



BROCCOLINI

À LOUER
FOR RENT

174 488 PI CA
SQ.FT.

EMPLACEMENT INDUSTRIEL IDÉAL / PRIME INDUSTRIAL LOCATION

16766 TRANS-CANADA, KIRKLAND, QC



BROCCOLINI

2

EN UN COUP D'ŒIL
AT A GLANCE

174 448 PI CA
SQ.FT.

Superficie du terrain | Land size

ZONAGE INDUSTRIEL
OU COMMERCIAL

À PROXIMITÉ DU
REM - STATION FAIRVIEW

ZONING INDUSTRIAL
OR COMMERCIAL

ADJACENT TO FAIRVIEW
REM STATION

JUSQU'À
UP TO 110 000 PI CA
SQ.FT.

Surface maximale du bâtiment | Maximum building surface area

PARTICULARITÉS

FEATURES



Futur bâtiment industriel ou commercial
Future industrial or commercial building

Utilisation idéal : les bureaux, l'entreposage, la
fabrication, le stockage et hôtel
Ideal uses: office, warehouse, manufacturing and
storage, and hotel

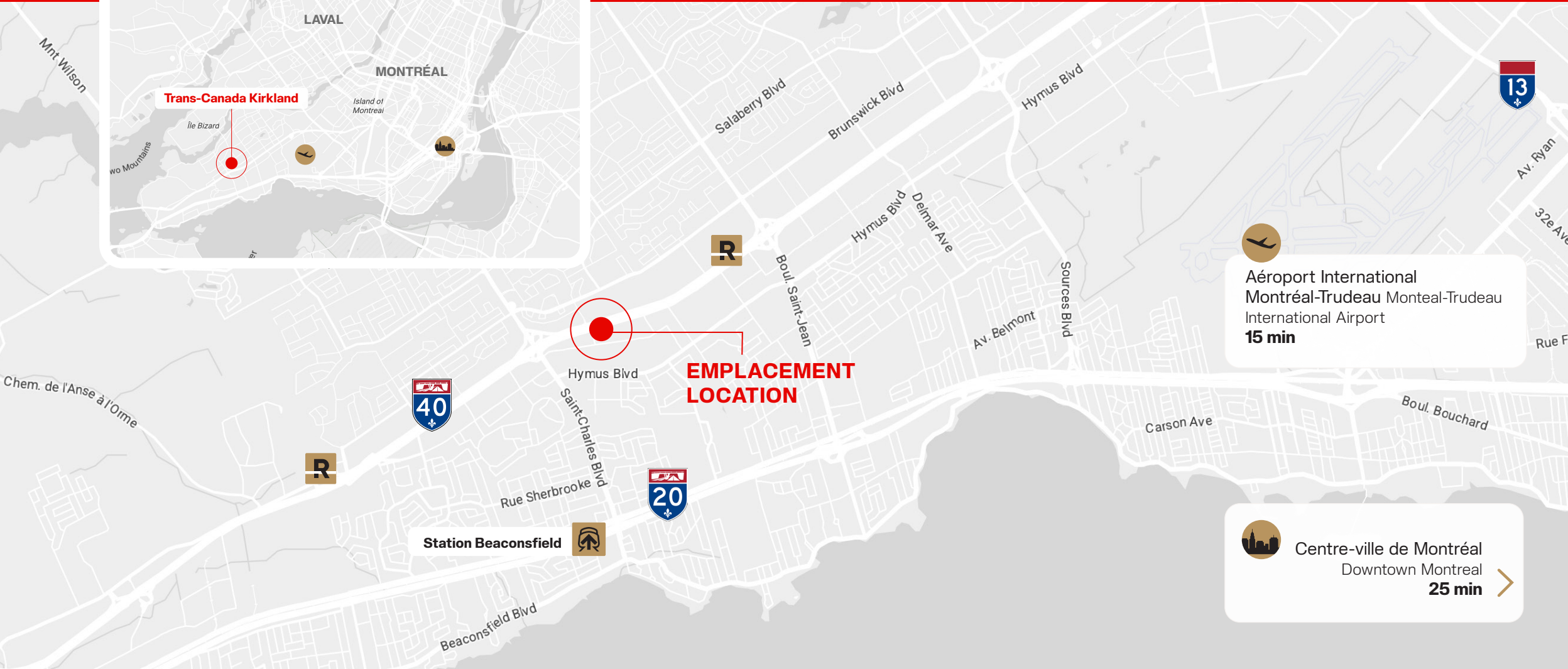
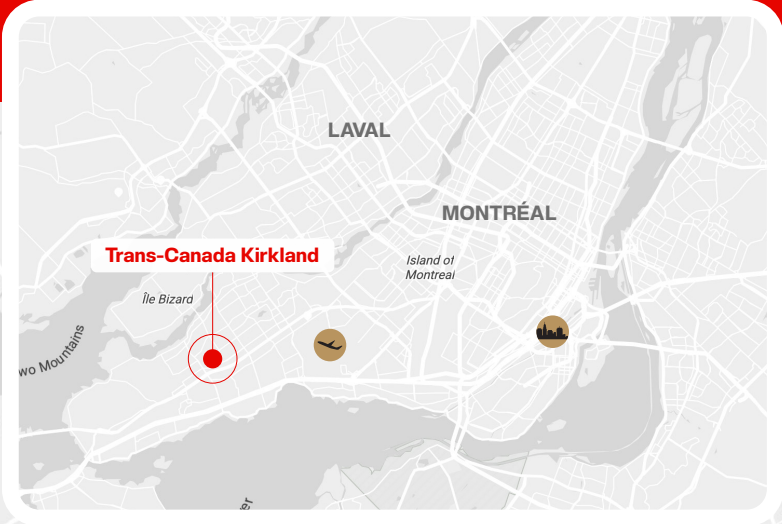
Excellente visibilité
Great exposure

