

# FOR RENT

BOUCHERVILLE

184, de Normandie Street

OFFICE

990 ft<sup>2</sup>

3 776 ft<sup>2</sup>



Jean-Guy PARENT

Senior Partner  
Real Estate Broker

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**INTERCOM**  
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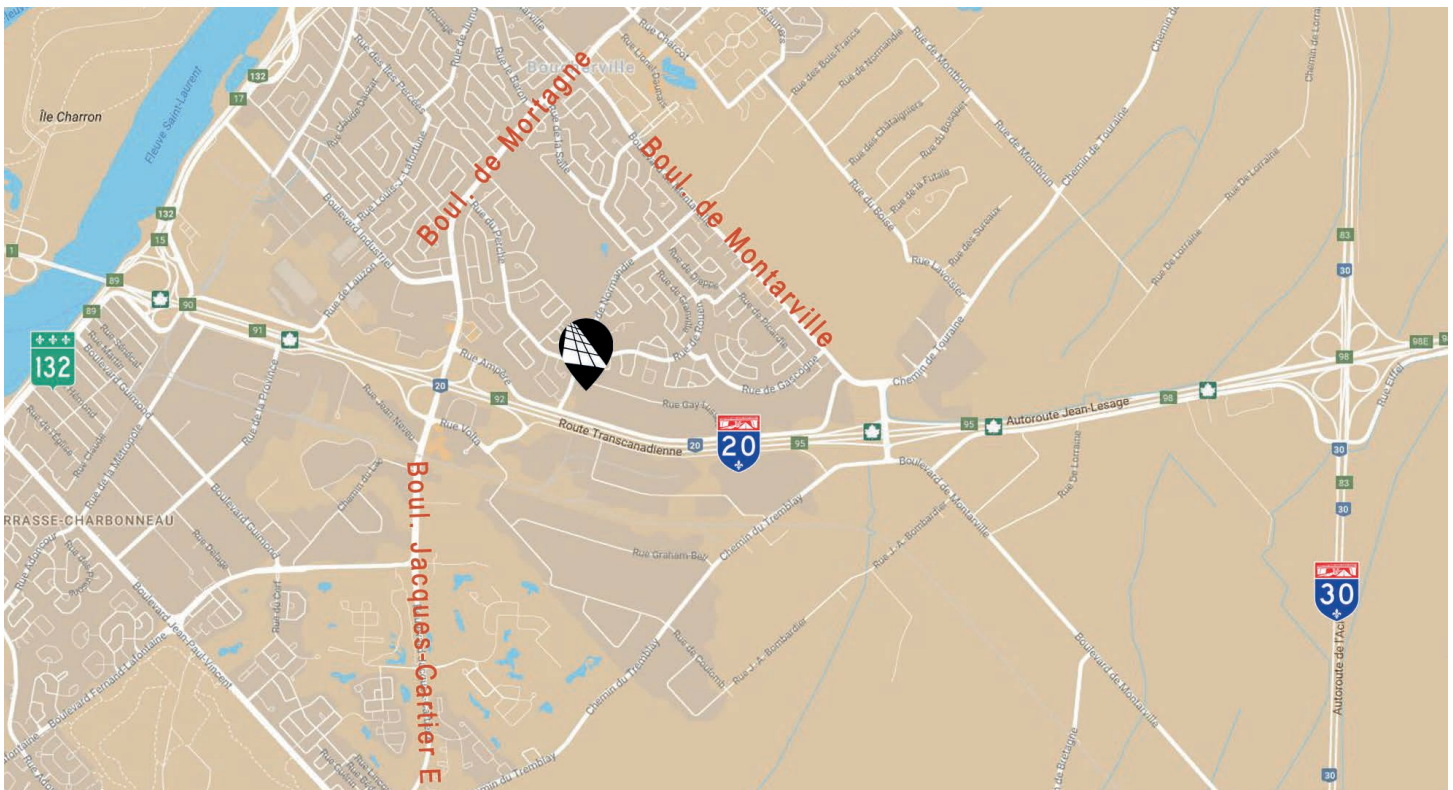
**450 655-1334**

 [intercomsi.com](http://intercomsi.com)



# HIGHLIGHTS

- Located near all services, banks, coffee shops, restaurants, etc.
- Easy access to:
  - Highway 20 at 1,2 km
  - Route 132 at 4 km
  - Highway 30 at 6 km
- Prestigious office building
- Amenities of premium quality
- Indoor parking available
- Elevator
- Storage space available in the basement
- Exterior signage possible
- Owner occupant (ground-floor)



## LOCATION



Public Transit  
#83, 84, 185, T92



Main Roads  
A20, A30, R132



Road Bridge  
Tunnel Louis-H.-La Fontaine (±3,5 km)

