

FOR RENT.

1625, Lionel-Boulet Blvd.
Varenes



Commercial and
office spaces



2,475 ft²

3,031 ft²

3,200 ft²

5,675 ft²

Michel Labbé

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Suite 210



Suite 210



Suite 302



Suite 303

General Information

Net Rent	\$ 15.90 / ft ²
Additional Rent	\$ 8.85 / ft ²
Electricity / Energy	Included
Availability	Immediate
Minimal Lease Term	5 years

2 nd Floor	Suite 210	3,031 ft ²
3 rd Floor	Suite 302	3,200 ft ²
	Suite 303	2,475 ft ²
	Suite 302-303	5,675 ft ²

Surface area are approximatives.

Neighboring Tenants





Technical Points

- 

Construction
2014
- 

Parking
Ample
- 

Signage
On pylon


 Lot #
6 224 243

- 

Air Conditioning
Yes
- 

Heating
Electricity
- 

Bathroom
Public
- 

Sprinklers
Yes

Highlights

- Along **Route 229** and near **Highway 30**
- Located in the heart of Varennes' **industrial district**
- **Fully built-out** office space
- **High-quality** fit-up and finishes
- Bright spaces with abundant natural light
- Ideal space for professionals
- **Exterior signage** available on the building or freestanding sign available



Public Transit

EXO : 707, 723, 731, 732



Population

21,857



Households

6,538



Main Roads

R229, A30



Population Active

20,461



Average Household Income

\$ 189,178



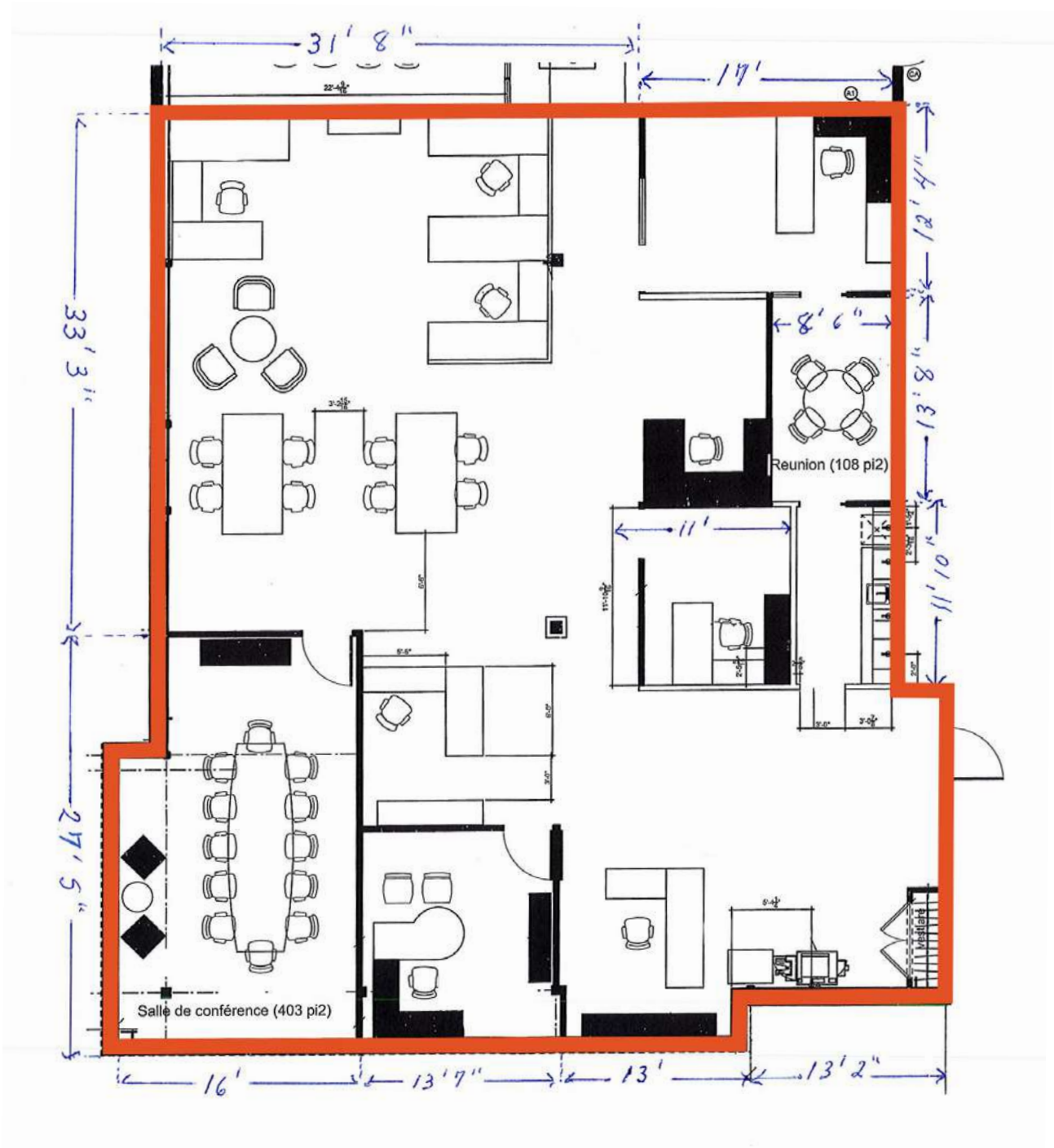
Road Bridges

Louis-H.-La Fontaine Tunnel (±13 km)

Jacques-Cartier Bridge (±22 km)

Source : Sitewise - 2025 Estimated Statistics - 5 km Radius

Suite 210 - 3,031 ft²



Contact us



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