

FOR SUBLEASE

BOUCHERVILLE

180 de Normandie Street

OFFICES
up to 26,500 ft²
Subdivisible



Michel LABBÉ

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450 655-1334

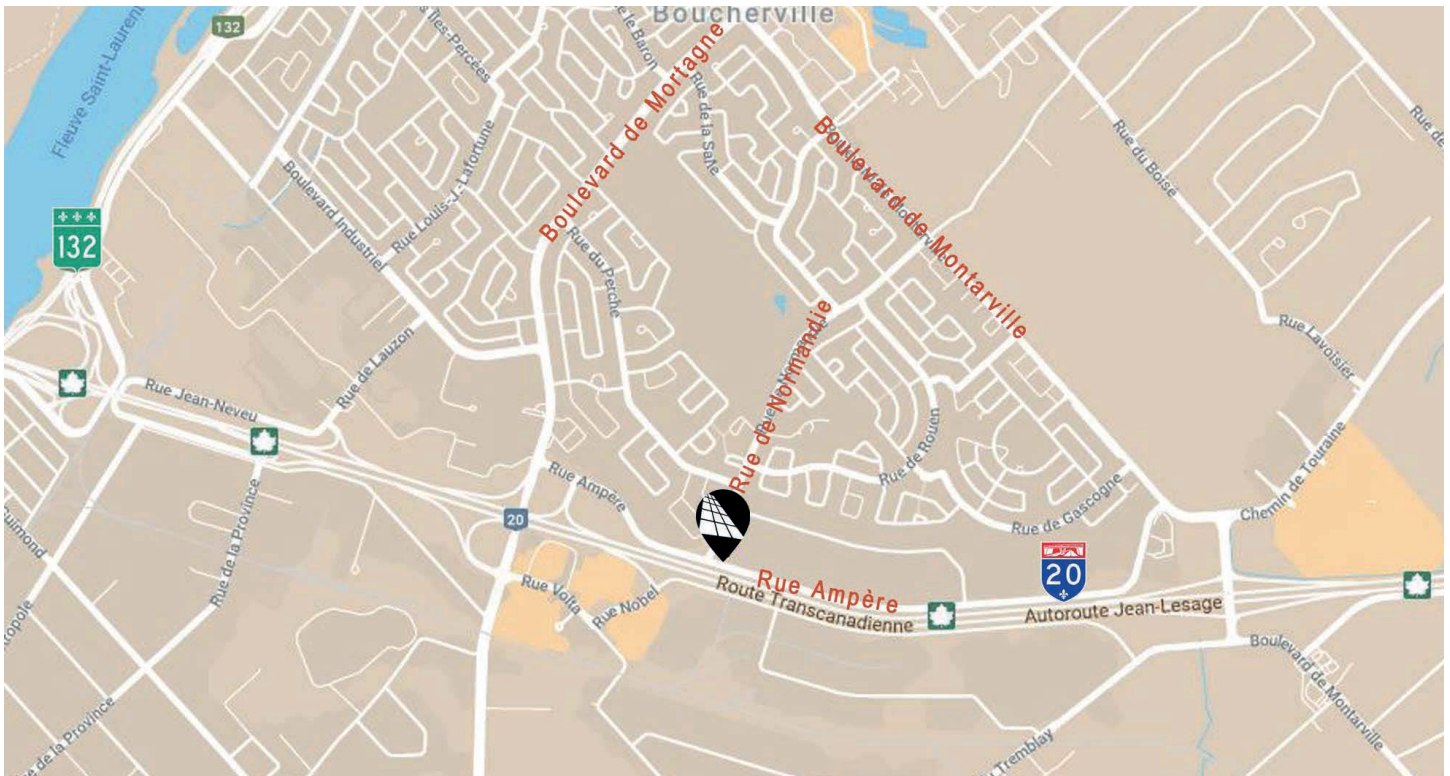


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HIGHLIGHTS


- Strategic location along the Highway
- Easy access to Highways 20 (exit 95), 30 and 132
- Near many services: Ange Bakery, Starbucks, Yuzu, Subway, Petinos, CIBC, RBC, WelcomInns, Mortagne Hotel, etc.
- Office space with private entry
- Very clean facilities:
 - Several closed offices
 - Several storage rooms
 - Large open area
 - Dining room
 - Conference room



