

FOR SUBLEASE

LONGUEUIL

300-1000 de Sérigny Street

OFFICES

6,561 ft²

13,463 ft²

Total Available Leasable Area: ± 20,024 ft²



Michel LABBÉ

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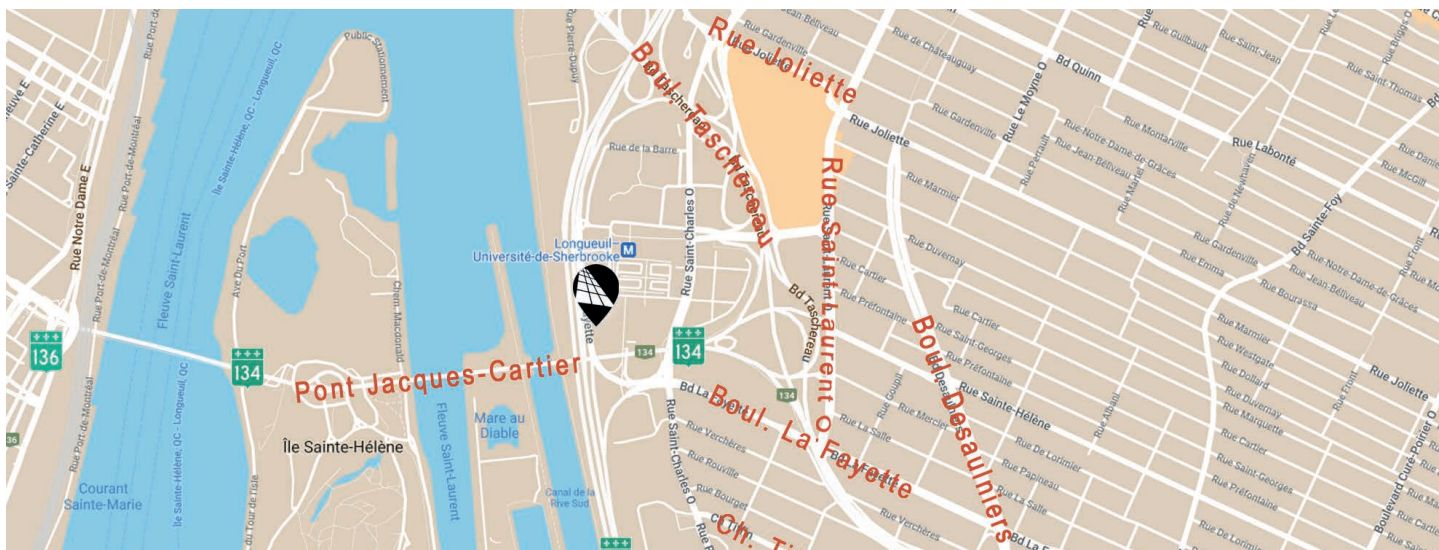
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HIGHLIGHTS

- Strategic location along Route 132 and in the heart of Downtown Longueuil
- Close to several services, restaurants, coffee shops, banks, hotels, etc.
- **Interior and direct access to the Longueuil-Université de Sherbrooke metro station and close to public transport**
- Immediate access to Jacques-Cartier Bridge and quick access to Victoria Bridge and Louis-H.-La Fontaine Tunnel
- View of Île Sainte-Hélène and Downtown Montreal
- 24/7 security service
- **Space fully built-in and furnished, ready for immediate occupancy**
- Very clean facilities with access to the common facilities of the building:
 - Conference room
 - Relaxation room
 - Outdoor terrace
 - Daycare service
 - Dining room and private training room (suite 200)



LOCATION



Public Transit
Neighbour of Terminus Longueuil



Main Roads
R132, R134



Road Bridges
Jacques-Cartier Bridge (± 1 km),
Victoria Bridge (± 7 km) and
Louis-H.-Lafontaine Tunnel (± 12 km)

DEMOGRAPHY (5 km radius, excluding Montréal)



