

FOR RENT

SAINT-HUBERT

6505, Eugène-Héroux Street

Office
217 ft²



Jean-Guy PARENT

Senior Partner

Real Estate Broker

j.g.parent@intercomsi.com

450 655-1334

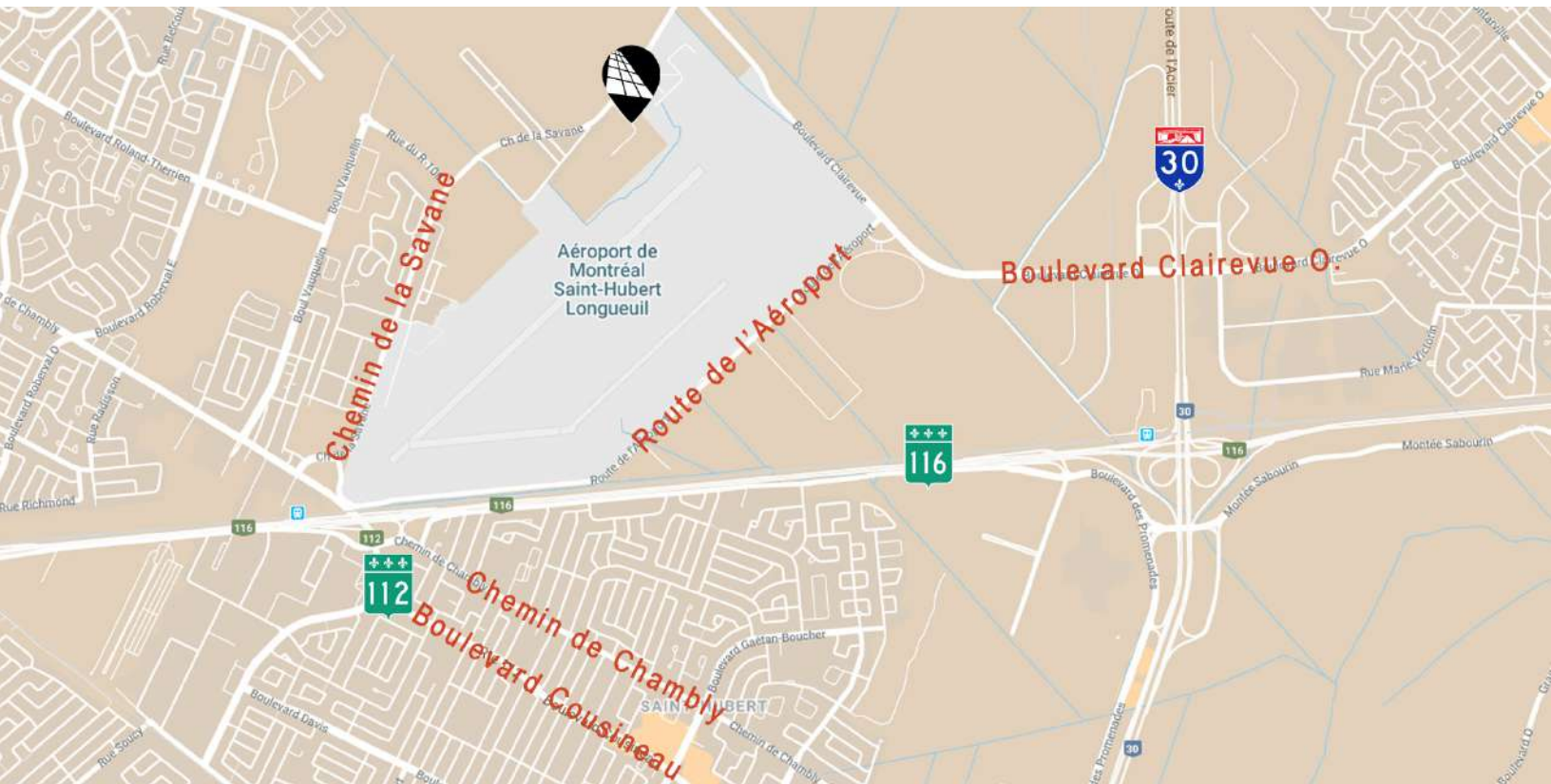
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HIGHLIGHTS

- Recent construction
- Abundant fenestration and luminous space
- Office space suitable for professionals
- This location allows access to a conference room
- Large convivial cafeteria available to all
- Reserved parking space
- Easy access to Highway 30, as well as Routes 112 and 116



LOCATION



Public Transit
#28, T81, 128



Main Roads
R116, R112, H20, H30



Road Bridges
Tunnel Louis-H.-La Fontaine (5 km) and
Jacques-Cartier Bridge (13 km)