LOCATION


 Public Transit
#83, 84, T92, 185

 Main Roads
H20, H30, R132

 Road Bridge
Tunnel Louis-H.-La Fontaine (±4 km)

DEMOGRAPHY (5 KM Radius)

 79,903 Residents

 33,143 Households

 \$128,812 Average Household Income

©Sitewise - Estimated 2021 Statistics



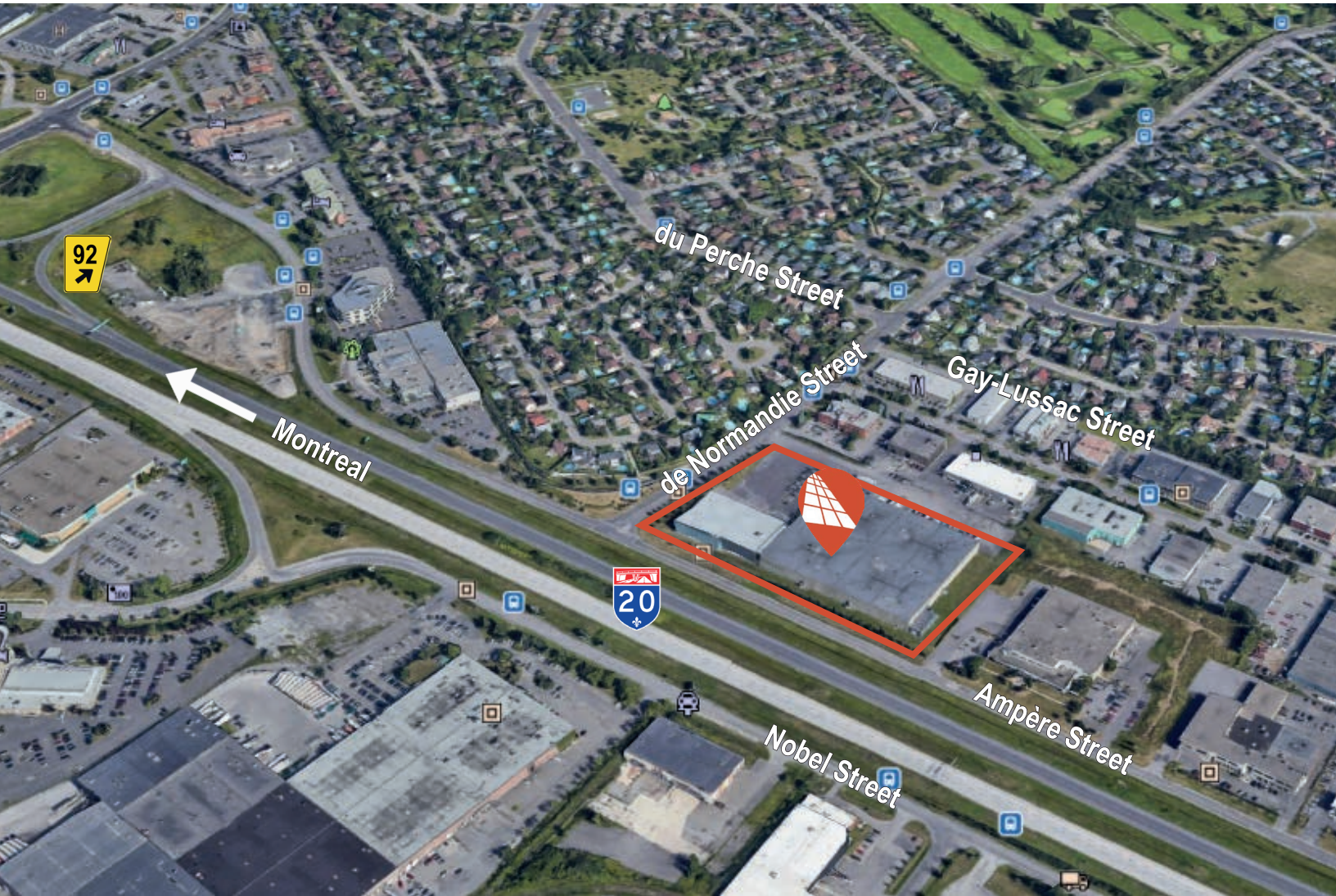
GENERAL INFORMATION

| | |
|----------------------|---|
| Gross Rent | \$12.00 / ft ² |
| Electricity / Energy | Included |
| Parking (shared) | Ample |
| Lease Term | 5 years A short term lease is possible |
| Occupancy | June 2023 |

AVAILABLE AREAS*

| | |
|-----------------------|--------------------------------|
| Leasable area | ± 26,500 ft² |
| Ground Floor | 5,000 ft ² |
| 2 nd Floor | 21,500 ft ² |

