

# FOR RENT.

1463-1467, Lionel-Boulet Blvd.  
Varenes



Commercial and  
office spaces



2,919 ft<sup>2</sup>  
2,000 ft<sup>2</sup>  
2,175 ft<sup>2</sup>

## Michel Labbé

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**intercom**<sub>si</sub>



Suite 104



Suite 106



Suite 106



Suite 108

## General Information

Net Rent	\$ 16.50 / ft <sup>2</sup>
Additional Rent	\$ 8.05 / ft <sup>2</sup>
Electricity / Energy	Excluded
Availability	Immediate
Minimal Lease Term	5 years

First Floor	
Suite 104	2,919 ft <sup>2</sup>
Suite 106	2,000 ft <sup>2</sup>
Suite 108	2,175 ft <sup>2</sup>


Surface area are approximatives.


## Neighboring Tenants







# Technical Points

- 


**Construction**  
2015
- 


**Parking**  
±130 stalls  
Ample
- 

**Signage**  
On pylon  
On building
- 

**Exterior Cladding**  
Brick  
Concrete


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- 


**Lot #**  
6 224 250
- 


**Zoning**  
C-220


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- 

**Air Conditioning**  
Yes
- 

**Heating**  
Electricity
- 

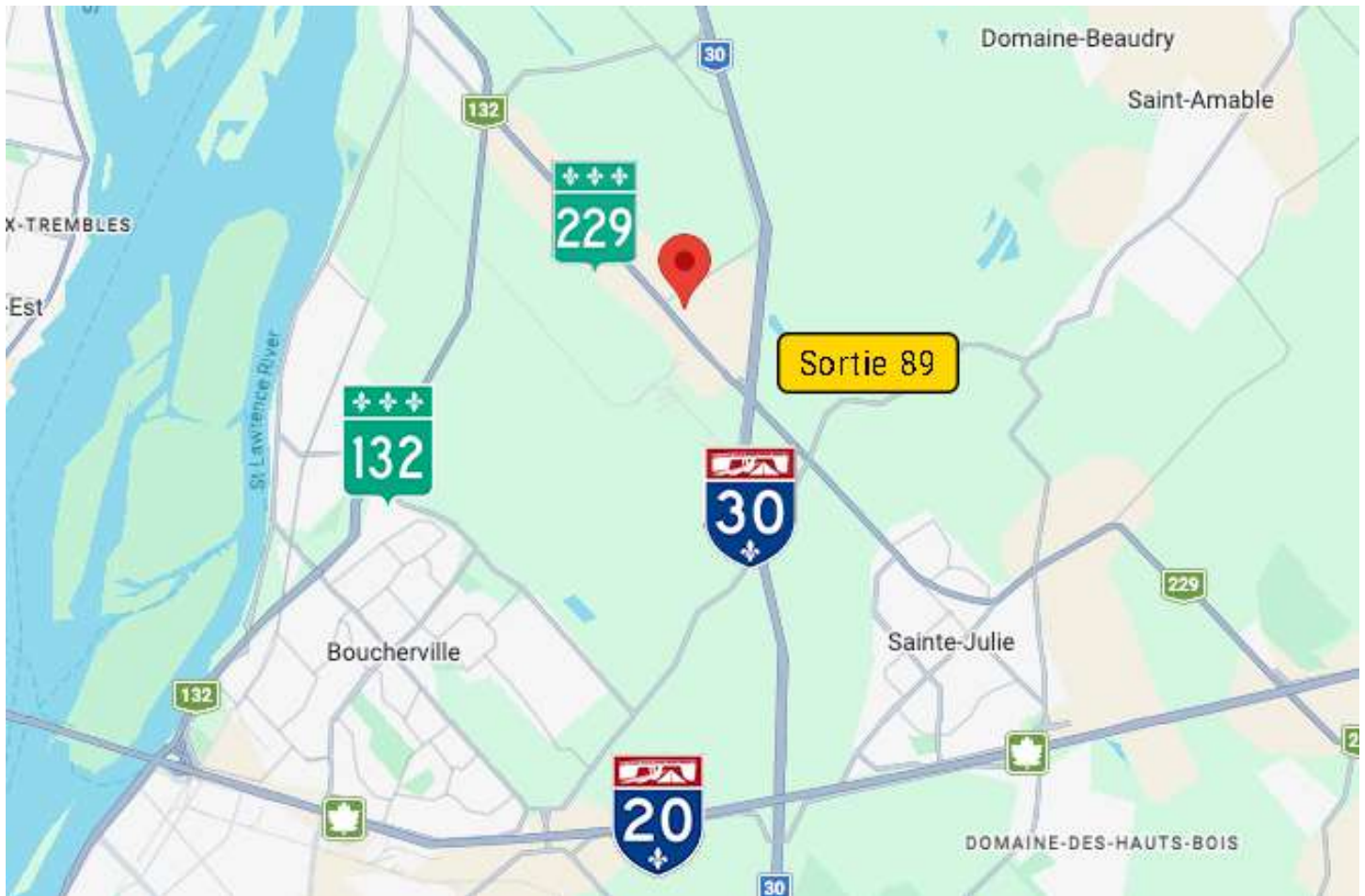
**Bathroom**  
Private
- 

**Sprinklers**  
Yes
- 

**Back Door**  
Yes

# Highlights

- Along **Route 229** and near **Highway 30**
- Located in the heart of Varennes' **industrial district**
- Close to major services and amenities
- Accessible to people with **reduced mobility**
- Ideal space for professionals
- **Exterior signage** available (freestanding sign or building signage)



