

# FOR RENT

SAINT-HUBERT

3839, Taschereau Blvd

OFFICE

385 ft<sup>2</sup>

530 ft<sup>2</sup>

750 ft<sup>2</sup>

1,000 ft<sup>2</sup>



Suzy PARENT

Partner

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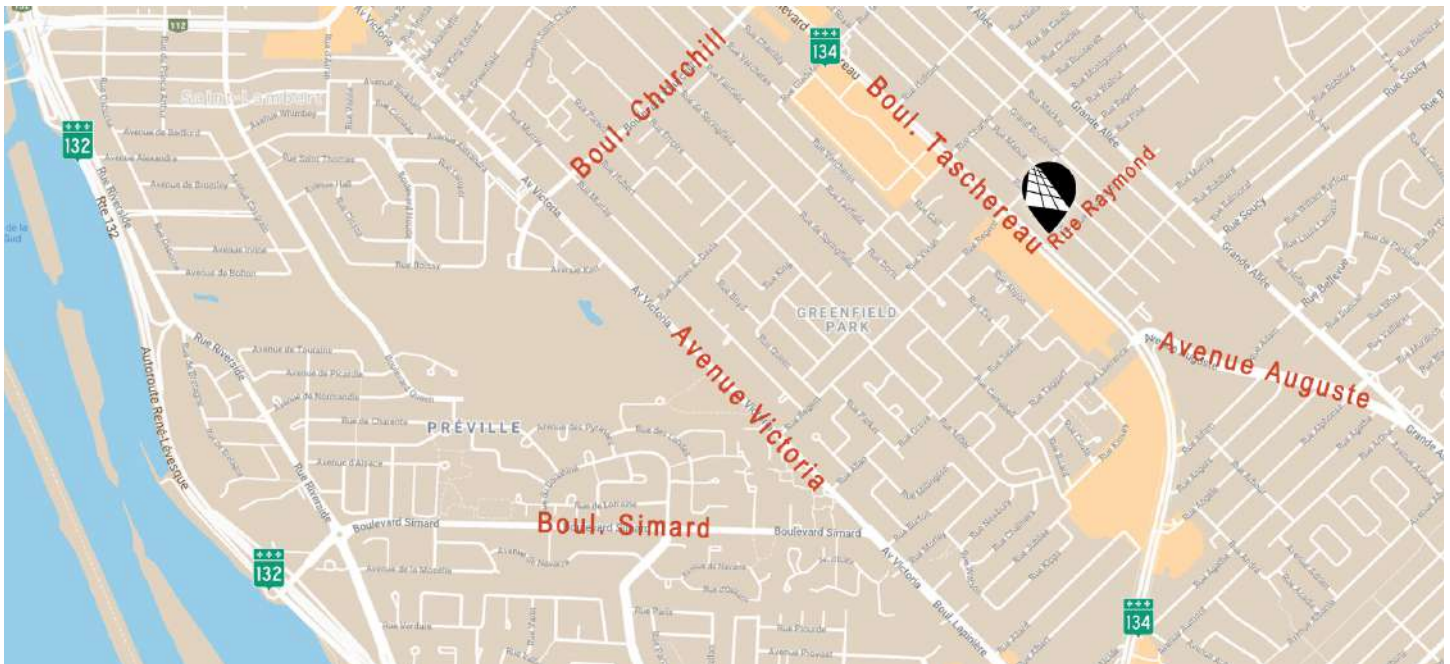
**450 655-1334**




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# HIGHLIGHTS


- New construction
- Excellent visibility
- Strategic location, located on a main artery (route 134)
- Proximity to the residential sector
- Easy access to highways:
  - Route 116 (2.2 km) and 132 (3.8 km)
  - Highway 10 (4.2 km)
- Close to main services: restaurants, coffee shops, banks, gas stations, drug stores, grocery stores, hotels, Charles LeMoynes Hospital, etc.
- Spaces suitable for professional offices
- Reduced mobility access
- Modern architecture with abundant windows, beautiful brightness
- Improvements and configuration according to tenant's needs
- Coworking style building, offers several common amenities:
  - Common reception
  - Shared conference rooms (2 x 12 people and 4 x 4 people)
  - Shared kitchenette and cafeteria
  - Roof terrace
- Elevator



## LOCATION


 Public Transit  
#4, 54, 59, 77, 177

 Main Roads  
R134, R116, H10, R132

 Road Bridges  
Victoria Bridge (±4,3 km),  
Samuel-de-Champlain Bridge (±6,2 km) and  
Jacques-Cartier Bridge (±6,3 km)