Proche des restaurants, des centres commerciaux et
de la station REM
Close proximity to restaurants, commercial centers
and REM station

EMPLACEMENT

LOCATION

16766 Trans-Canada,
Kirkland, QC



Aéroport International
Montréal-Trudeau Montreal-Trudeau
International Airport

15 min

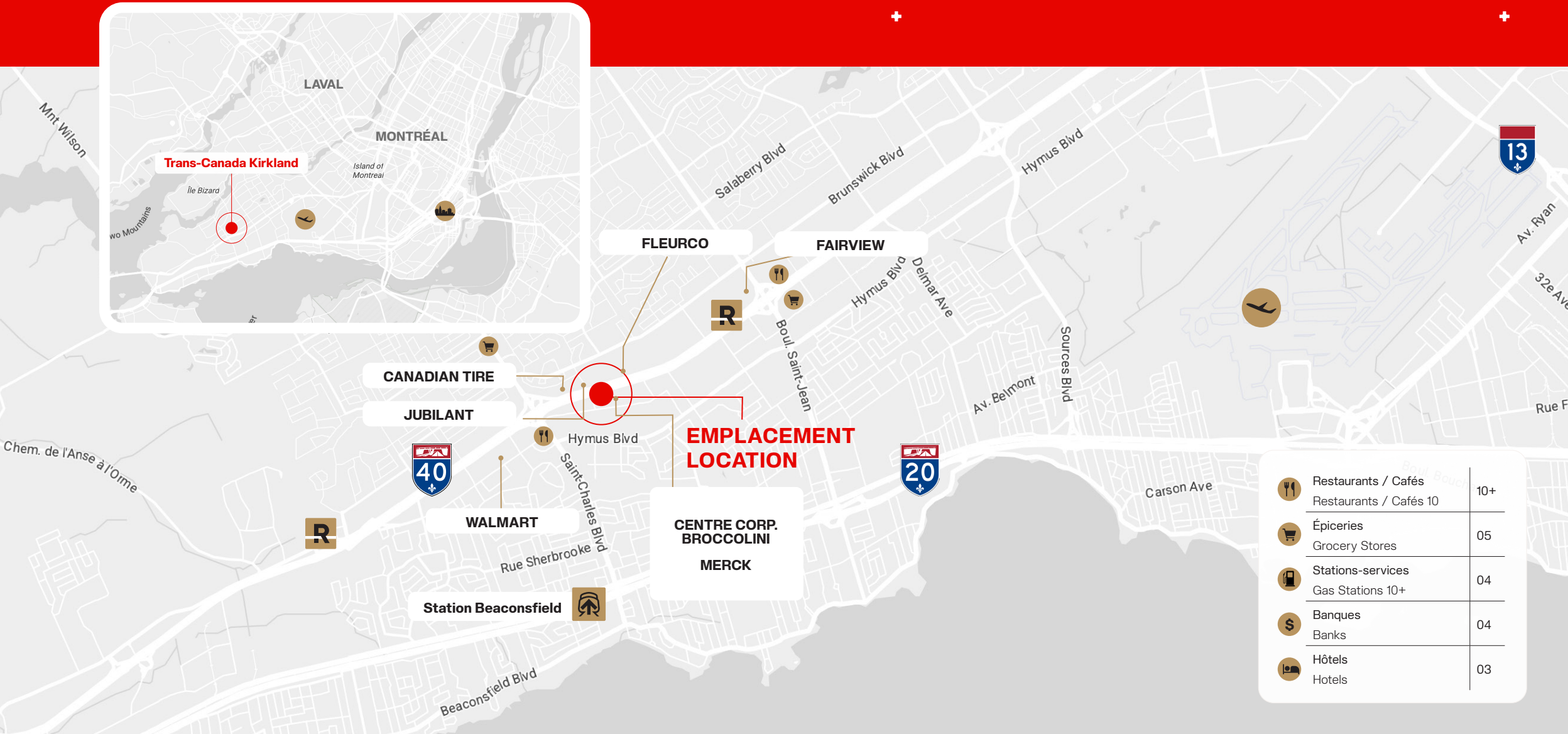
Centre-ville de Montréal
Downtown Montreal

