

FOR RENT

SAINT-JEAN-SUR-RICHELIEU

285 Saint-Luc Blvd

COMMERCIAL | OFFICE

1,696 ft²

2,721 ft²



Suzy PARENT

Partner

Certified Real Estate Broker AEO

s.parent@intercomsi.com

450 655-1334

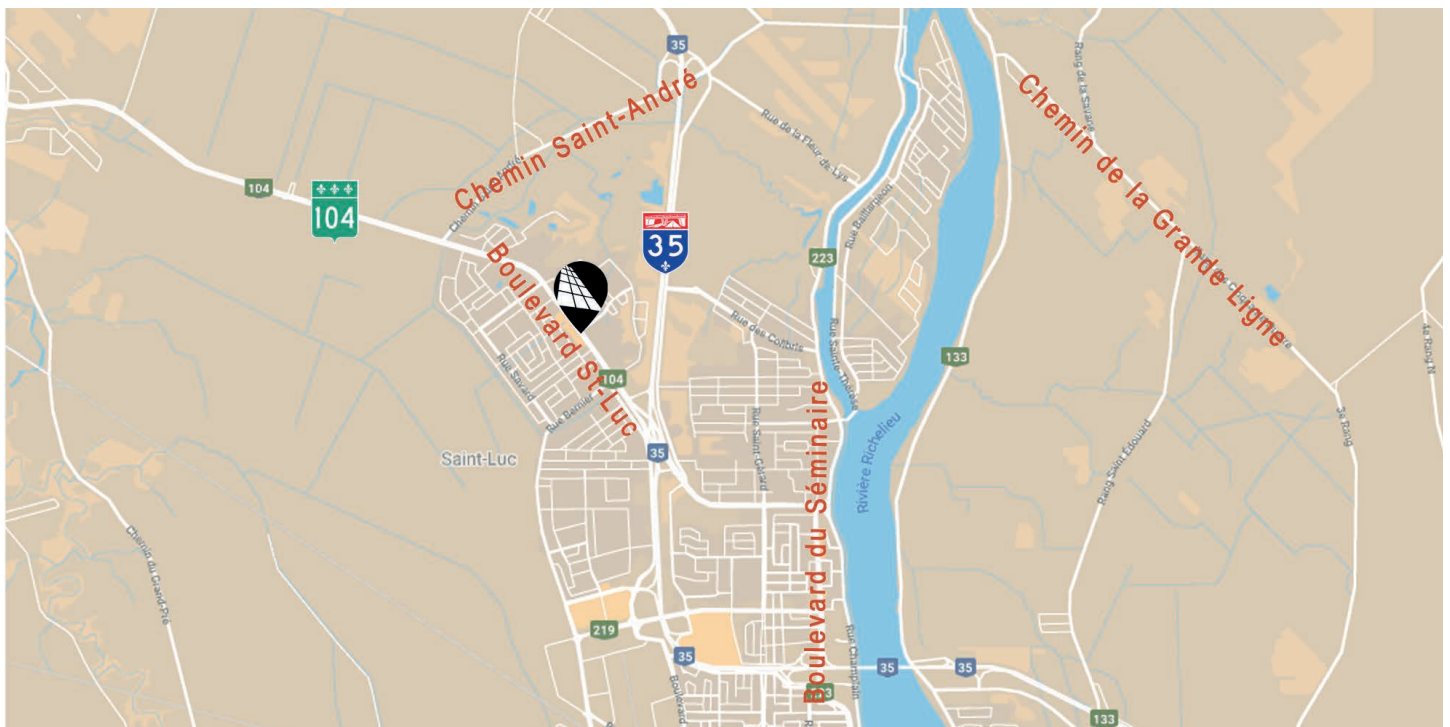


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LOCATION



Public Transit
#40, 96A, 96L



Main Roads
R104, A10, A30, A35



Road Bridge
Samuel-de-Champlain (±35 km)

DEMOGRAPHY (5 KM Radius)



