

FOR RENT

LONGUEUIL

2398, Marie-Victorin Boulevard

OFFICES

889 ft²

1,041 ft²

1,061 ft²



Michel LABBÉ

Certified Real Estate Broker AEO

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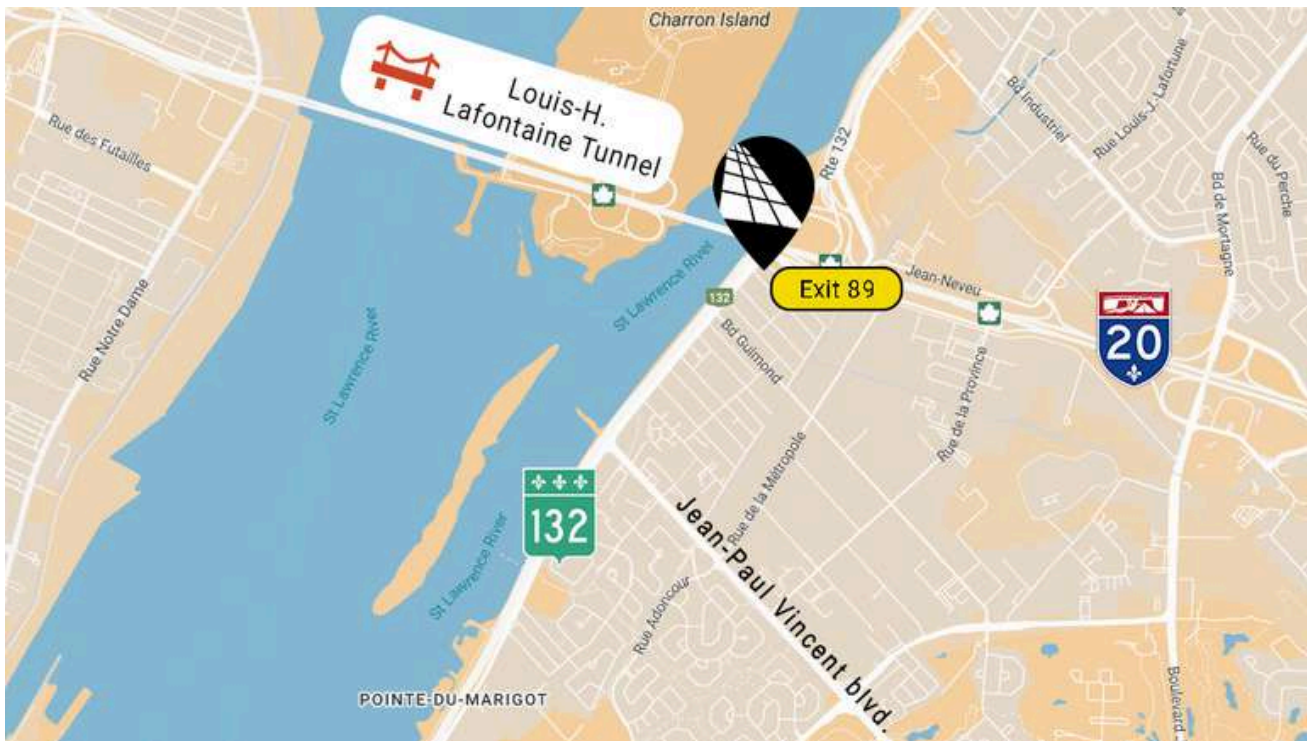
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HIGHLIGHTS





- Clear view from Route 132, at the intersection with Highway 20 (L.-H.-Lafontaine)
- Easy access to Highway 20 and Route 132
- Nearby a multitude of services and located near two industrial parks (Longueuil and Boucherville)
- Ideal space for professional services
- Ample shared parking
- Exterior signage available on the building and pylon sign (\$)



LOCATION

-  Public Transit #25, 81
-  Main Roads A20, A30, R132
-  Road Bridges L.-H.-La Fontaine Tunnel (±1,3 km), Jacques-Cartier Bridge (± 10 km) and Victoria Bridge (± 17 km)

DEMOGRAPHY (5 km Radius, excluding Montreal)

-  80,760 Residents
-  101,749 Daytime Active Population
-  35,523 Households
-  \$145,510 Average Household Income

Sitewise - Estimated 2024 Statistics



Suite 202



Suite 101



Suite 102-B



GENERAL INFORMATIONS

Net Rent	\$16.75 / ft ²
Additional Rent	\$12.38 / ft ²
Electricity / Energy	Included
Parking (shared)	38 stalls
Lease Term	5 years
Availability	Immédiate

