

FOR RENT.

1471, Lionel-Boulet Blvd.
Varenes



Commercial and
office spaces



4,200 ft²
2,100 ft²

Michel Labbé

Immobilier Michel Labbé Inc.

Partner | Certified Real Estate Broker AEO

m.labbe@intercomsi.com

450 655-1334

intercomsi.com

intercom_{si}



Suite 29



Suite 30



Suite 29



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

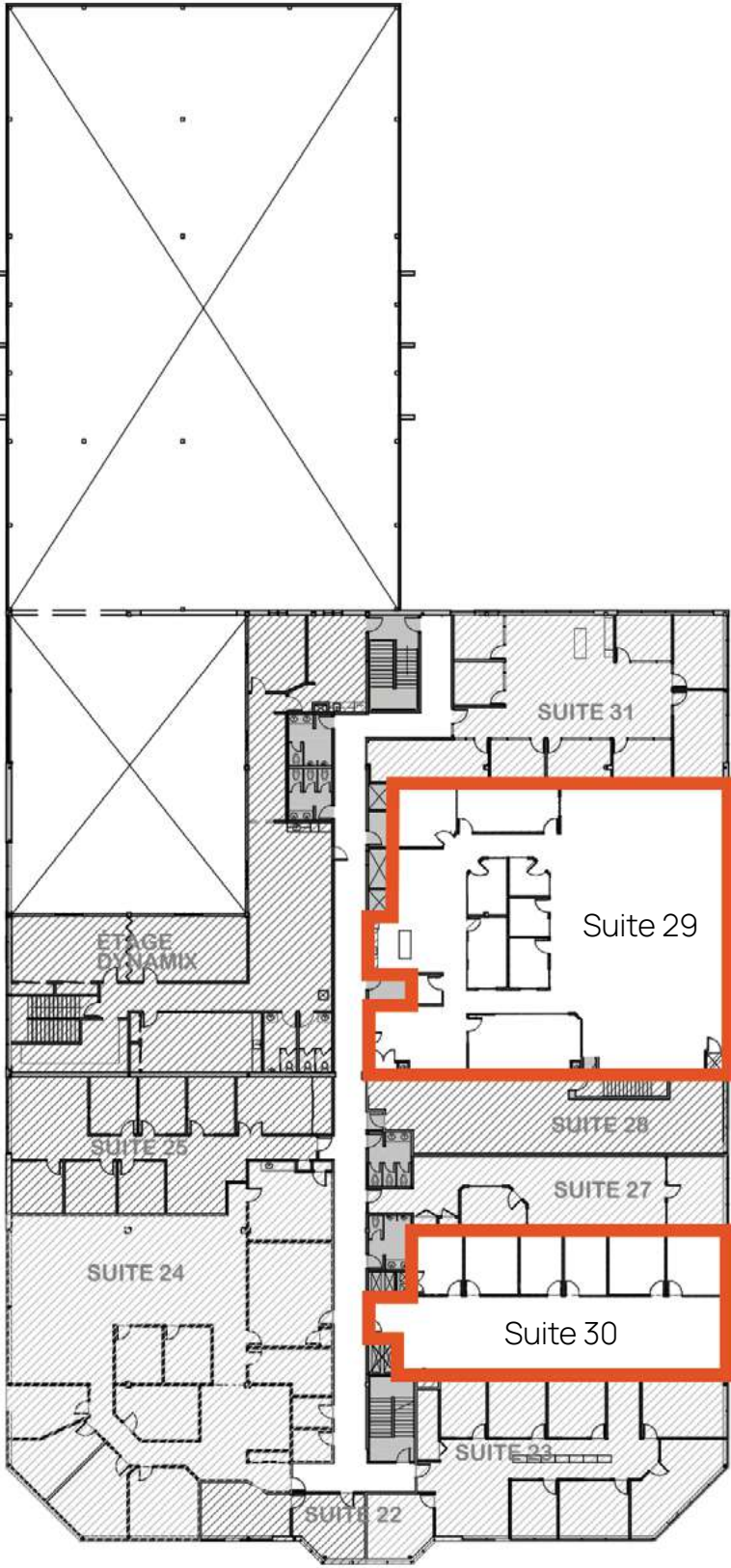


Road Bridges
Louis-H.-La Fontaine Tunnel (±13 km)
Jacques-Cartier Bridge (±22 km)

Source : Sitewise - 2025 Estimated Statistics - 5 km Radius

Suite 29 - 4,200 ft²

Suite 30 - 2,100 ft²



Contact us



Michel Labbé

Immobilier Michel Labbé Inc.

Partner | Certified Real Estate Broker AEO

m.labbe@intercomsi.com

450 655-1334

intercomsi.com



intercom_{si}

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 on the seller, but rather an invitation to submit such offers or promises. Intercom Services Immobiliers assumes no responsibility for any errors or omissions. This information is provided to the best of our knowledge and is subject to change without notice. This publication is the property of Intercom Services Immobiliers and/or its licensors and is protected by copyright © 2026. All rights reserved.

June 12, 2026