

FOR RENT.

1471, Lionel-Boulet Blvd.
Varenes



Commercial and
office spaces



4,200 ft²
2,100 ft²

Michel Labbé

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Suite 30



Suite 29



Suite 30



Shared Kitchen

General Information

Net Rent	\$ 15.00 / ft ²
Additional Rent	\$ 7.55 / ft ²
Electricity / Energy	Included
Availability	Immediate
Minimal Lease Term	5 years

Suite 29	4,200 ft ²
Suite 30	2,100 ft ²

Surface area are approximatives.

Neighboring Companies





Technical Points



Construction
2001



Parking
±64 stalls
Ample



Signage
On pylon



Lot #
6 224 251



Zoning
C-220



Air Conditioning
Yes



Heating
Electricity



Bathroom
Public



Sprinklers
Yes



Elevator
1

Highlights

- Along **Route 229** and near **Highway 30**
- Located in the heart of Varennes' **industrial district**
- Just steps away from a wide range of services and amenities
- **Fully built-out** office space
- Accessible to **people with reduced mobility**
- Ideal for technology or development companies



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

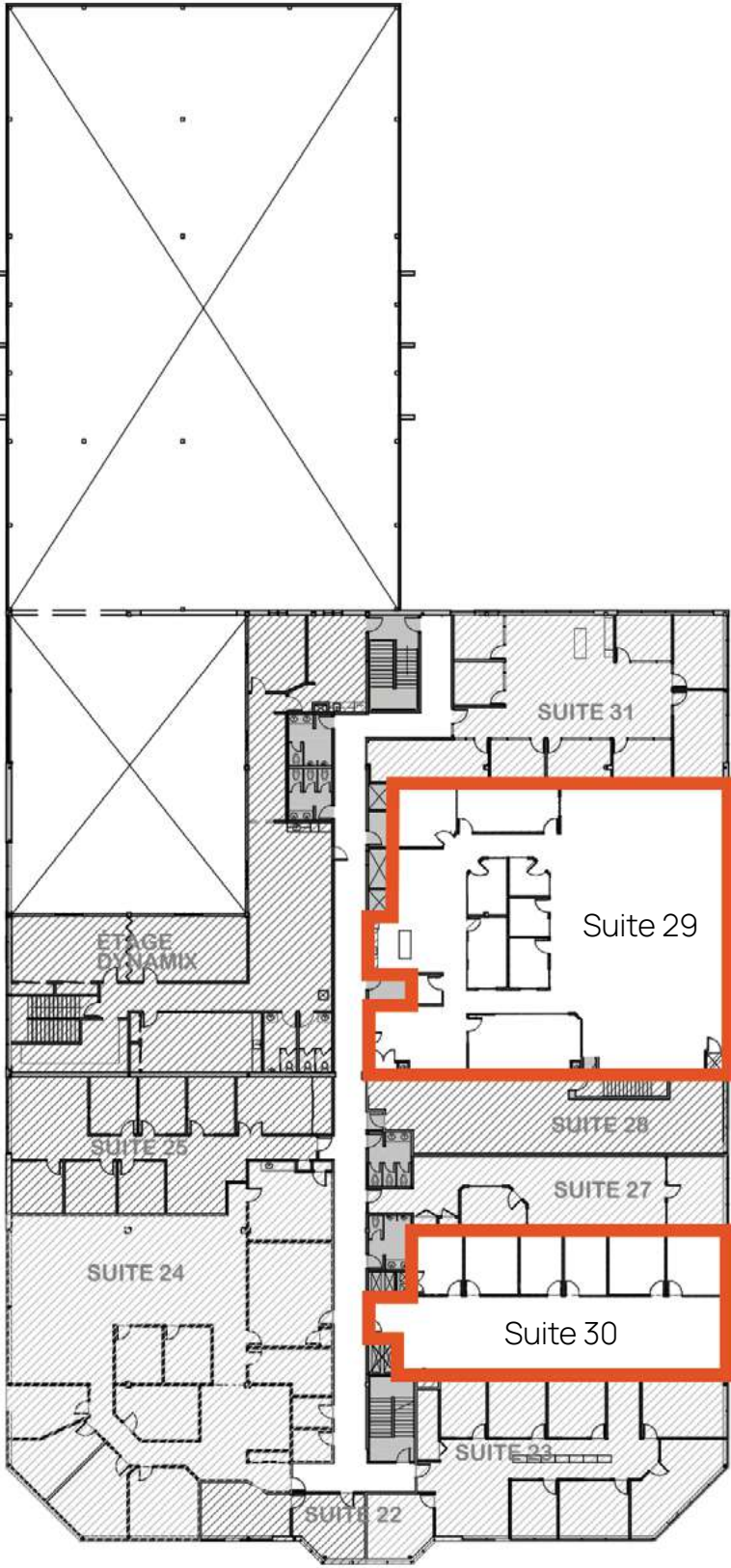


Road Bridges
Louis-H.-La Fontaine Tunnel (±13 km)
Jacques-Cartier Bridge (±22 km)

Source : Sitewise - 2025 Estimated Statistics - 5 km Radius

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Suite 30 - 2,100 ft²



Contact us



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A real estate partner that makes all the difference

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