128,456 Residents



67,862 Daytime Employees



60,566 Households

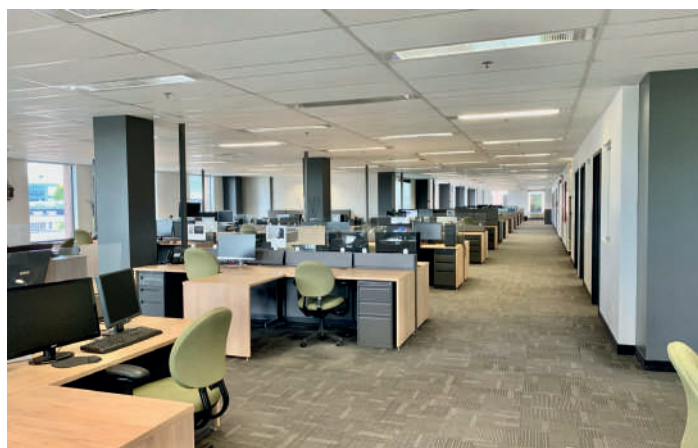


\$78,336 Average Household Income

©Sitewise - Estimated 2021 Statistics



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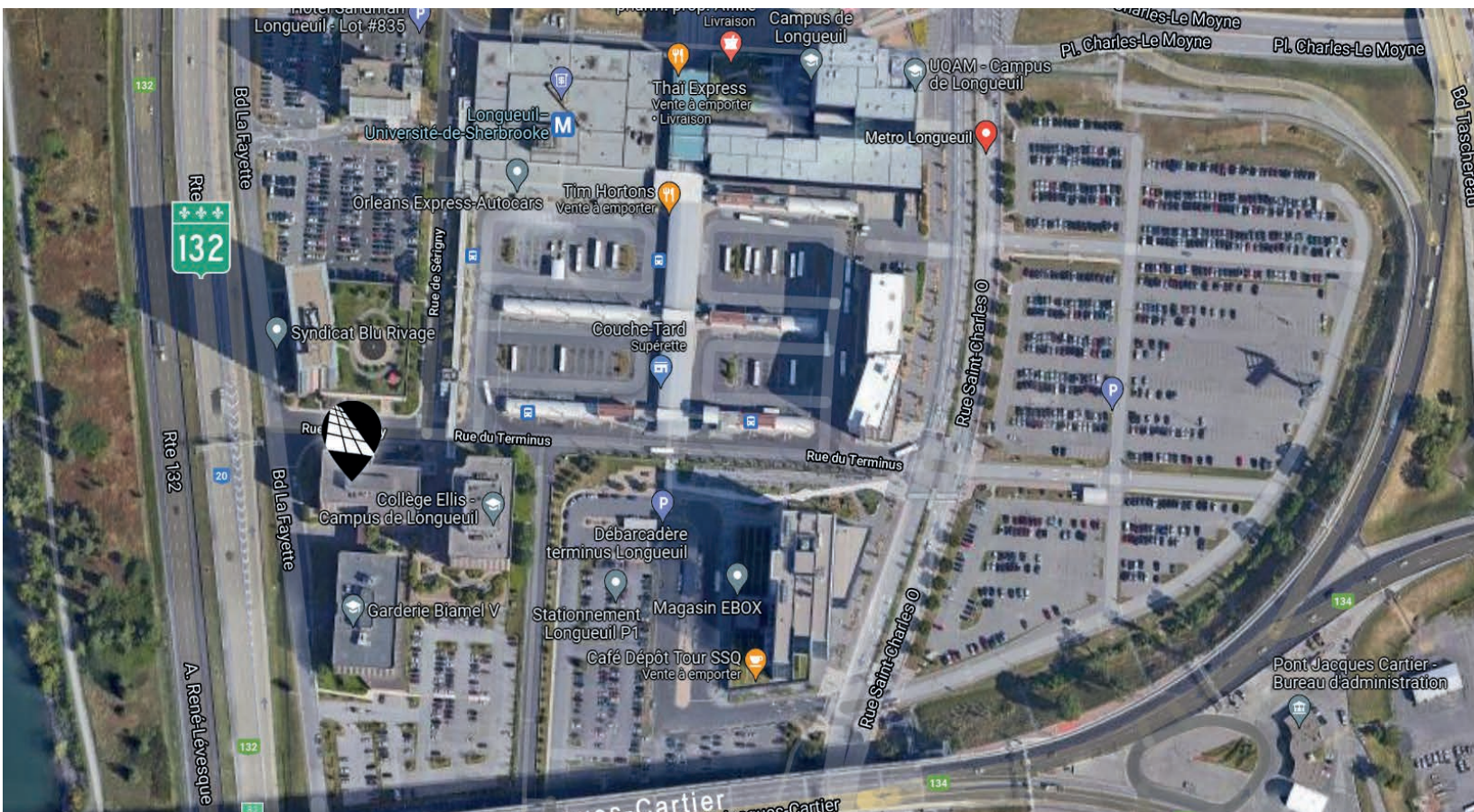
GENERAL INFORMATION

Net Rent	Upon request
Additional Rent (2021)	\$15.25 / ft ²
Electricity /Energy	Included
Cleaning	Included
Office Furniture	Included
Parking (interior)	25 paying stalls
Parking (exterior)	On street with parking meter
Sublease term	End of term January 31 st 2028
Availability	Immediate

AVAILABLE AREAS*

Total Leasable area	± 20,024 ft²
Suite 200	6,561 ft ²
Suite 300 (subdivisible)	13,463 ft ²