## DEMOGRAPHY (5 KM Radius)

 249,214 Residents

 104,648 Households

 \$ 85,881 Average Household Income

©Sitewise - Estimated 2021 Statistics

# COMMON SPACES



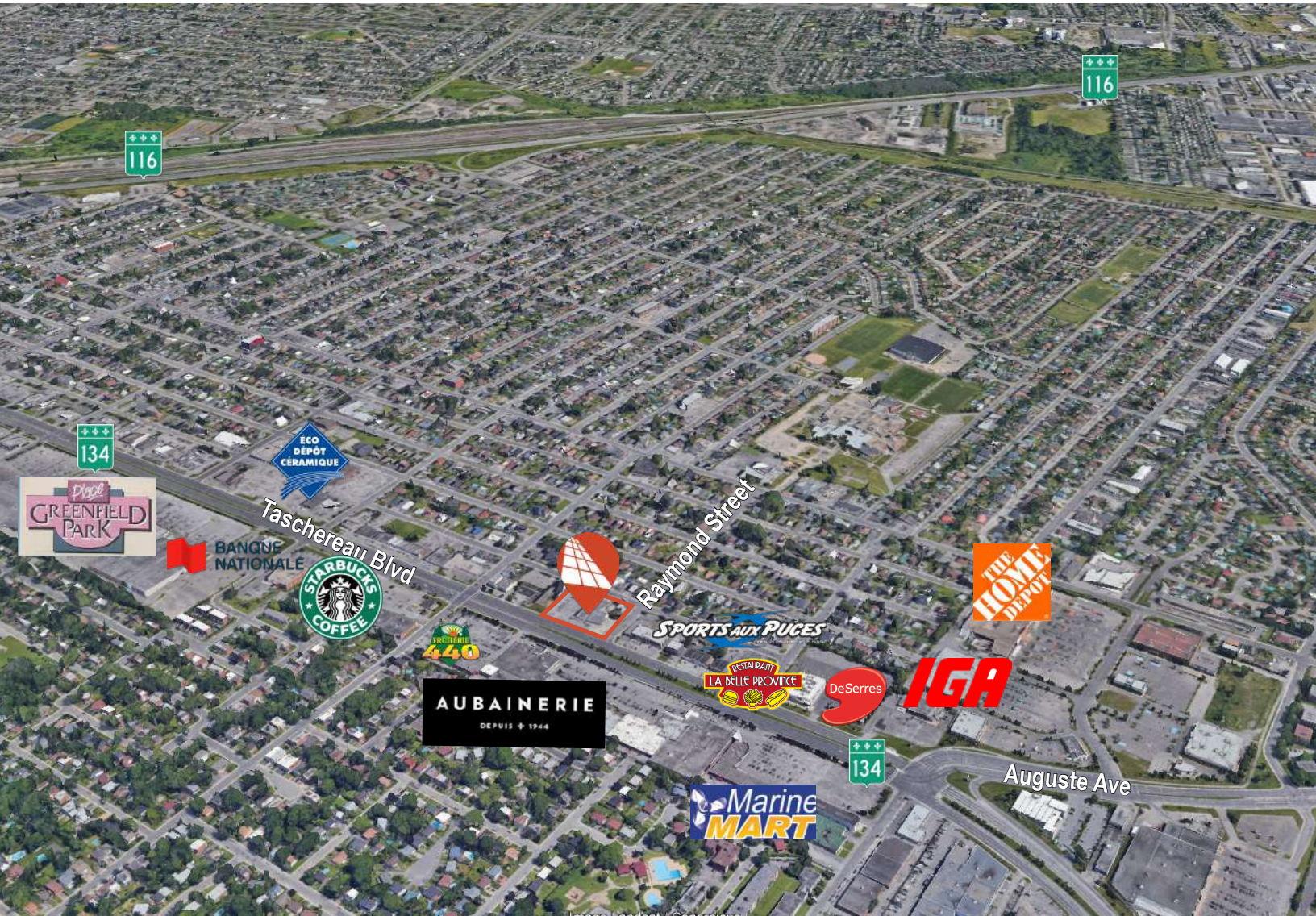
## GENERAL INFORMATION

Net rent	\$22.00 / ft <sup>2</sup>
Additional rent	\$12.00 / ft <sup>2</sup>
Energy / Electricity	Included
Parking (shared)	78 stalls 5 stalls for persons with reduced mobility
Availabilities	Immediate

