

FOR RENT

SAINT-BRUNO-DE-MONTARVILLE

1060 Parent Street

OFFICE

1,258 ft²



Michel LABBÉ

Immobilier Michel Labbé inc.
Certified Real Estate Broker AEO
m.labbe@intercomsi.com

450 655-1334

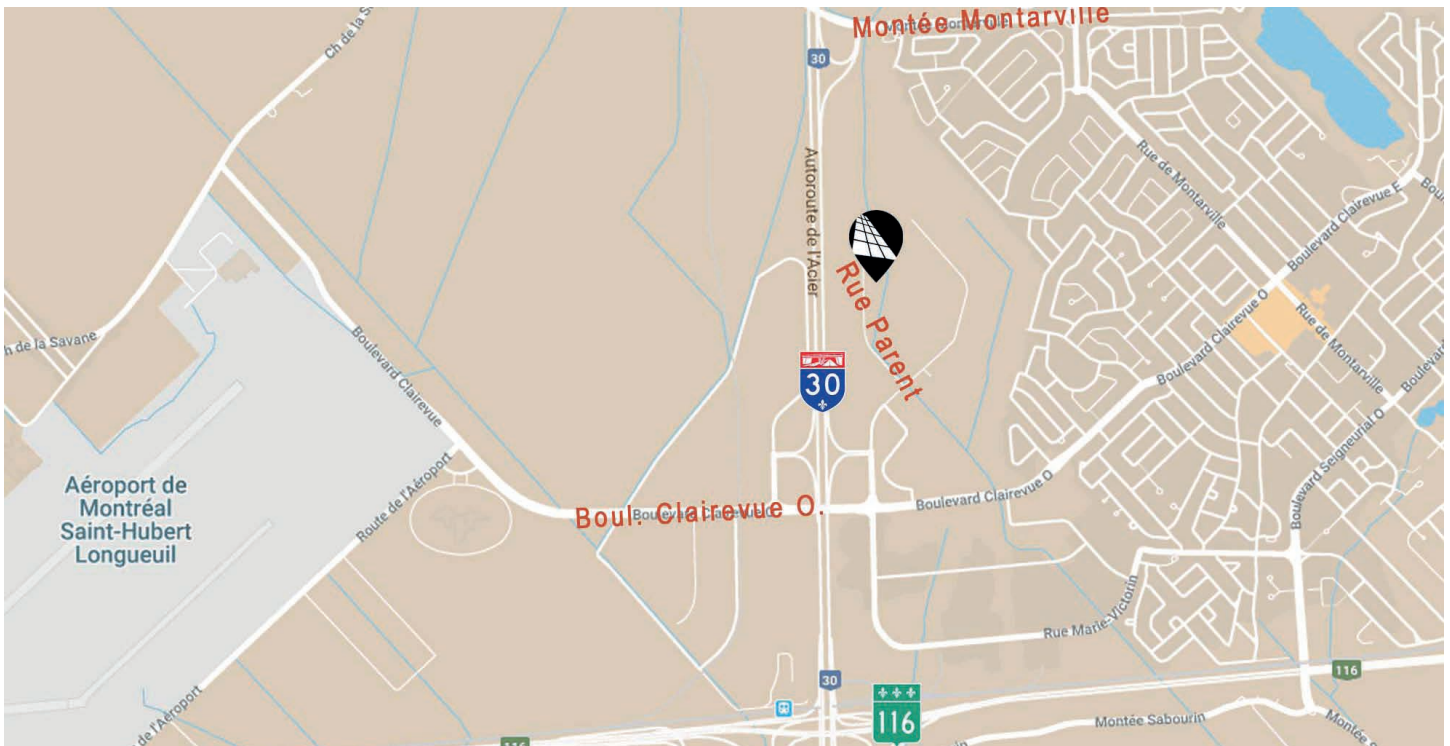


INTERCOM
SERVICES IMMOBILIERS
Agence immobilière

 intercomsi.com

HIGHLIGHTS

- New construction (2020)
- Easily accessible from Highway 30, less than 1 km from exit #78 (DOWNTOWN Saint-Bruno-de-Montarville / Clairevue Blvd)
- Ideal localisation, less than 7 minutes away (by car):
 - Saint-Bruno Train Station (3,5 km)
 - Saint-Hubert Airport (4 km)
 - Promenades Saint-Bruno (5 km)
 - Downtown Saint-Bruno (5 km)
- Premises customised to suit tenant's needs
- Modern architecture
- Upscale building with a flat roof
- Abundant fenestration (curtainwall) and luminous space
- Exterior signage available
- Interior parking space available



