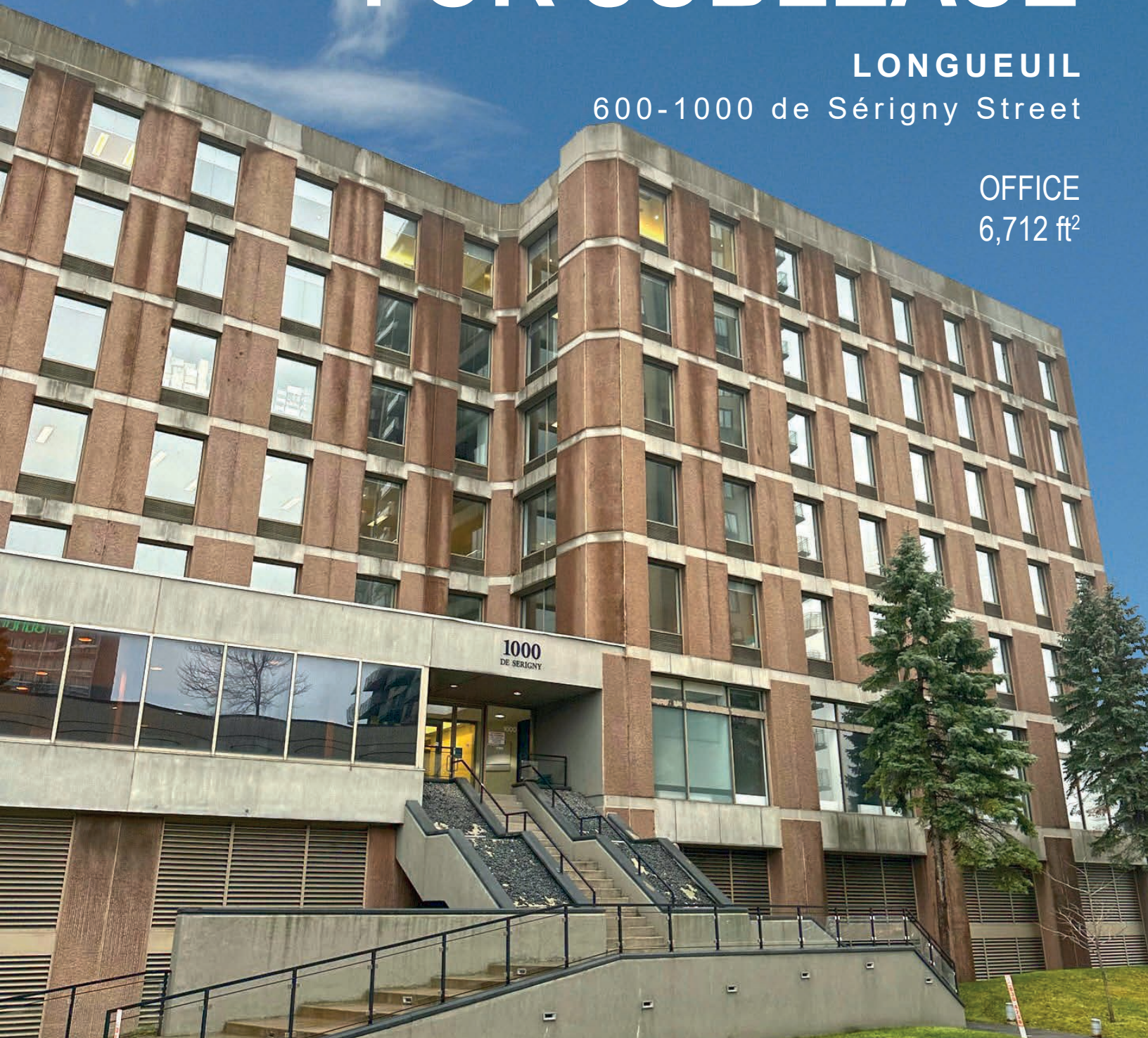


# FOR SUBLEASE

LONGUEUIL

600-1000 de Sérigny Street

OFFICE  
6,712 ft<sup>2</sup>



Michel LABBÉ

Immobilier Michel Labbé inc.  
Certified Real Estate Broker AEO  
[m.labbe@intercomsi.com](mailto:m.labbe@intercomsi.com)