AVAILABLE AREAS

(approximate)

Suite 101	1,041 ft ²
Suite 102-B	889 ft ²
Suite 202	1,061 ft ²

Monthly Gross Rent

Suite 101	\$ 2,527
Suite 102-B	\$ 2,158
Suite 202	\$ 2,576



TECHNICAL POINTS



Construction
2007



Zoning
C21-082
Retail and services



Lot #
2 587 641



Air conditioning
Yes



Bathroom
Shared



Heating
Electric

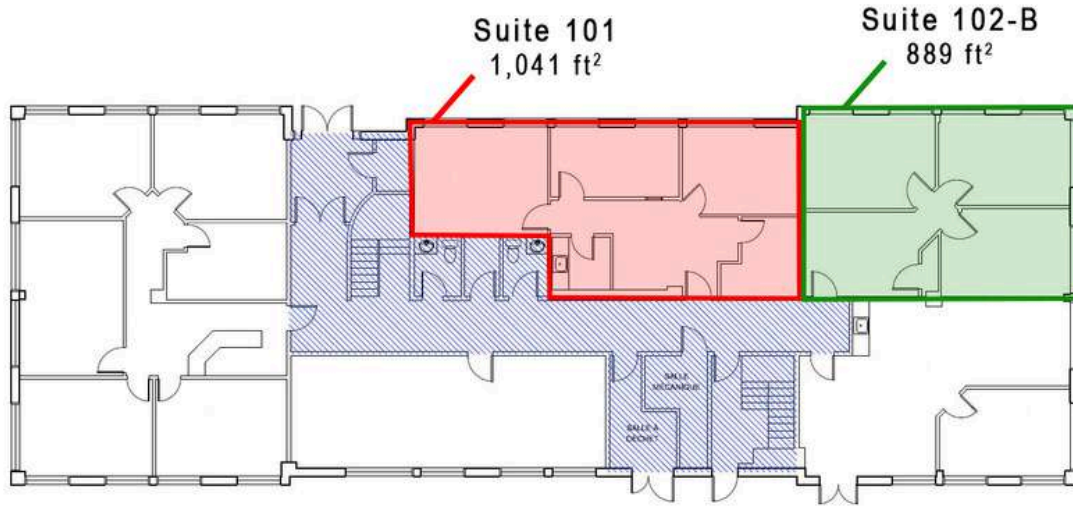
Nearby businesses



JEAN FORTIN

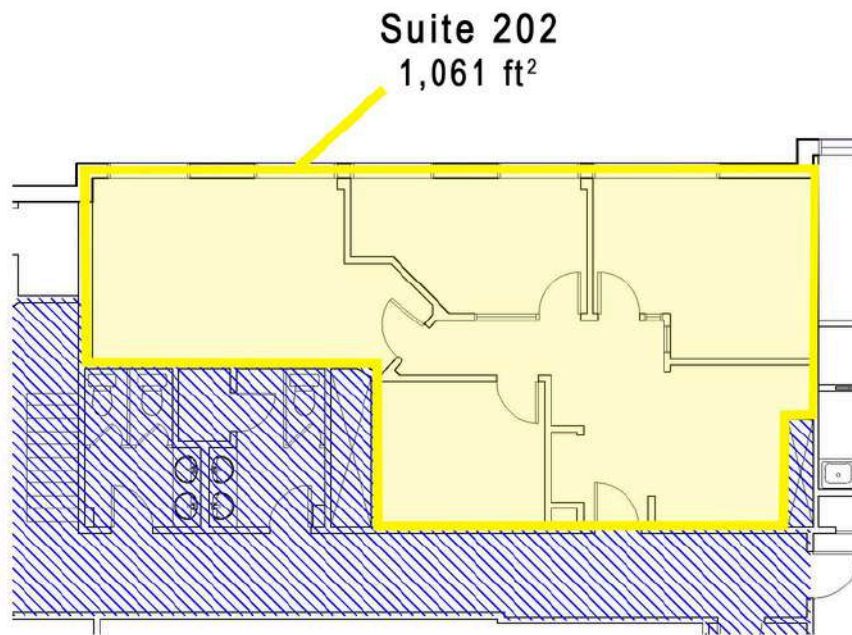
PLAN

First floor



(Marie-Victorin Blvd.)

Second floor



(Marie-Victorin Blvd.)

A REAL ESTATE EXPERTISE THAT KEEPS ON GROWING

INTERCOM is there to assist in the decision-making process by determining and evaluating the possible alternatives with the assistance of our professional and knowledgeable real estate brokers supported by a strong administrative team; that is why we exist.



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