

FOR RENT.

1750, Marie-Victorin Blvd.
Longueuil



Office and
commercial spaces



4,680 ft²
2,959 ft²

Michel Labbé

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Suite 10



Suite 10



Suite 10



Suite 10

General Information

First Floor

Net Rent	\$ 25.00 / ft ²
Additional Rent	\$ 10.00 / ft ²
Electricity / Energy	Excluded

First Floor

Suite 10	4,680 ft ²
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2nd Floor

Net Rent	\$ 16.00 / ft ²
Additional Rent	\$ 11.15 / ft ²

2nd Floor

Suite 270	2,959 ft ²
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Surface area are approximates.

Electricity / Energy Included

Availability Immediate

All ground-floor units have a private door providing direct access to the outdoors and the parking lot.



Technical Points



Construction
1989



Renovations
2015



Parking
210 stalls | Shared



Exterior Cladding
Brick



Signage
On Building



Lot #
2 510 203



Zoning
C31-045 (Commercial)



Sprinklers
Yes



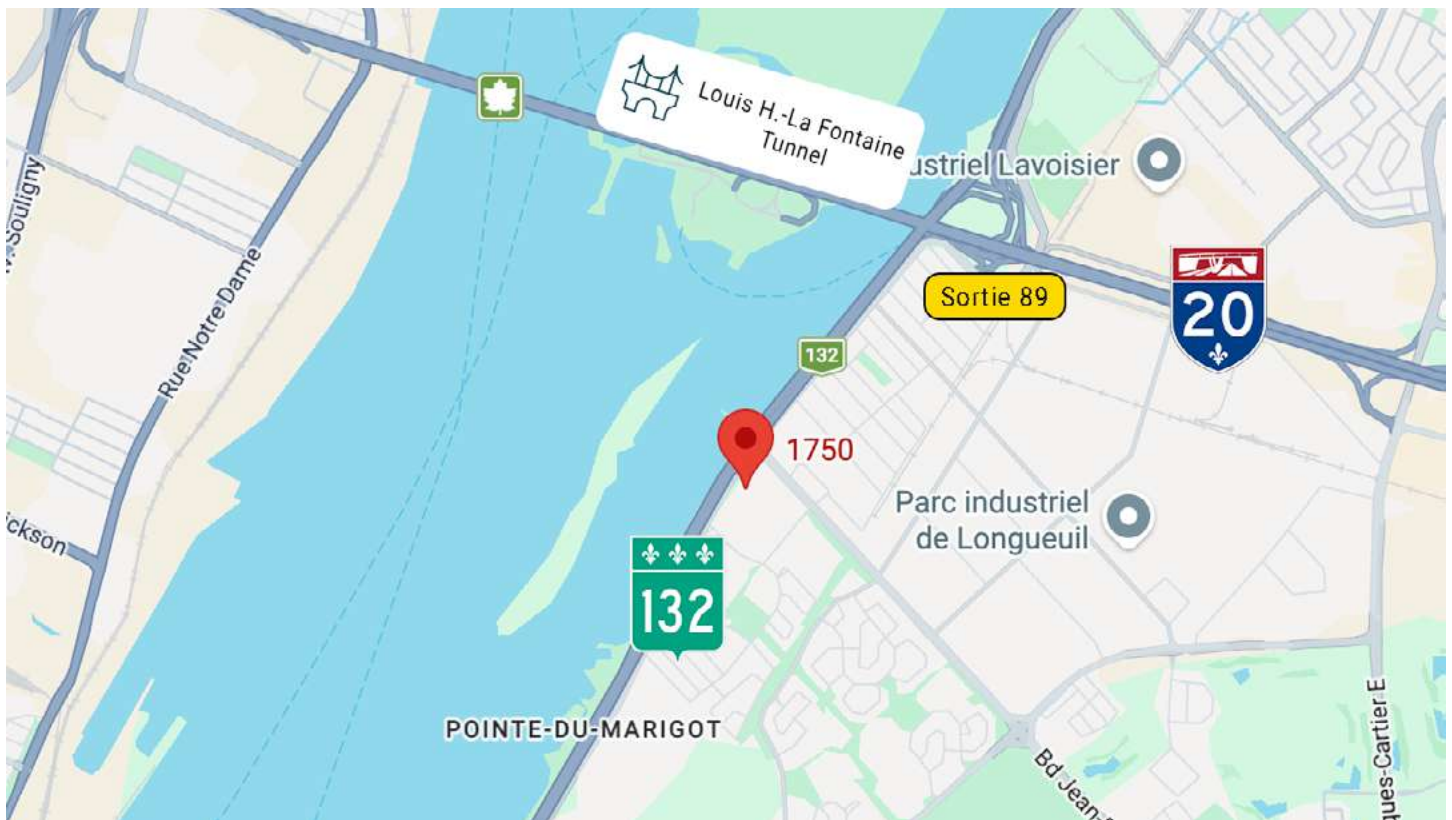
Bathroom
Private



Clear Height
Between 9' and 13'
To be confirmed

Highlights

- Excellent **highway visibility** (fronting Route 132)
- Easy access via **Highway 20** and **Route 132**
- Close to numerous services and amenities
- Located at the intersection of Jean-Paul Vincent Boulevard and Marie-Victorin Boulevard
- Near a residential neighborhood
- Average daily traffic volume of approximately **82,000 vehicles** in front of the property
- **Building canopy or pylon signage** available (subject to availability)
- **Rear service door** (available in select units)