* These areas are approximate and subdividable



FEATURES



Zoning
I-1208



Construction
1974



Renovation
2001



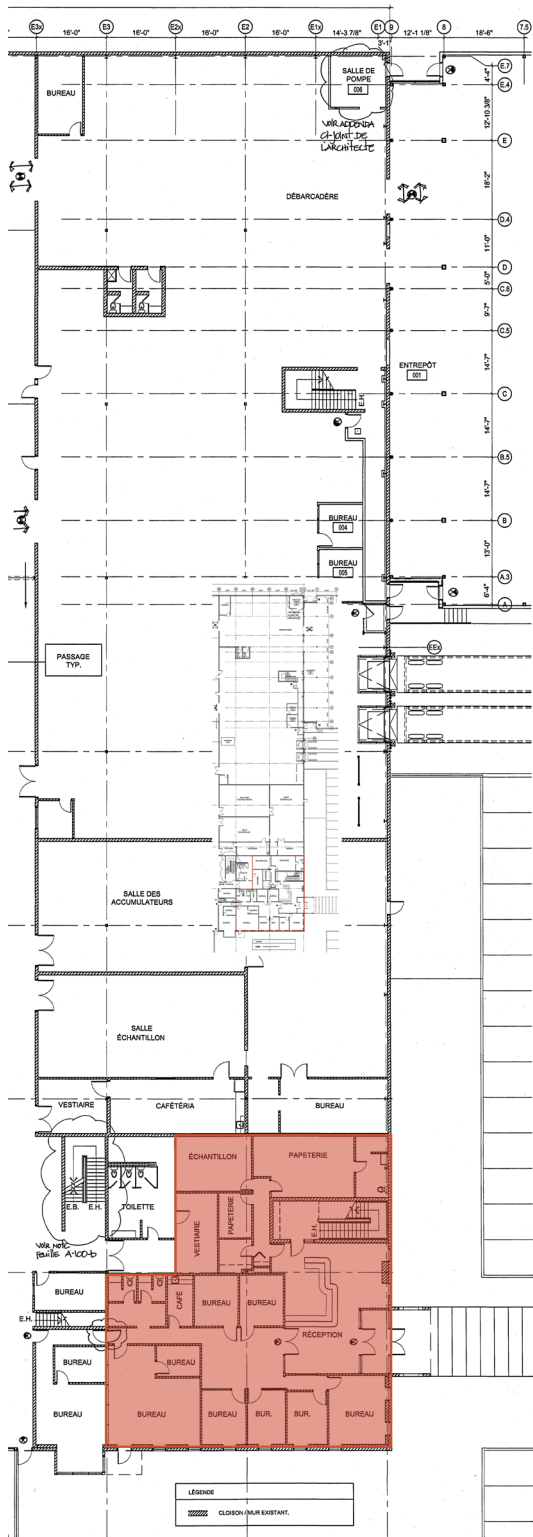
Sprinkler
Yes