25 min

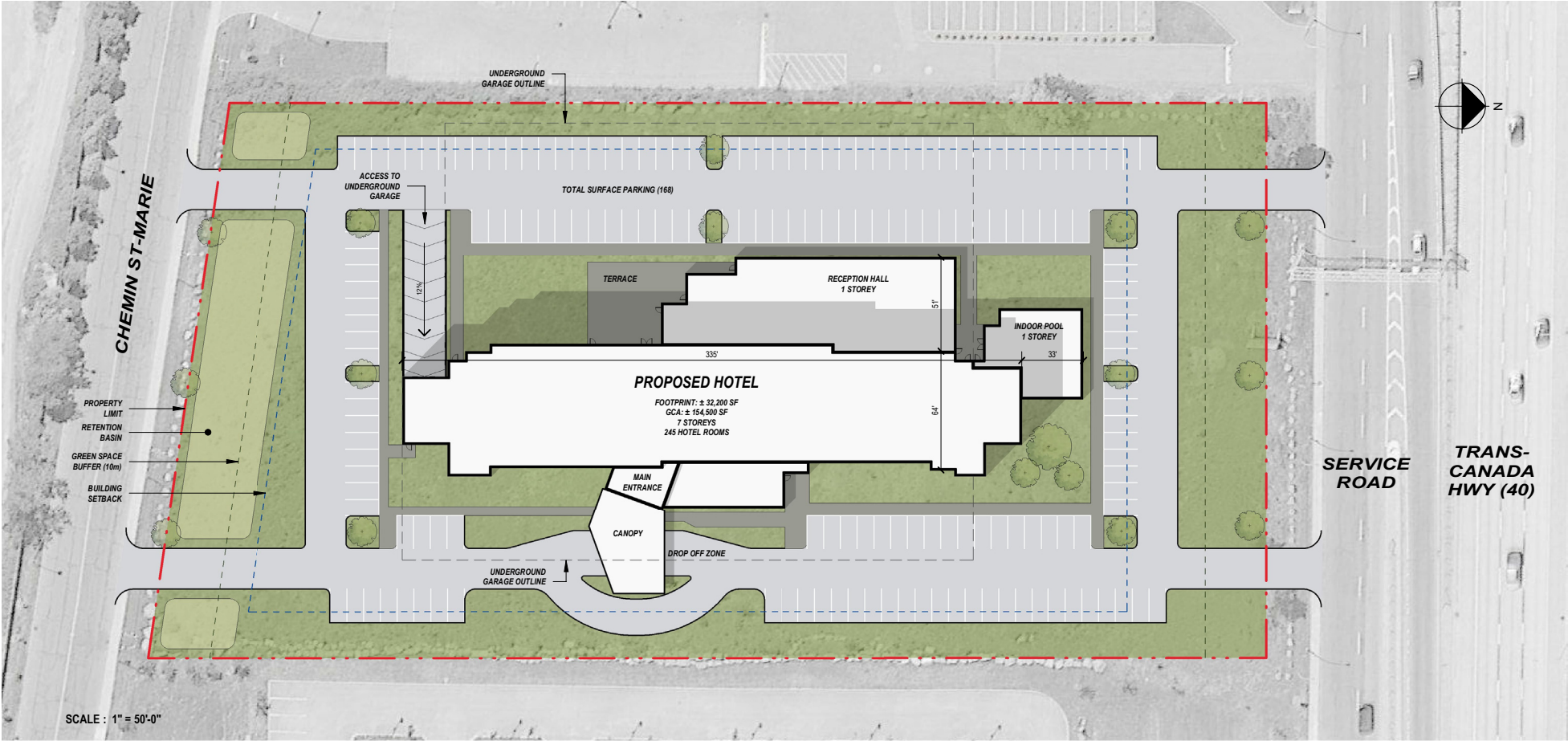
16766 Trans-Canada,
Kirkland, QC

À PROXIMITÉ

NEARBY



+ PLANS



PROJECT SUMMARY

PROPOSED HOTEL, KIRKLAND (K2 SITE)
ZONE: 321M, USE ALLOWED: HOTELS

LAND (LOT # 1 993 279)	SM	SF
TOTAL LAND AREA	16,211	174,488

SETBACKS	m
FRONT (MIN.)	22.8
LATERAL (MIN.)	7.6
REAR (MIN.)	15.2
GREEN SPACE BUFFER	10.0

GROSS BUILDING AREA (EXCLUDING GARAGE)	SF
LEVEL 1 / GROUND FLOOR	32,211