46,673 Residents



38,304 Daytime population



19,971 Households



\$95,354 Average Household Income

©Sitewise - Estimated 2022 Statistics



SUZY PARENT
450-655-1334



GENERAL INFORMATION

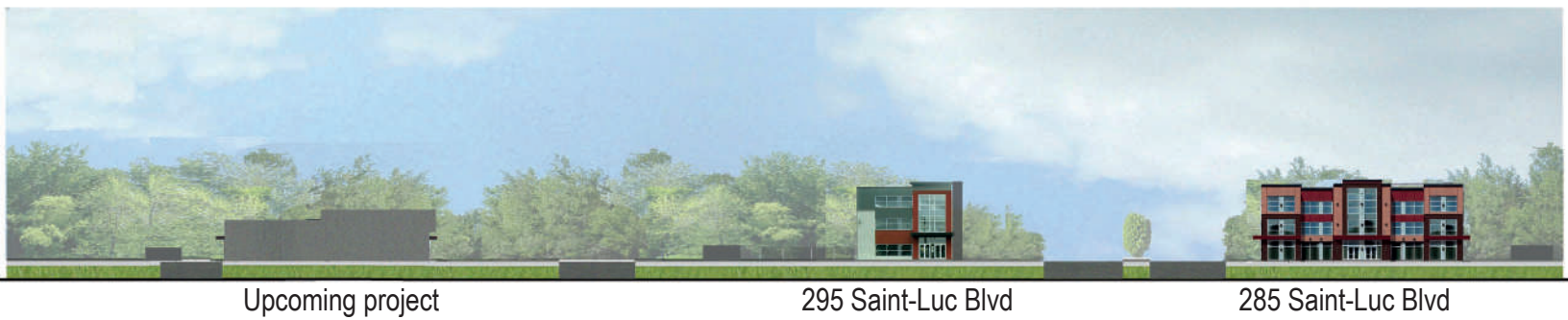
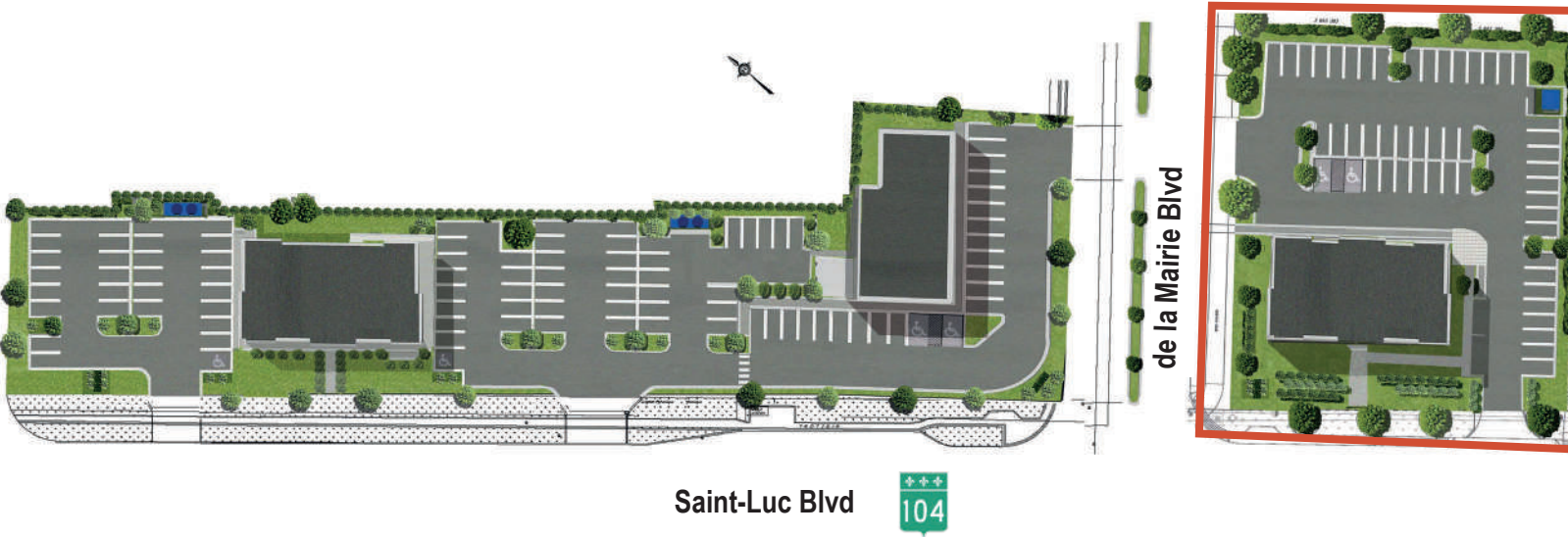
	Ground Floor	Top Floors
Net Rent	\$21.00 / ft ² to \$23.00 / ft ²	\$16.00 / ft ² to \$18.00 / ft ²
Additional Rent	\$9.50 / ft ²	\$9.50 / ft ²
Tenant's Allowance	To be discussed	To be discussed
Electricity / Energy	Excluded	Excluded