LOCATION



Public Transit
#98, 99



Train Station
Exo3 | Saint-Bruno Station (3.5 km)



Main Roads
H30, R116

DEMOGRAPHY (5 KM Radius)



47,623 Residents



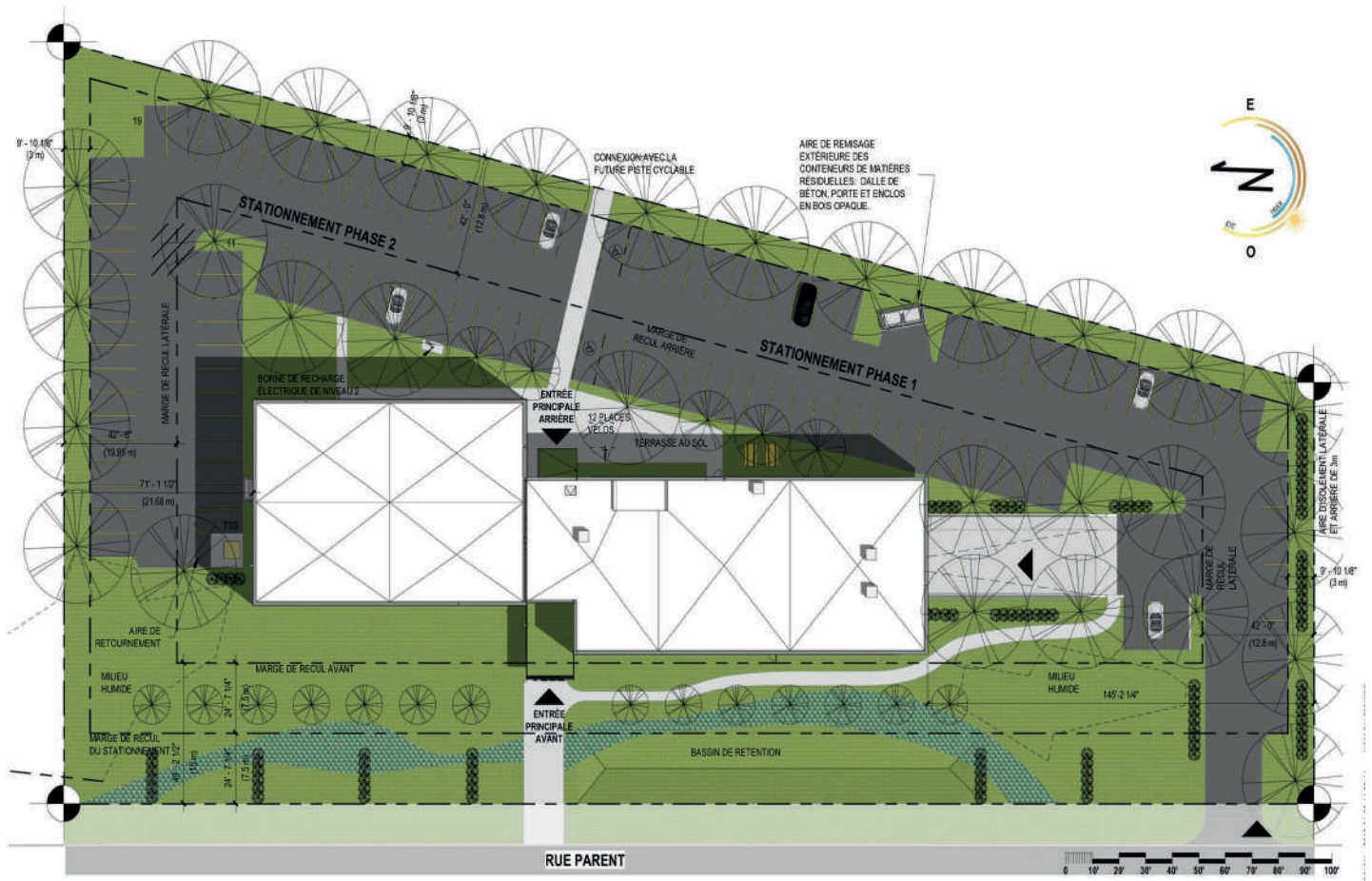
18,976 Households



\$120,235 Average Household Income

©Sitewise - Estimated 2021 Statistics

LAYOUT PLAN



GENERAL INFORMATION

Base Rent	\$20.00 / ft ²
Additional Rent	\$11.50 / ft ²
Electricity / Energy	Included
Leasehold Improvement Allocation	\$20.00 / ft ²
Total Parking Spaces	152 stalls
Interior	31 stalls
Exterior	122 stalls
Lease Term	5 years
Availability	Immediate

AVAILABLE AREA*

Total leasable area of the property (Phases I and II)	44,253 ft ²
Available leasable area (Phase I)	1,258 ft²
Suite Level	Ground Floor
Available leasable area (Phase II)	21,272 ft ²

* The area is approximate.