LEVEL 2	20,382
LEVEL 3	20,382
LEVEL 4	20,382
LEVEL 5	20,382
LEVEL 6	20,382
LEVEL 7	20,382
TOTAL AREA	154,503

TOTAL GCA UNDERGROUND GARAGE	SF
	69,365

TOTAL SALEABLE AREA	SF
	99,989

TOTAL HOTEL ROOMS (AVG. SIZE 408 SF)	
	245

TOTAL RECEPTION HALL AREA	SF
	9,051

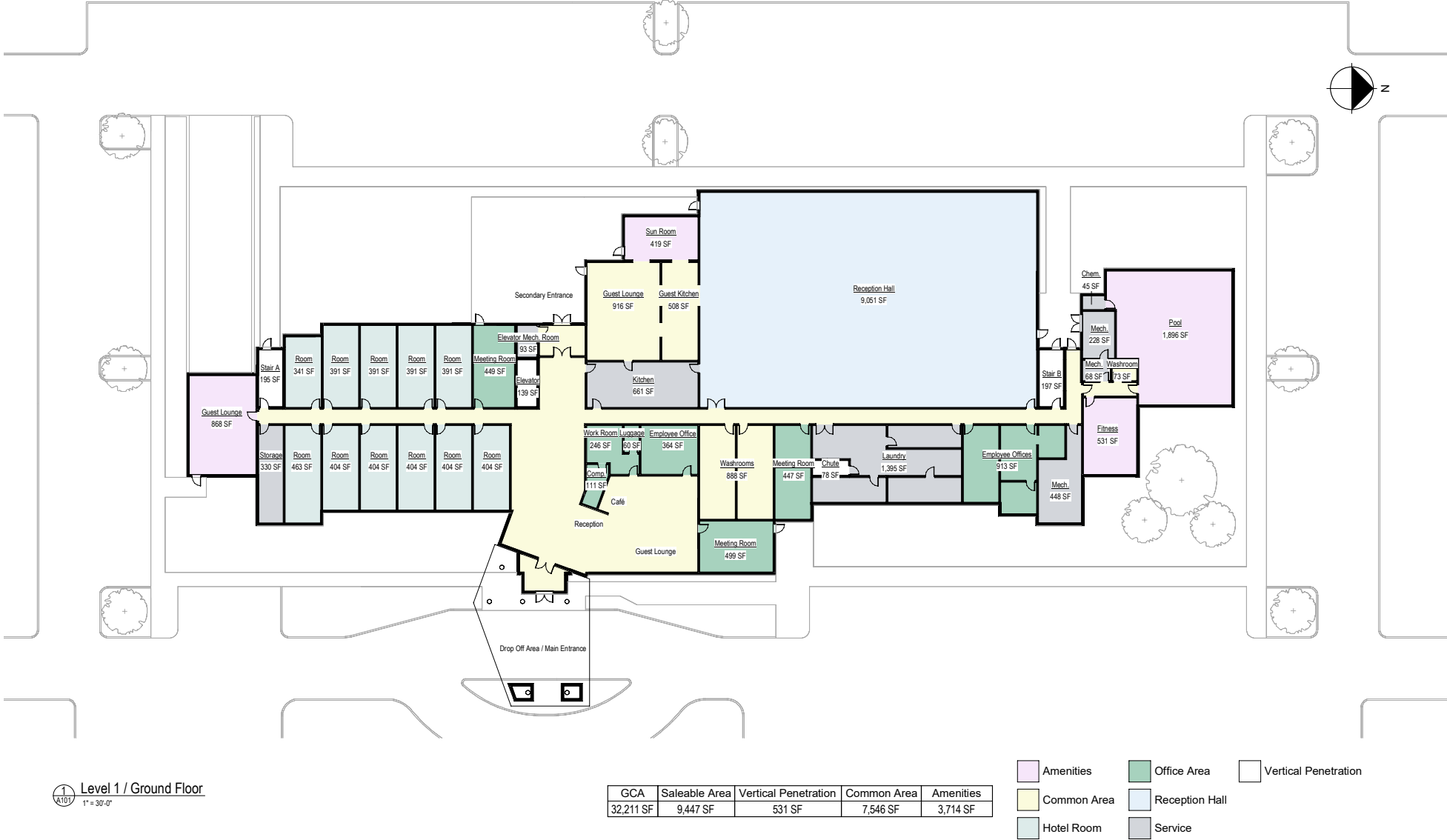
BUILDING HEIGHT	
HEIGHT IN METERS (MIN. 12 / MAX. 31)	22.8
HEIGHT IN LEVELS (MIN. 1 / MAX. 7)	7