Parking (shared)	51 stalls On street allowed at all times
Occupancy	Immediate

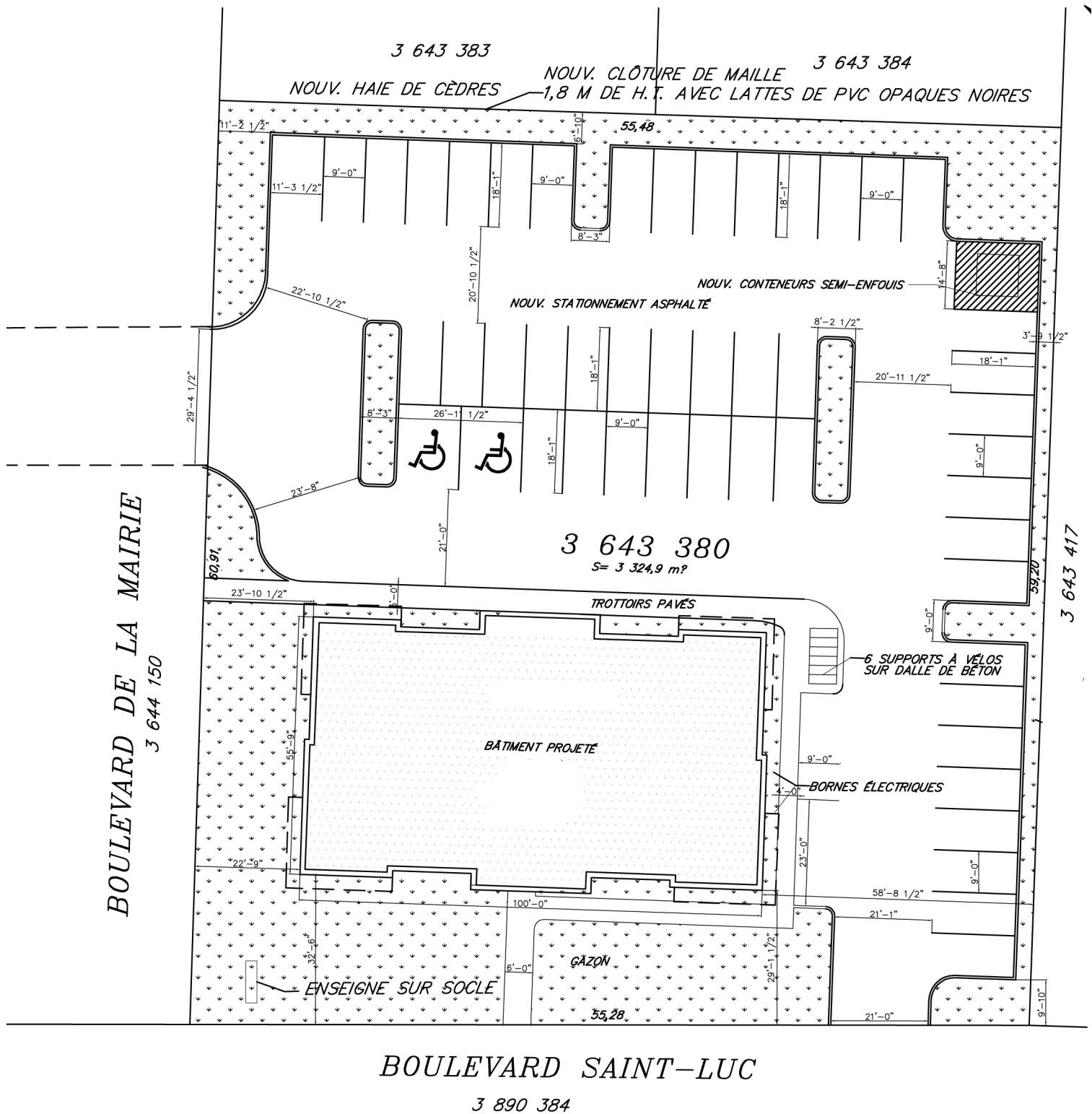
AVAILABLE AREAS*

Total Building Area	17,437 ft²
Ground Floor	2,721 ft ²
2 nd Floor	RENTED
3 rd Floor	1,696 ft ²

