

# 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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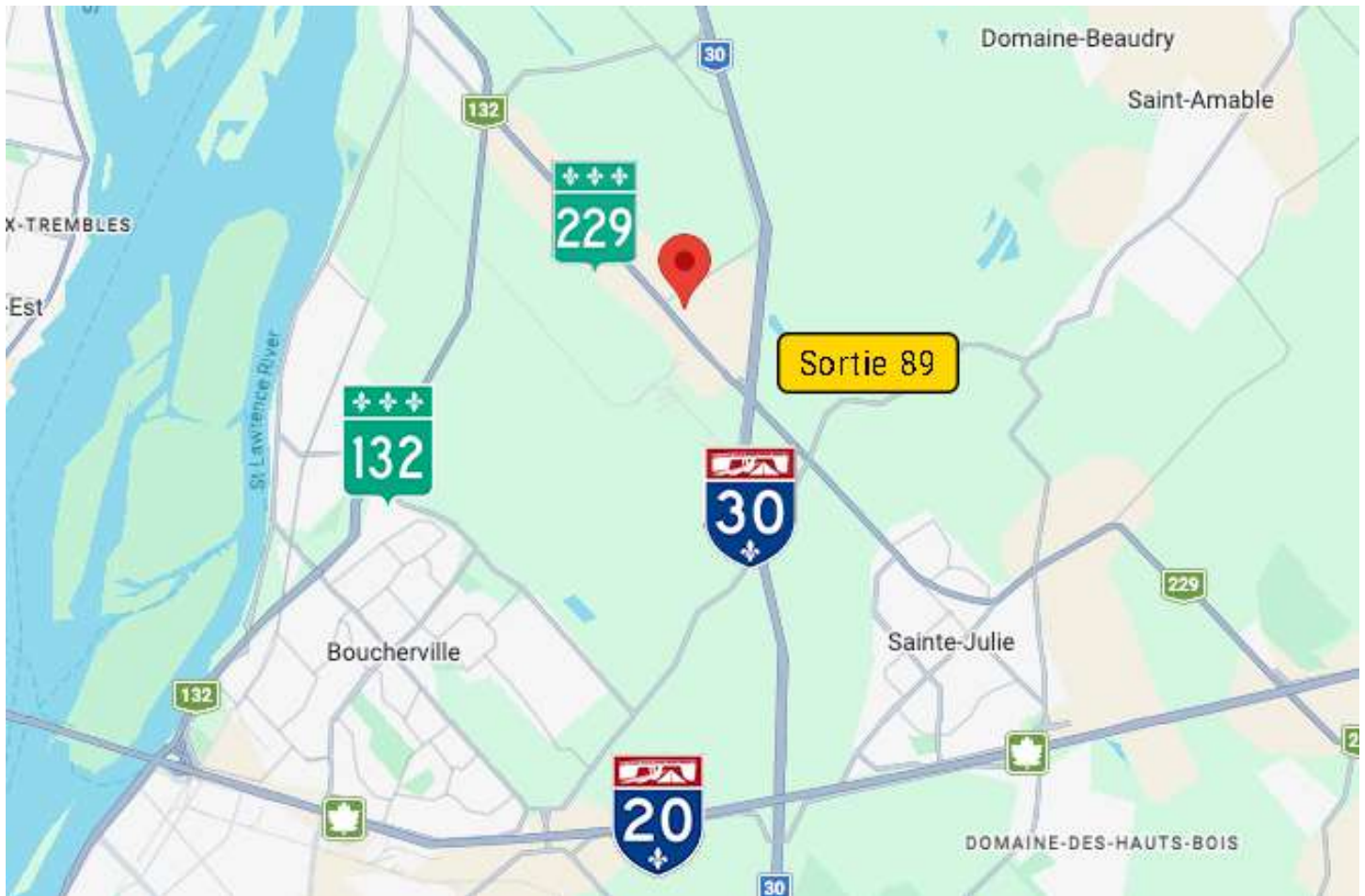
-  Air Conditioning Yes
 Heating Electricity
 Bathroom Private
 Sprinklers Yes
 Back Door Yes

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-  Clear Height 14'

# 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

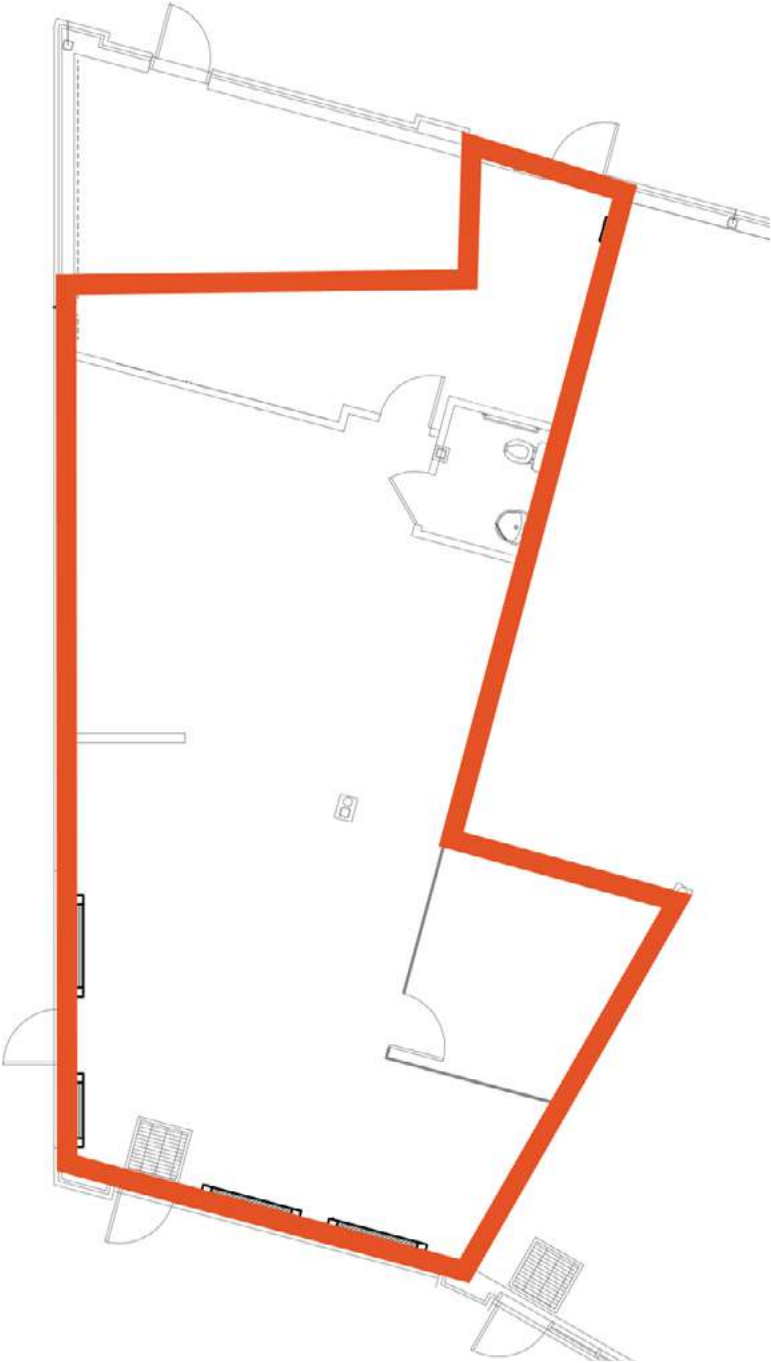
# Suite 104 - 2,919 ft<sup>2</sup>

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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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A real estate partner that makes all the difference

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