## DEMOGRAPHY (5 KM Radius)



76,544 Residents



31,685 Households



\$131,658 Average Household Income

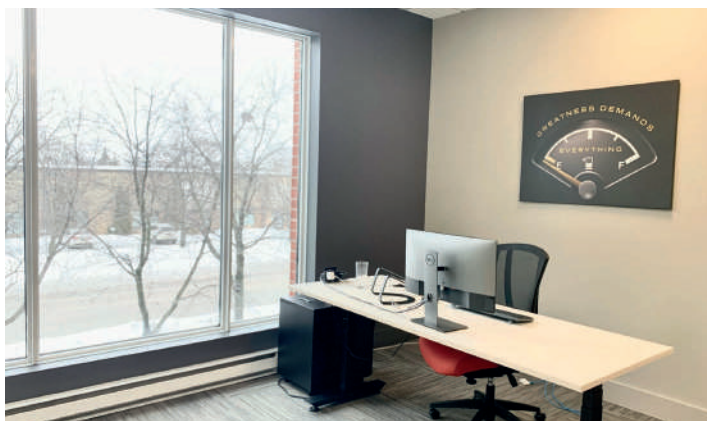
©Sitewise - Estimated 2021 Statistics



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## GENERAL INFORMATION

## AVAILABLE AREAS\*

	Suite 200	Suite 210	Building area	20,000 ft <sup>2</sup>
Gross rent	\$30.00 / ft <sup>2</sup>	\$32.00 / ft <sup>2</sup>	Suite level	2 <sup>nd</sup> floor
Electricity / Energy	Included	Included	Suite 200 (subdivisible)	3,776 ft <sup>2</sup>
Office Maintenance	Excluded	Excluded	Suite 210	990 ft <sup>2</sup>
* These areas are approximate				
Parking (shared)	Ample	Ample		
Lease term (minimum)	5 years	5 years		
Occupancy	To be confirmed	To be confirmed		



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## FEATURES



Zoning  
I-15



Lot #  
2 508 451



Year built  
1993



Renovation  
2020



Ventilation / Heating

Pulsed air and electric

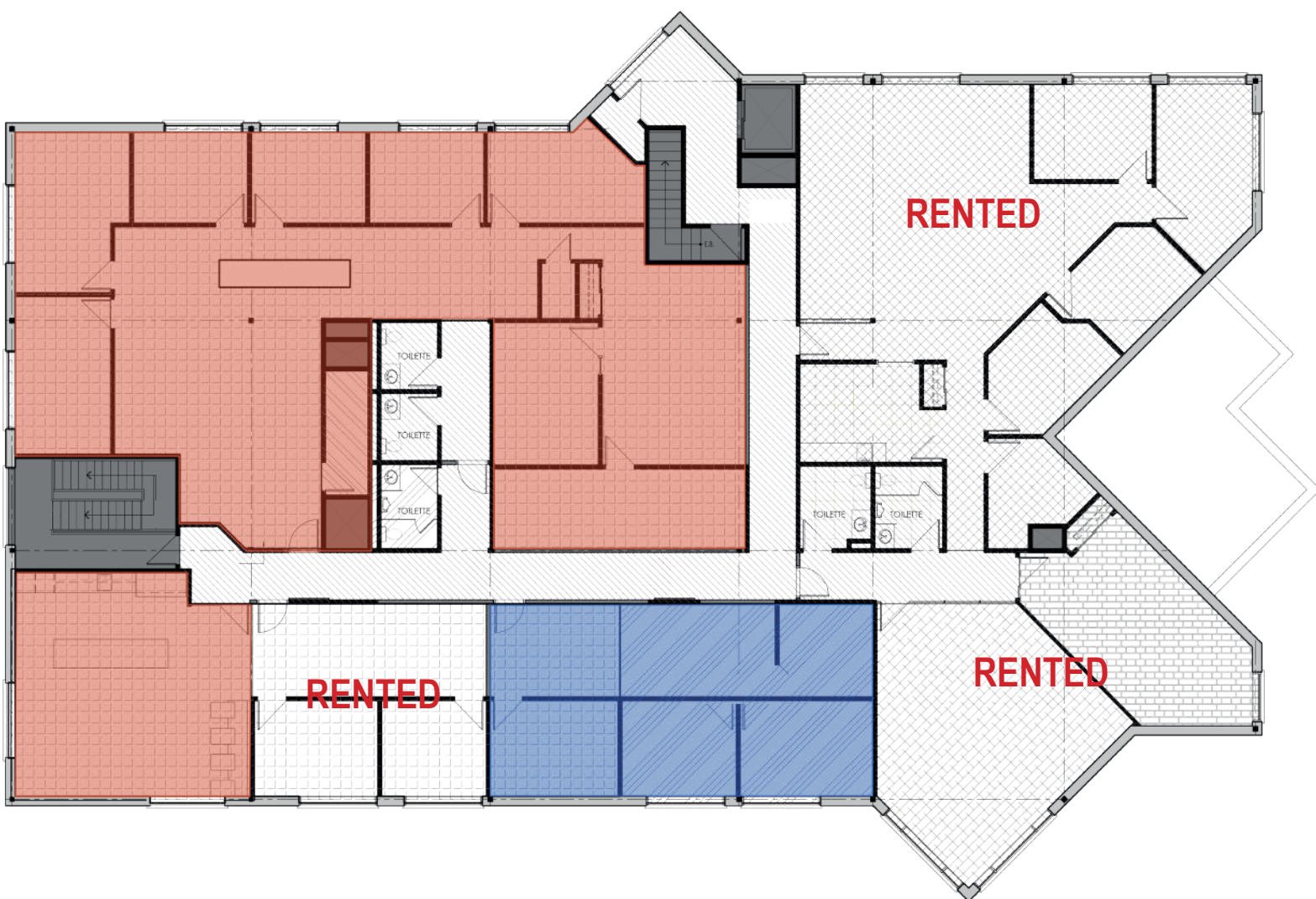




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## PLAN (2<sup>nd</sup> Floor)



-  Suite 210: 990 ft<sup>2</sup>
-  Suite 200: 3 776 ft<sup>2</sup> (subdivisible)



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## 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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