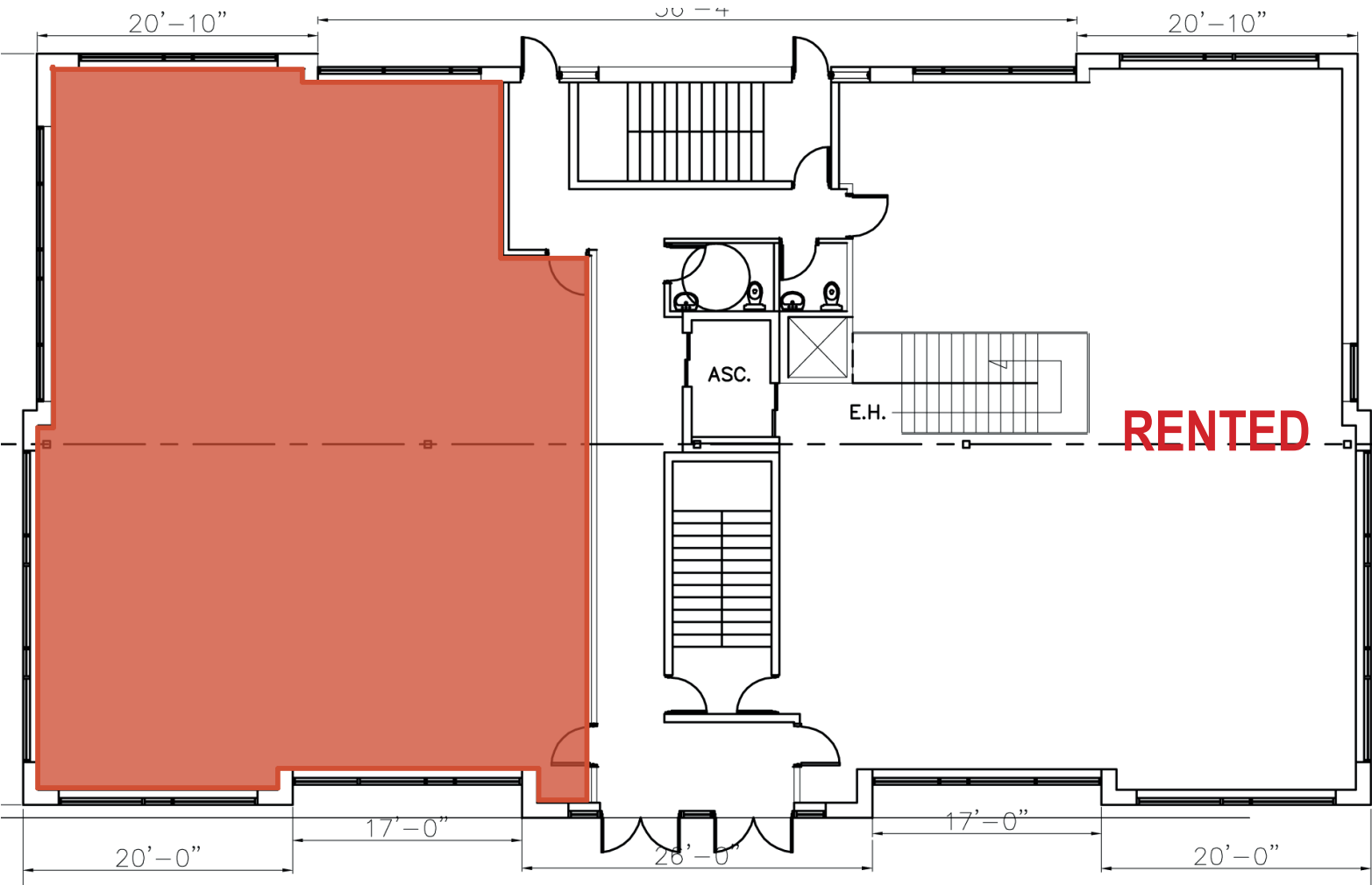
** These areas are gross and approximate.*



