

# FOR RENT.

436-460, Sir-Wilfrid-Laurier Blvd.  
Mont-Saint-Hilaire



Commercial and  
office space



± 1,500 ft<sup>2</sup>

**Suzy Parent**

Partner | Certified Real Estate Broker AEO

s.parent@intercomsi.com

450 655-1334

intercomsi.com

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



## General Information

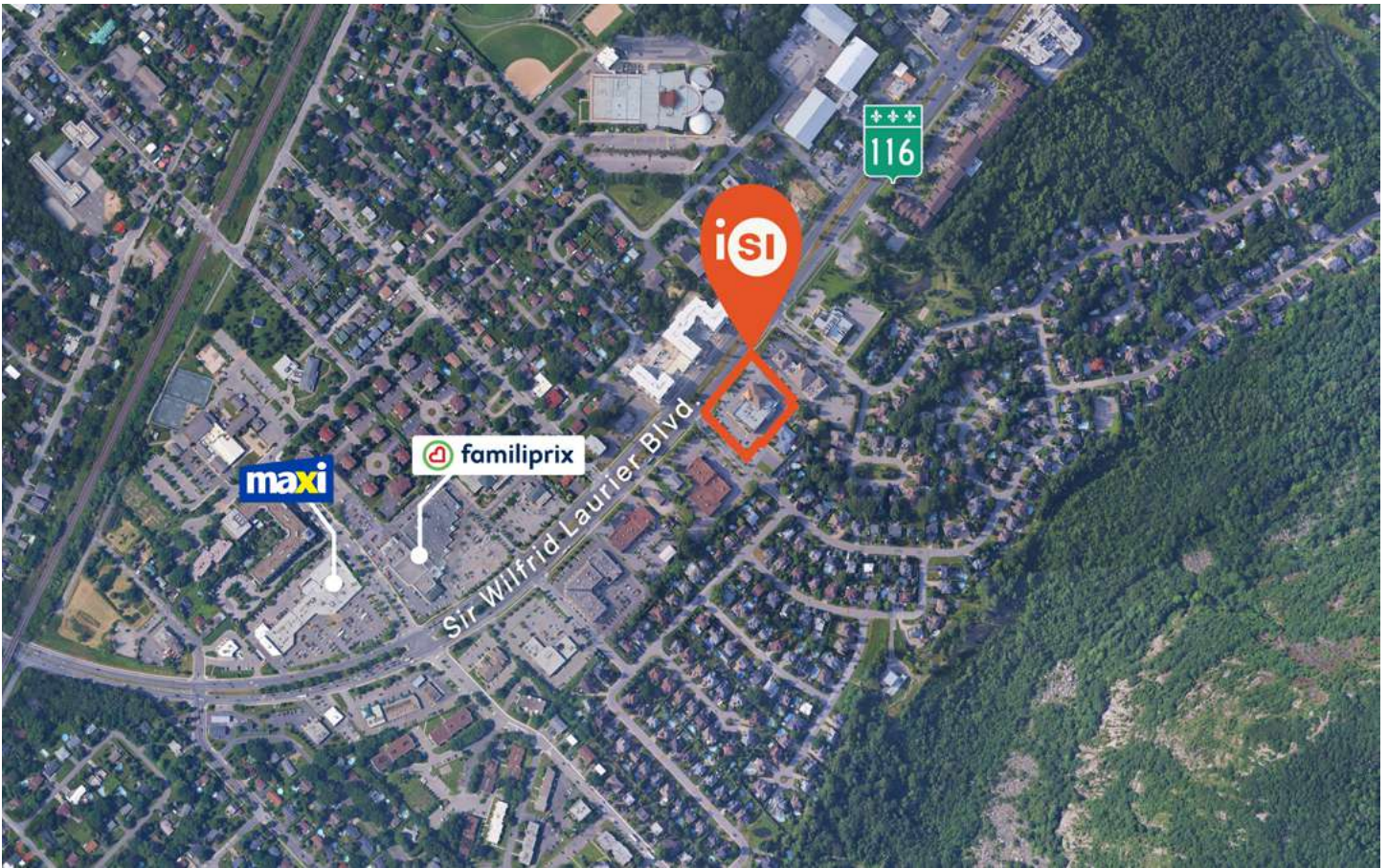
Net Rent	\$ 24.00 / ft <sup>2</sup>
Additional Rent (approx.)	\$ 8.00 / ft <sup>2</sup>
Electricity / Energy	Excluded
Availability	Immediate
Minimal Lease Term	5 years

