STALLS
PROPOSED PARKING AT GRADE LEVEL:	268 STALLS
GARAGE BREAKDOWN:	
SS1:	52 STALLS
SS2:	29 STALLS
PROPOSED PARKING BELOW GRADE:	81 STALLS
TOTAL PROPOSED PARKING:	339 STALLS