** These areas are approximate and subdividable*



FEATURES



Construction
1976



Renovation
2018



Lot #
2 631 688



Zoning
C22-377



Sprinklers
Yes



A/C
Yes

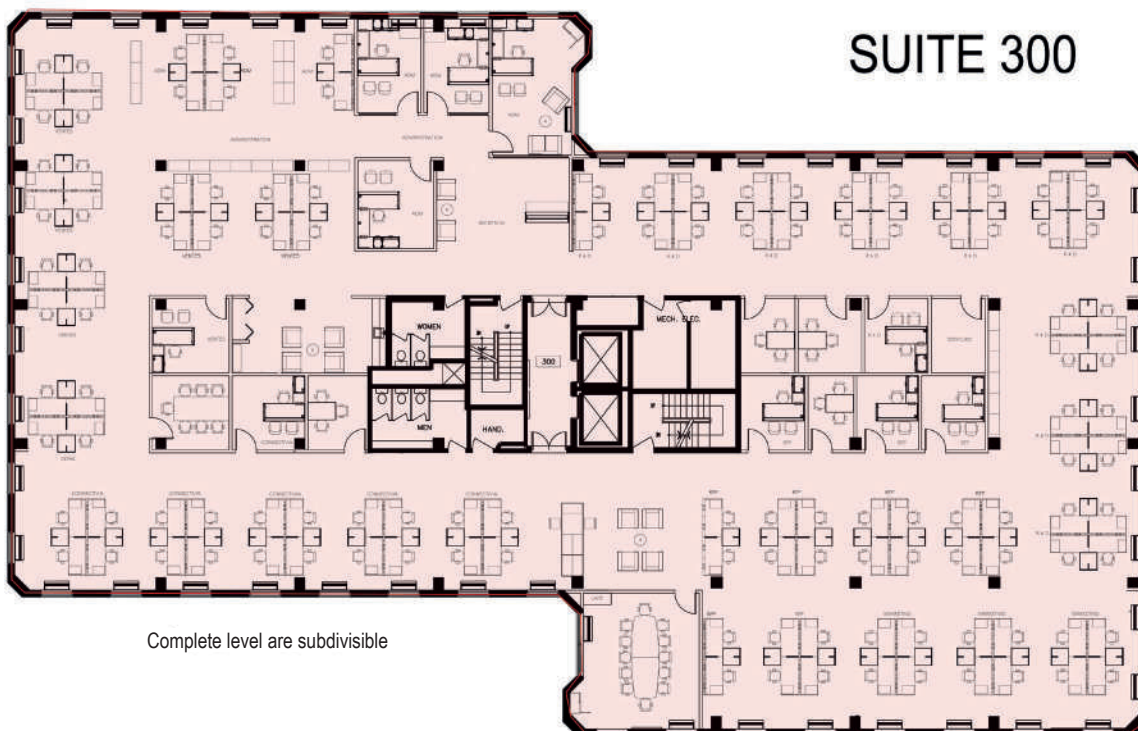
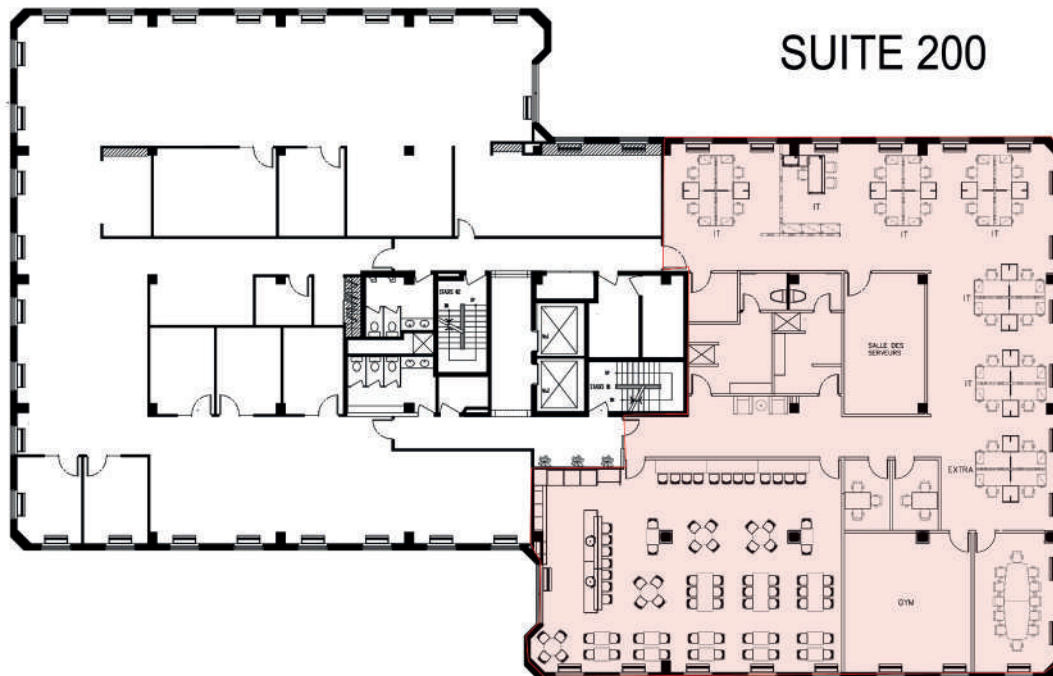


Safety
Security guard



Elevators
2

PLANS



Complete level are subdivisible

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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