450 655-1334

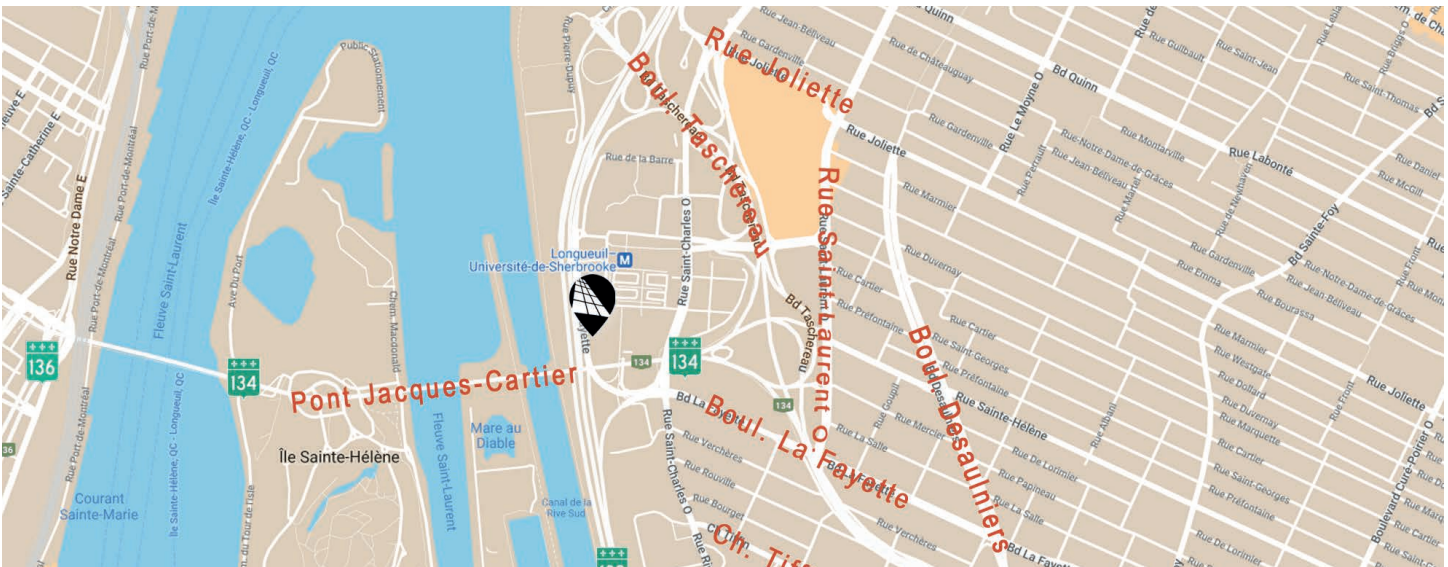


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# HIGHLIGHTS





- Strategic location along Route 132 and in the heart of Downtown Longueuil
- Close to several services, restaurants, coffee shops, banks, hotels, etc.
- **Interior and direct access to the Longueuil-Université de Sherbrooke metro station and close to public transport**
- Immediate access to Jacques-Cartier Bridge and quick access to Victoria Bridge and Louis-H.-La Fontaine Tunnel
- View of Île Sainte-Hélène and Downtown Montreal
- 24/7 security service
- **Space fully built-in and furnished, ready for immediate occupancy**
- Very clean facilities with access to the common facilities of the building:
  - Large reception area
  - 10 closed offices
  - 2 storage rooms
  - 3 conference rooms
  - Technical room
  - Server room
  - Large kitchen / Dining area
  - Copy room
  - 14 open space offices



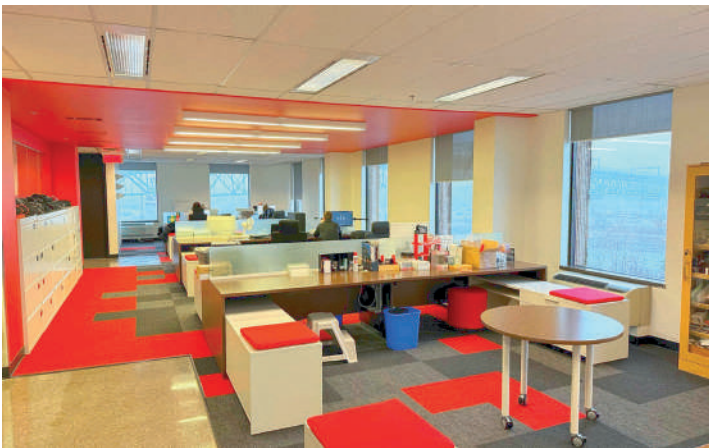
## LOCATION

-  Public Transit  
Neighbour of Terminus Longueuil
-  Main Roads  
R132, R134
-  Road Bridges  
Jacques-Cartier Bridge ( $\pm 1$  km),  
Victoria Bridge ( $\pm 7$  km) and  
Louis-H.-Lafontaine Tunnel ( $\pm 12$  km)