DEMOGRAPHY (5 KM Radius)



118,370 Residents



48,819 Daytime Employees



48,858 Households



\$96,019 Average Household Income

©Sitewise - Estimated 2020 Statistics



JEAN-GUY PARENT
450-655-1334



Example of available offices

GENERAL INFORMATION

Gross rent	\$30,00 / ft ²
Electricity / Energy	Included
Parking	Ample

AVAILABLE AREA*

Offices level	2 nd floor
Office #	218
Availability	Immediately

* This area is approximate and gross



FEATURES



Construction
2019



Zoning
Industrial I-130

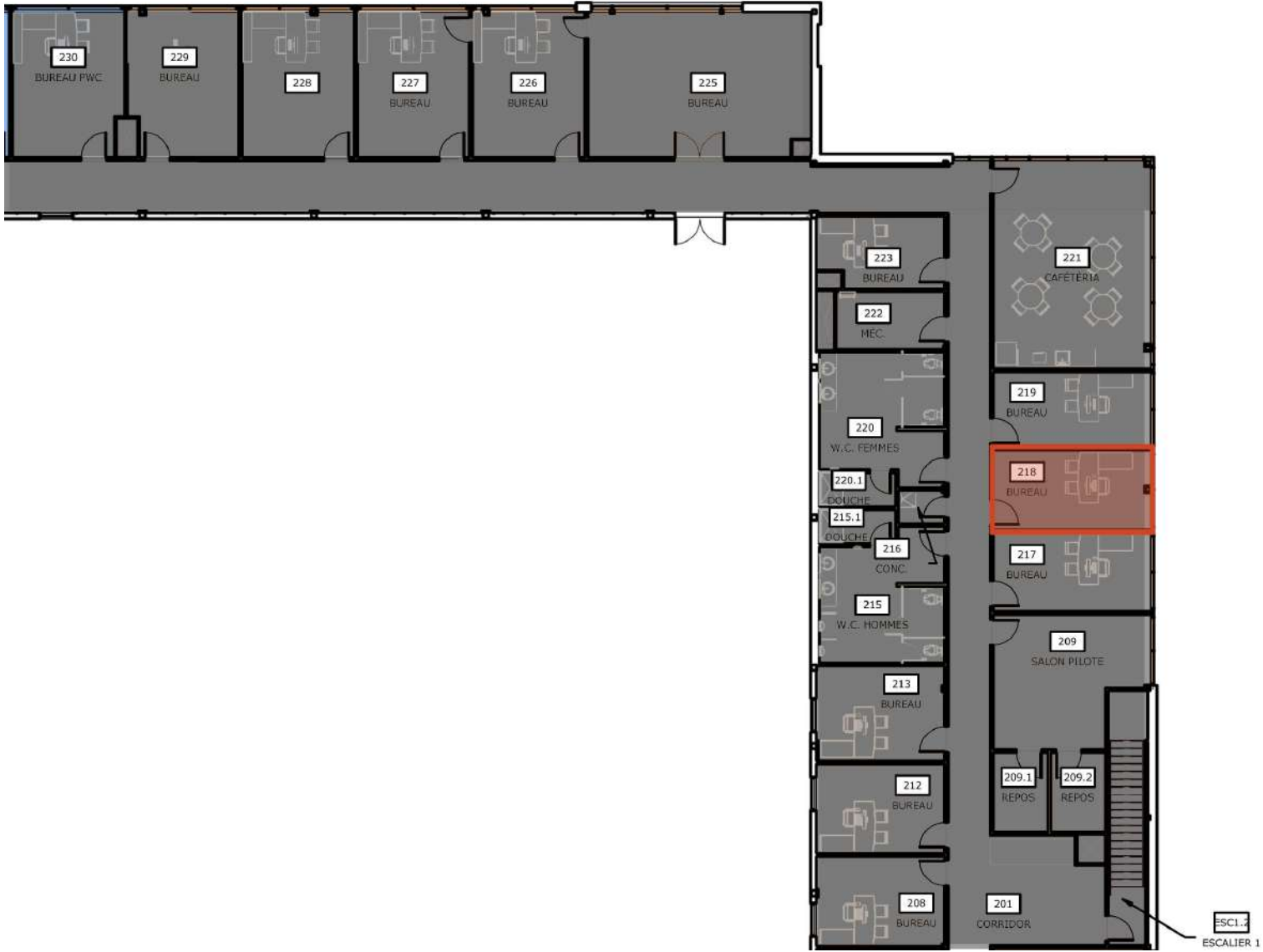


Lot #
6 092 789



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PLAN



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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