RATIOS	
COVERAGE (MIN. 15% / MAX. 50%)	18%
F.A.R. (MIN. 0.25 / MAX. 1.5)	0.89
LANDSCAPE AREA (MIN. 20%)	38%

PARKING	
PARKING REQUIRED BY CITY BYLAWS	329
HOTEL - 1 PER ROOM	245
RECEPTION - 1 PER 10SM	84

PARKING PROPOSED	
UNDERGROUND GARAGE	161
SURFACE PARKING	168

+ PLANS



+ PLANS



1 Level 2
A102
1" = 30'-0"

GCA	Saleable Area	Vertical Penetration	Common Area
20,382 SF	15,090 SF	531 SF	2,015 SF

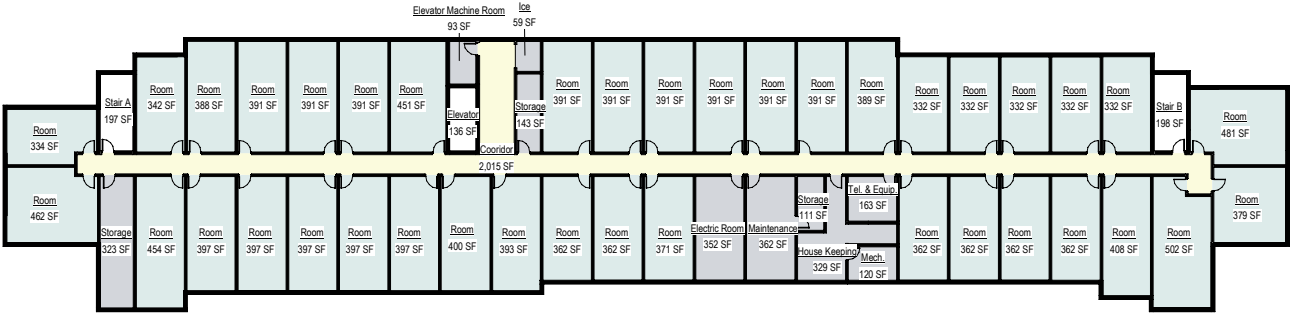
Common Area

Hotel Room

Service

Vertical Penetration

+ PLANS



1 Typical Levels 3 to 7
1" = 30'-0"

GCA	Saleable Area	Vertical Penetration	Common Area
20,382 SF	15,090 SF	531 SF	2,015 SF

- Common Area

Hotel Room
- Service

Vertical Penetration

NOUS DÉVELOPPONS ET CONSTRUISONS DES SOLUTIONS IMMOBILIÈRES D'EXCEPTION

Chez Broccolini, notre histoire repose sur des valeurs familiales solides et sur notre volonté de bâtir des partenariats durables. Notre mission est claire : développer et construire des solutions immobilières d'exception au service de nos collectivités. Pour nous, la collaboration est un moteur de réussite et notre équipe en est le cœur, guidée par une approche humaine et un engagement constant envers l'excellence.

WE DEVELOP AND BUILD GREAT REAL ESTATE SOLUTIONS

At Broccolini, our story is rooted in family values and a commitment to lasting partnerships. Our mission is clear: we develop and build great real estate solutions to serve our communities. We believe collaboration drives success and our team is the heart of it all, embodying a people-first mindset and a relentless commitment to excellence.

BROCCOLINI

**16766 TRANS-CANADA,
KIRKLAND, QC**

IMMOBILIER ET DÉVELOPPEMENT
REAL ESTATE & DEVELOPMENT

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