## DEMOGRAPHY (5 km radius, excluding Montréal)

-  128,456 Residents
-  67,862 Daytime Employees
-  60,566 Households
-  \$78,336 Average Household Income

©Sitewise - Estimated 2021 Statistics



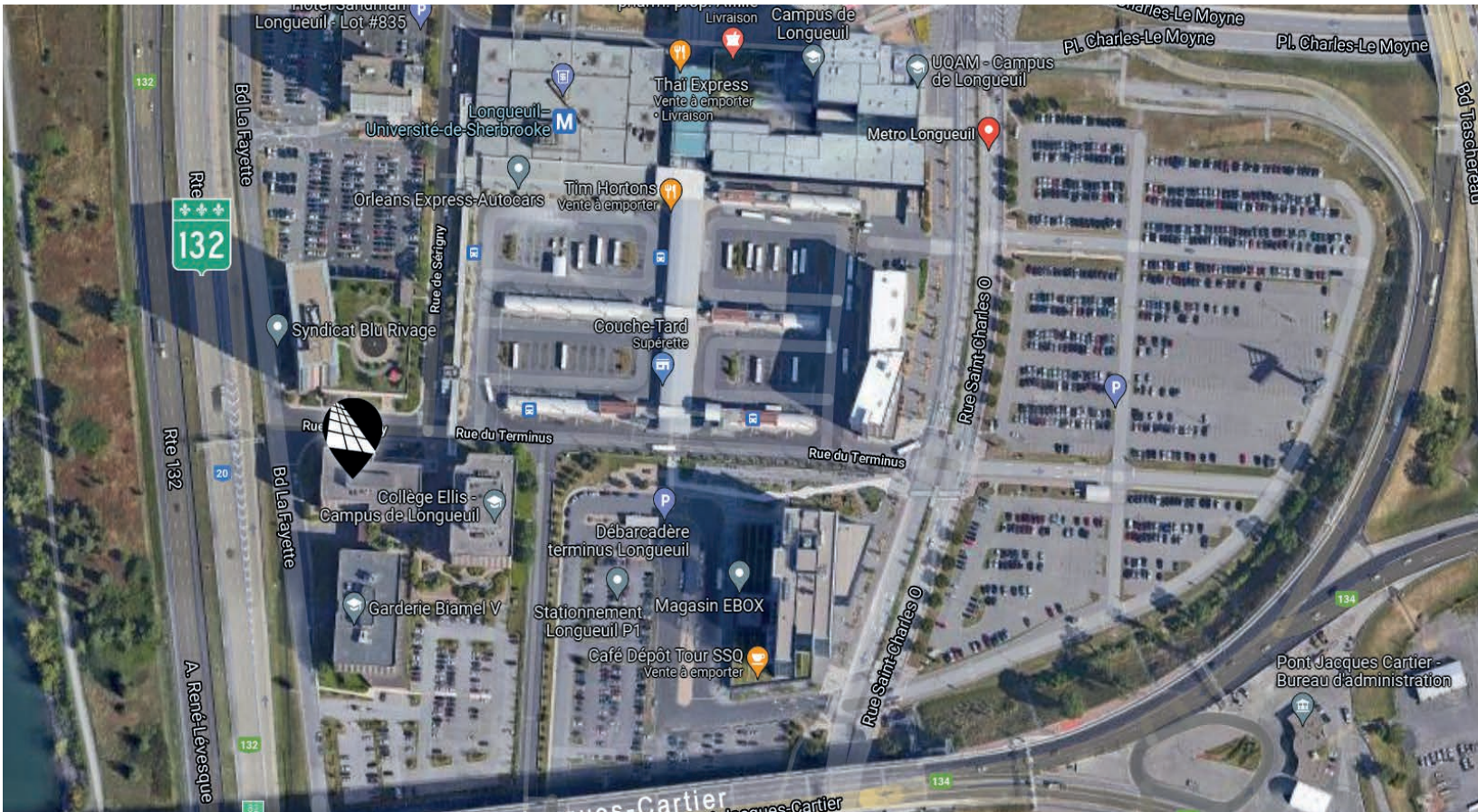
## GENERAL INFORMATION

Base Rent	Upon request
Additional Rent (2022)	\$16.43 / ft <sup>2</sup>
Electricity /Energy	Included
Cleaning	Included
Office Furniture	Included
Parking (interior)	6 paying stalls
Parking (exterior)	On street with parking meter
Sublease term	February 28 <sup>th</sup> 2025
Availability	Immediate