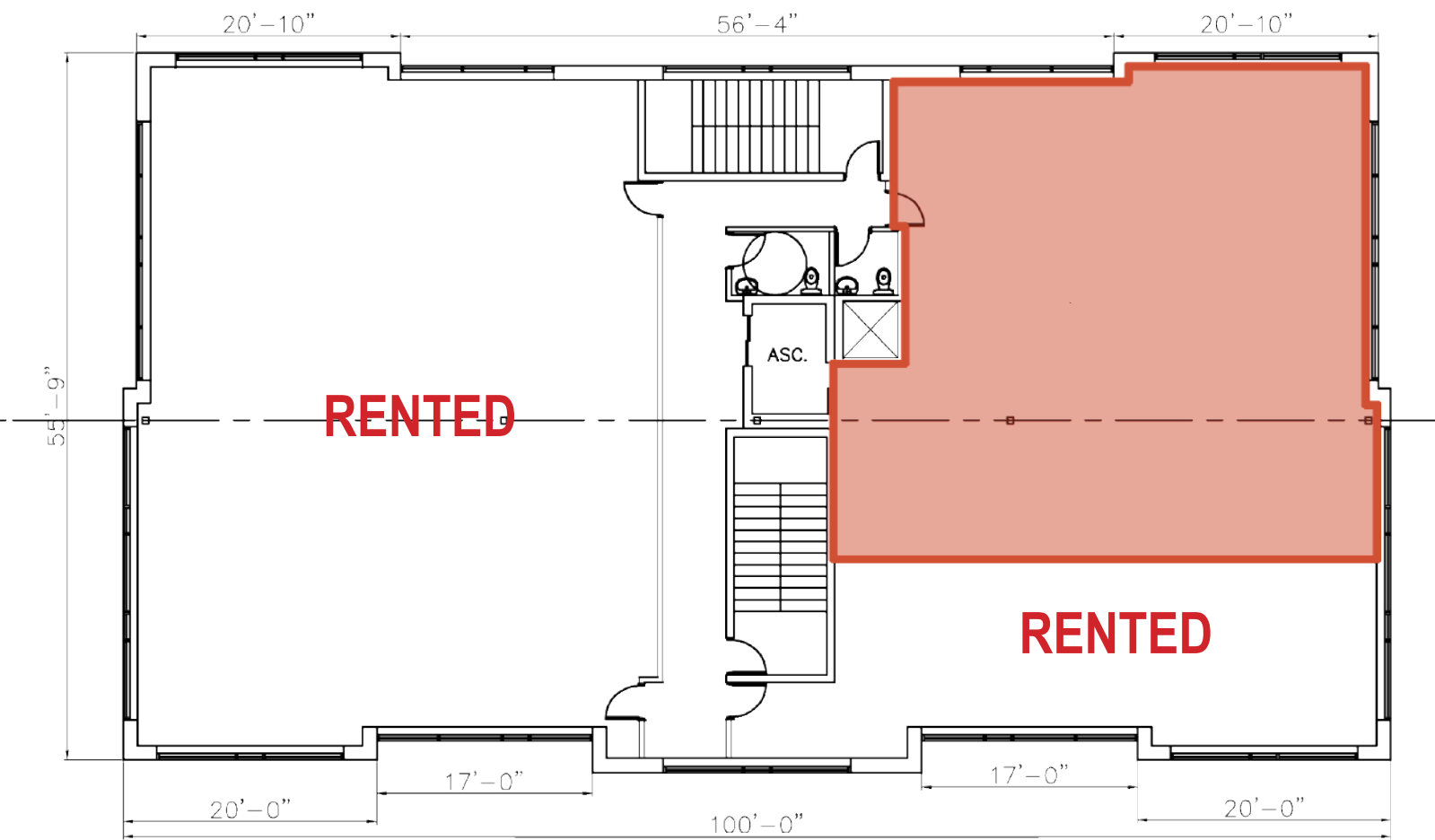
SITE PLAN



GROUND FLOOR PLAN



3rd FLOOR 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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