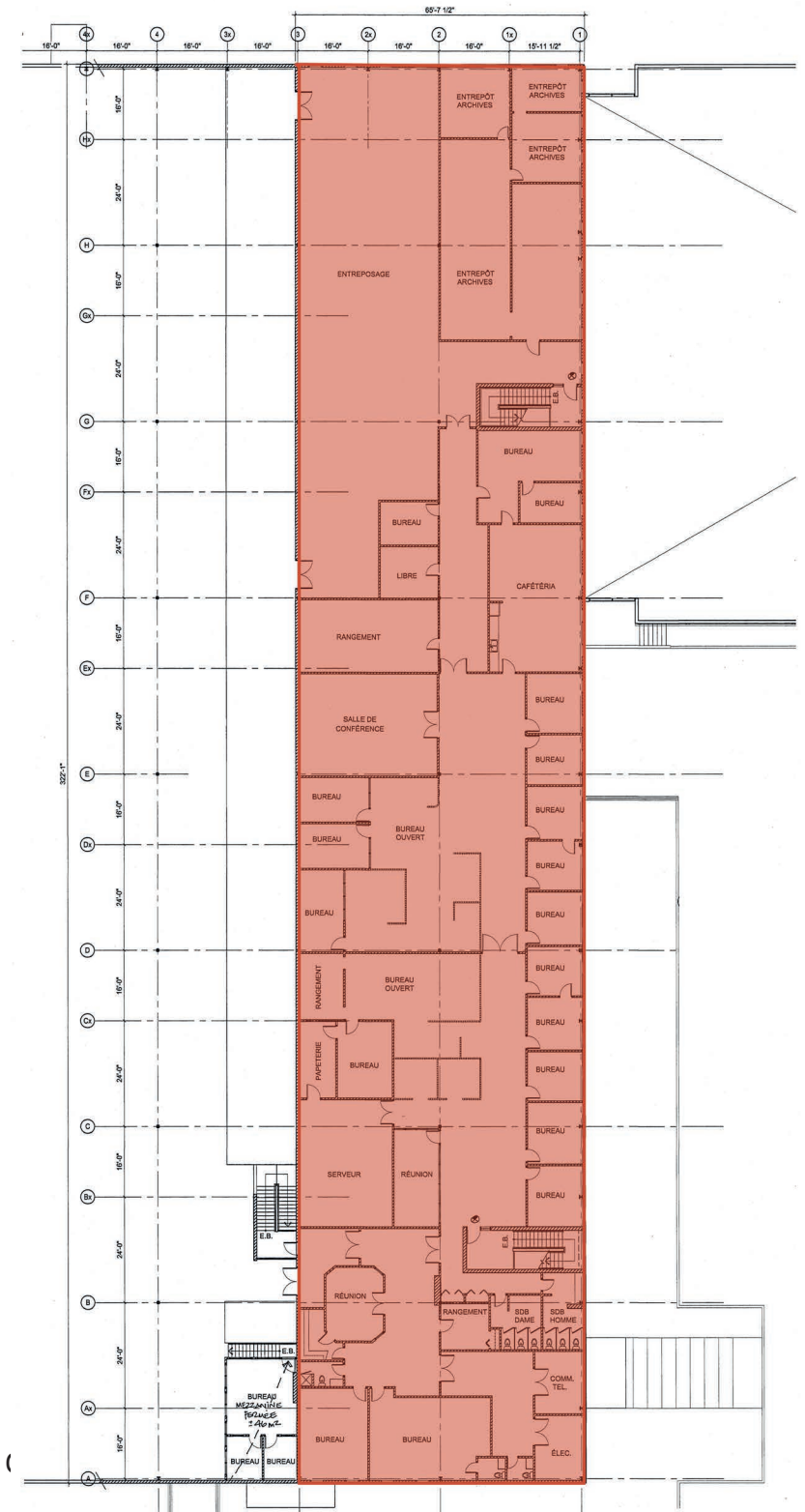
Lot #
2 508 450

PLAN

Ground Floor



2nd 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
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