Suite 1,500 ft<sup>2</sup>




Surface area are approximate

## Principal Tenants








# Technical Points

 **Construction** 2009     
  **Parking** 129 stalls     
  **Roofing** Elastomer membrane

 **Exterior Cladding** Brick     
  **Signage** On building and on base

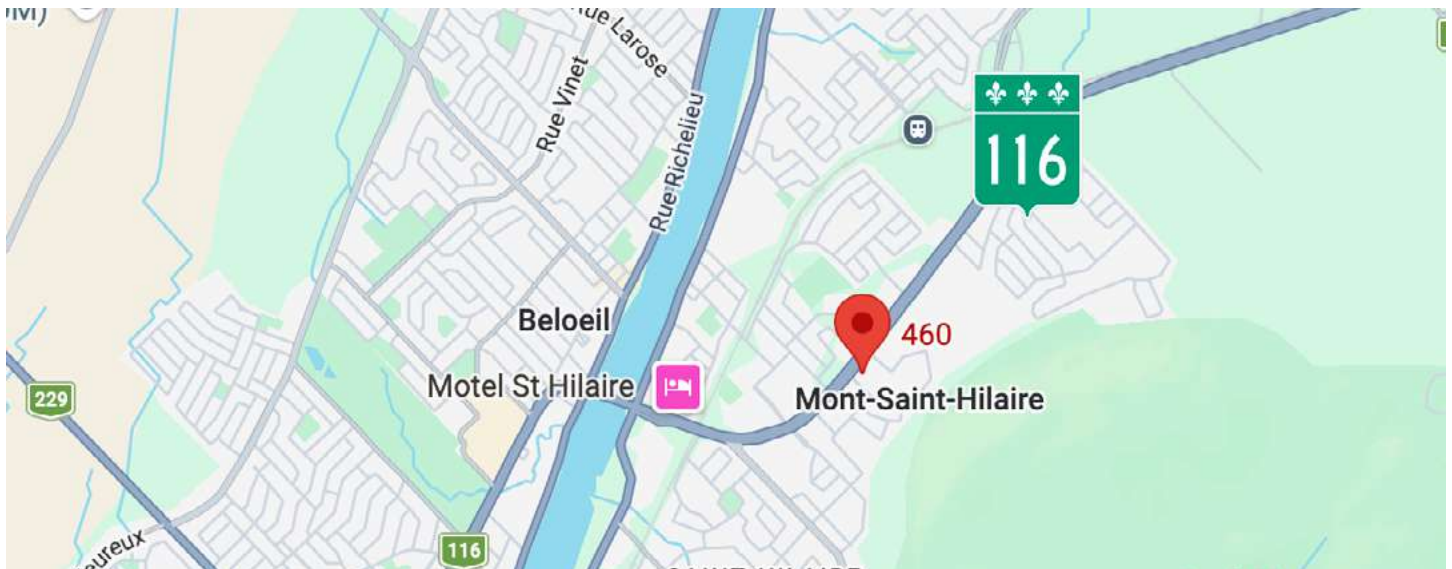
 **Lot #** 4 428 146     
  **Zoning** C-14

 **Air Conditioning** Yes     
  **Heating** Electricity     
  **Bathroom** Private

 **Sprinklers** Yes     
  **Furnished** Yes     
  **Floors** 2

# Highlights

- Located on a main thoroughfare (**Route 116**)
- A **well-established commercial destination**, close to services such as banks, restaurants, pharmacies, cafés, and grocery stores
- Near a **high-income residential neighborhood**
- Office building designed for professionals
- Ideal commercial space for all **types of service or retail businesses**
- Partially built-out offices
- Features modern architecture
- **Glass partitions with a sleek, contemporary finish**
- Very large parking area (129 spaces)
- **Spaces accessible to people with reduced mobility**
- **Building signage** available



Public Transit  
200, 300



Population  
60,561



Households  
17,440



Main Roads  
R116



Active Population  
46,458



Average Household Income  
\$ 149,861



Road Bridges  
Jordi-Bonet Bridge ( $\pm 1$  km)  
Arthur-Branchaud Bridge ( $\pm 4$  km)

Sitewise – 2025 Estimated Demographics – 5 km Radius

# Contact-us



**Suzy Parent**

Partner | Certified Real Estate Broker AEO

s.parent@intercomsi.com

**450 655-1334**

**intercomsi.com**



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

A real estate partner that makes all the difference

This document was prepared by Intercom Services Immobiliers for advertising and informational purposes only. This document does not constitute an offer or promise binding the seller, but is an invitation to submit such offers or promises. Intercom Services Immobiliers assumes no responsibility for any errors or omissions whatsoever. This information is provided to the best of our knowledge and may be changed without notice. This publication is the property of Intercom Services Immobiliers and/or its licensors and is protected by copyright © 2026. All rights reserved.

May 5, 2026