FEATURES



Construction
2020



Clearance
Between 13'6''-14'



Outer finishes
Concrete, extruded aluminium coating covered with a wood grain finish, curtain wall and prepaint metallic flashing



Lot #
6 114 581



Sprinklers
Yes



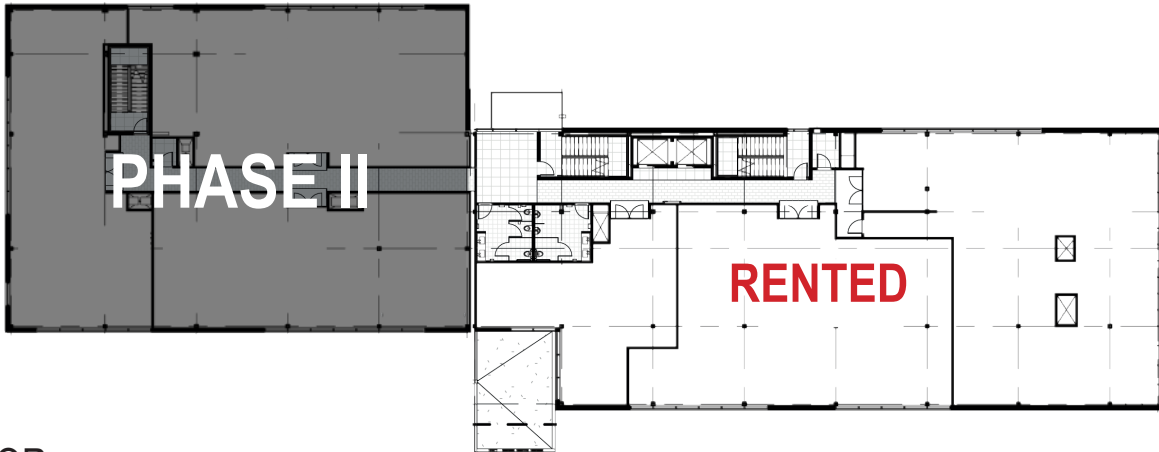
Zoning
IA-586: Including, among others: professional, technical or business services and laboratory

PLANS

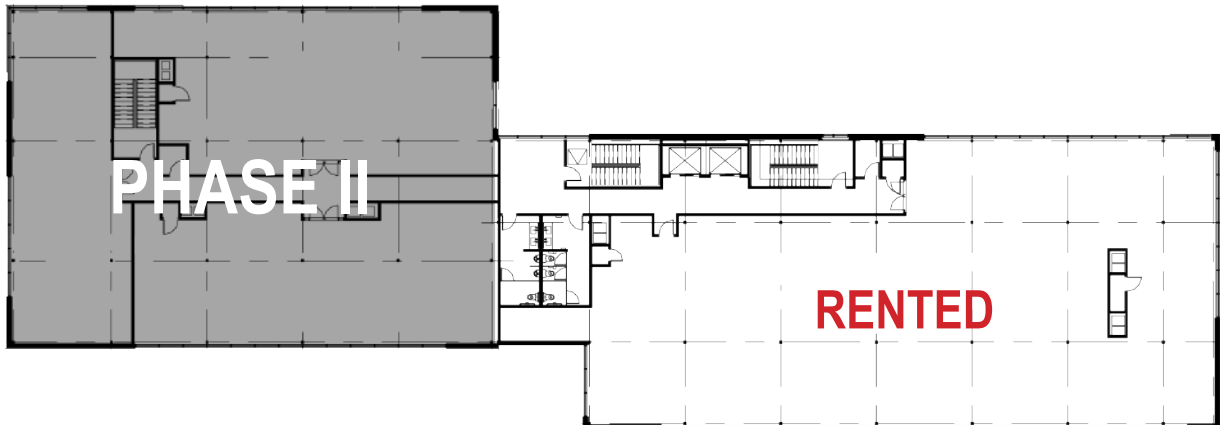
GROUND-FLOOR



2nd FLOOR



3rd FLOOR



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.



**Michel
LABBÉ**

Partner
Certified Real Estate Broker AEO
m.labbe@intercomsi.com

450 655-1334



INTERCOM
SERVICES IMMOBILIERS
Agence immobilière