## AVAILABLE SPACES\*

<b>Total</b>	<b>2,665 ft<sup>2</sup></b>
Suite #301	530 ft <sup>2</sup>
Suite #302	385 ft <sup>2</sup>
Suite #303	1,000 ft <sup>2</sup>
Suite #306	750 ft <sup>2</sup>

*\*These areas are approximate and subdividable*



## FEATURES

 Cadastre  
6 359 542

 Zoning  
C-773

 Construction  
2021

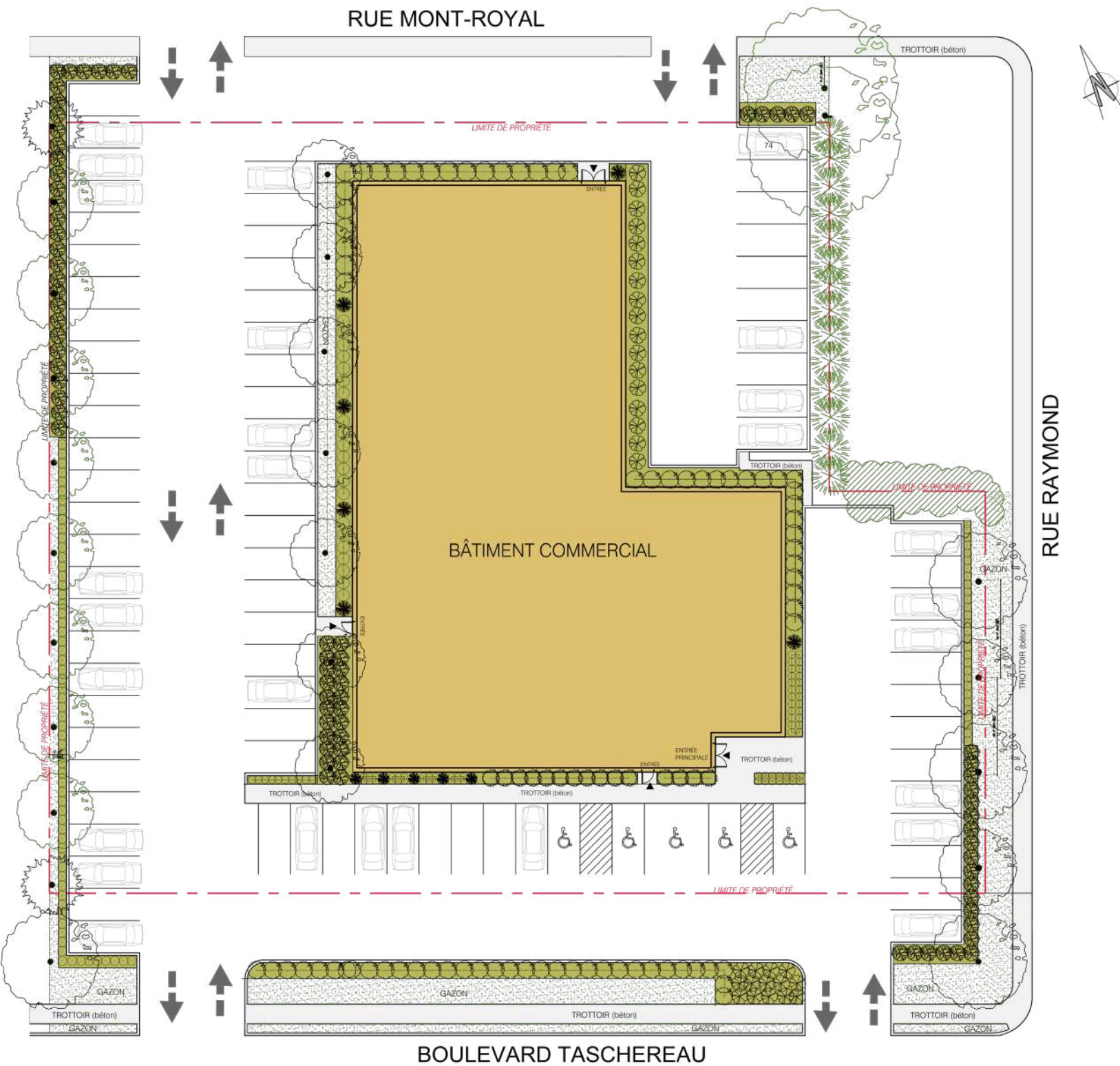
 Elevator  
1

 Roofing  
Flat Roof

 A/C  
Yes

 Exterior cladding  
Acrylic, masonry (brick) and metallic

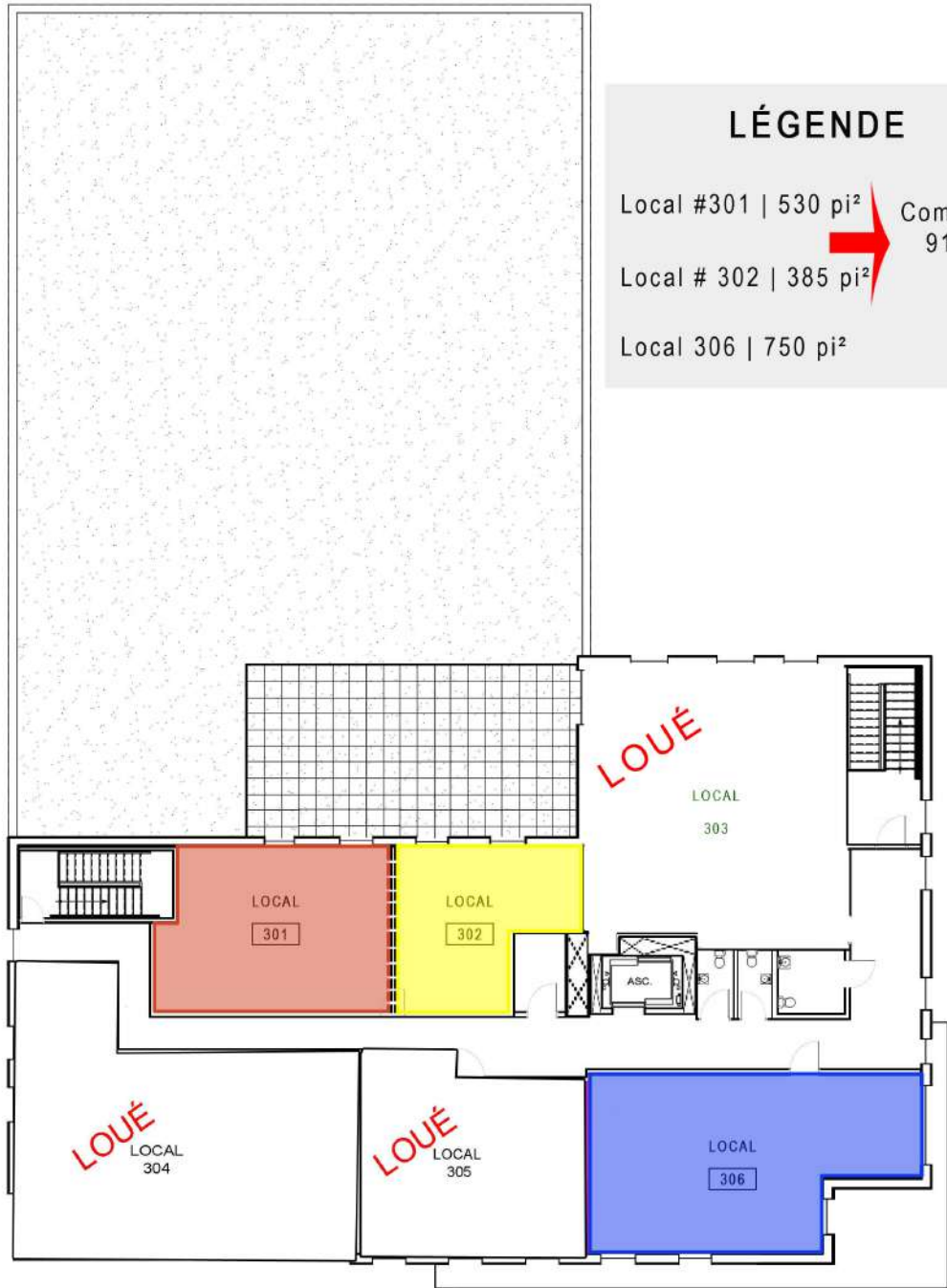
# LAYOUT PLAN



# 3<sup>rd</sup> FLOOR PLAN



RUE MONT-ROYAL



**LÉGENDE**

Local #301 | 530 pi<sup>2</sup> →

Local # 302 | 385 pi<sup>2</sup> →

Local 306 | 750 pi<sup>2</sup>

Combinés | 915 pi<sup>2</sup>

RUE RAYMOND

BOULEVARD TASCHEREAU



SUZY PARENT

JEAN-GUY PARENT

450-655-1334



Suites #301 and 302



Suite #303



Suite #306



Suite #306

**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.*



**Suzy  
PARENT**

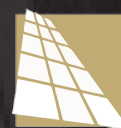


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