**Public Transit**  
EXO : 707, 723, 731, 732



**Population**  
21,857



**Households**  
6,538



**Main Roads**  
R229, A30



**Active Population**  
20,461



**Average Household Income**  
\$ 189,178



**Road Bridges**  
Louis-H.-La Fontaine Tunnel (±13 km)  
Jacques-Cartier Bridge (±22 km)

Source : Sitewise - 2025 Estimated Statistics - 5 km Radius

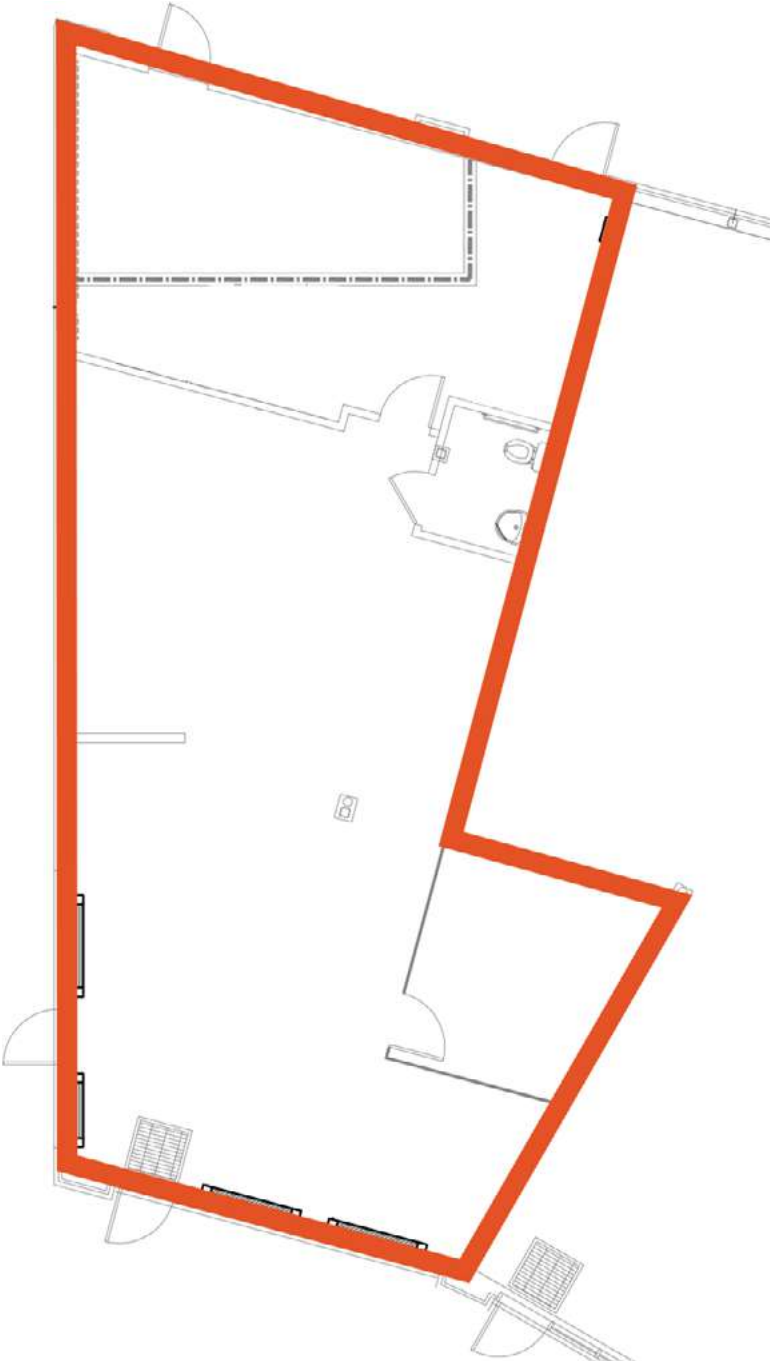
# Suite 104 - 2,919 ft<sup>2</sup>

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Suite 106 - 2,000 ft<sup>2</sup>

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Suite 108 - 2,175 ft<sup>2</sup>

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# Contact us



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June 12, 2026