## AVAILABLE AREA\*

Suite 600	6,712 ft <sup>2</sup>
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*\* The area is approximate*



## FEATURES



Construction  
1976



Renovation  
2018



Lot #  
2 631 688



Zoning  
C22-377



Sprinklers  
Yes



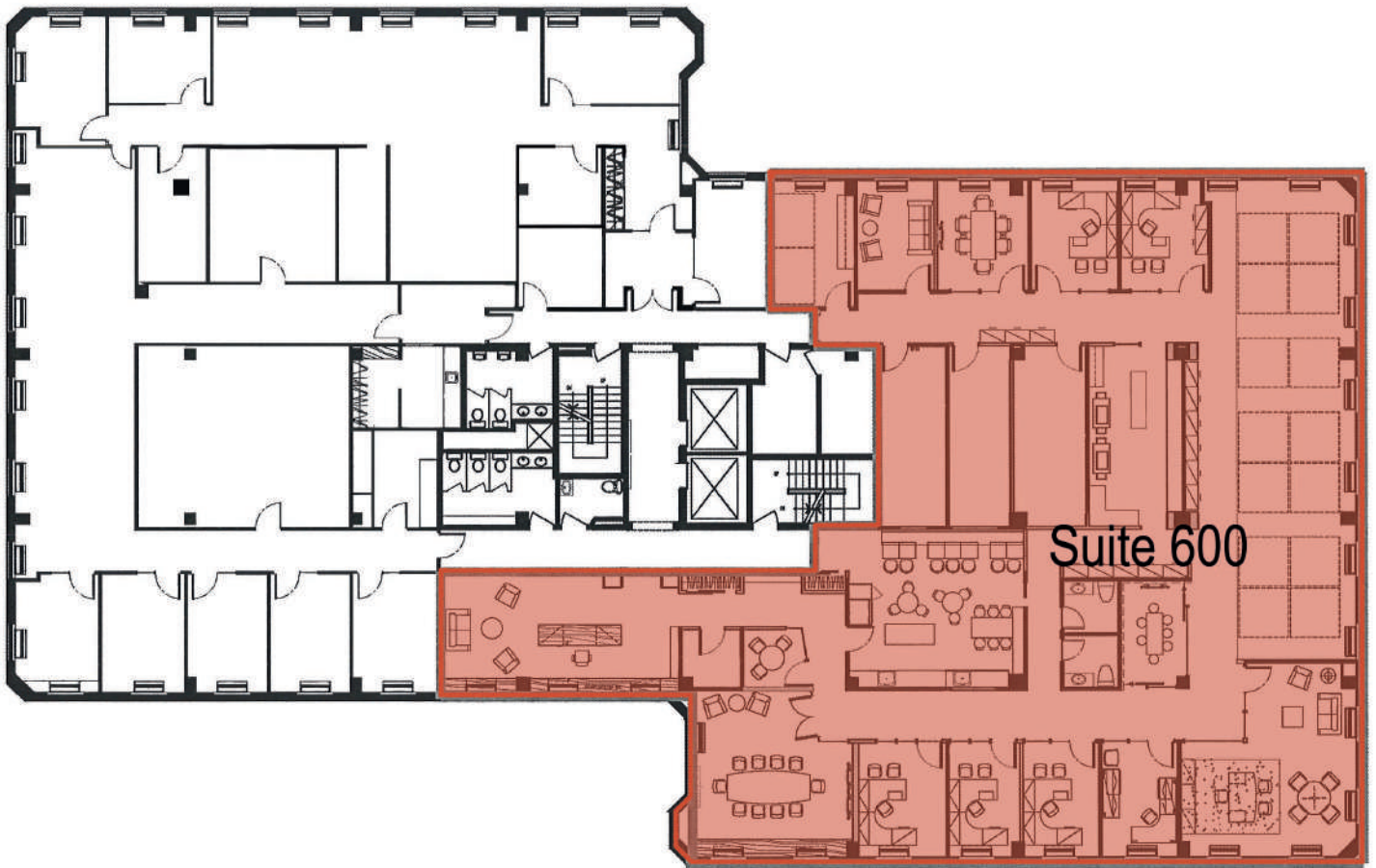
A/C  
Yes



Safety  
Security guard



Elevators  
2



Suite 600

## 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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