Public Transit
25, 29, 81, 123



Population
103,688



Households
47,481



Main Roads
A20, R132



Active Population
111,930



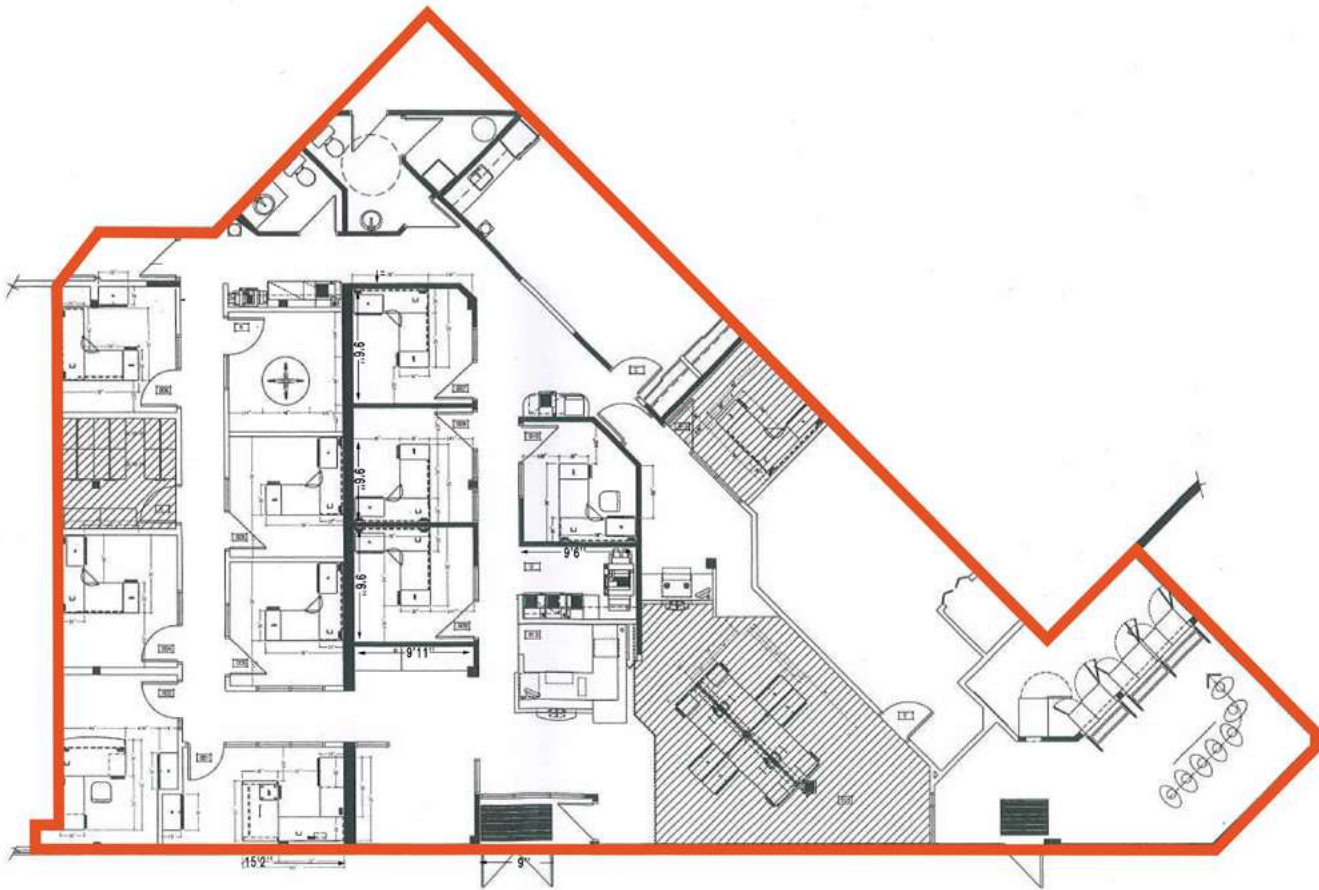
Average Household Income
\$ 123,929



Road Bridges
Louis-H.-La Fontaine Tunnel (±5 km)
Jacques-Cartier Bridge (±11 km)

Source : Sitewise - 2024 Estimated Statistics - 5 km Radius

Suite 10 - 4,680 ft²



Marie-Victorin Blvd.

Jean-Paul Vincent Blvd.

Contact us



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A real estate partner that makes all the difference

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