

FOR SUBLEASE

LONGUEUIL

300-1000 de Sérigny Street

OFFICES

4,872 ft²



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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:
 - Conference room
 - Relaxation room
 - Outdoor terrace
 - Daycare service
 - Dining room and private training room (suite 200)



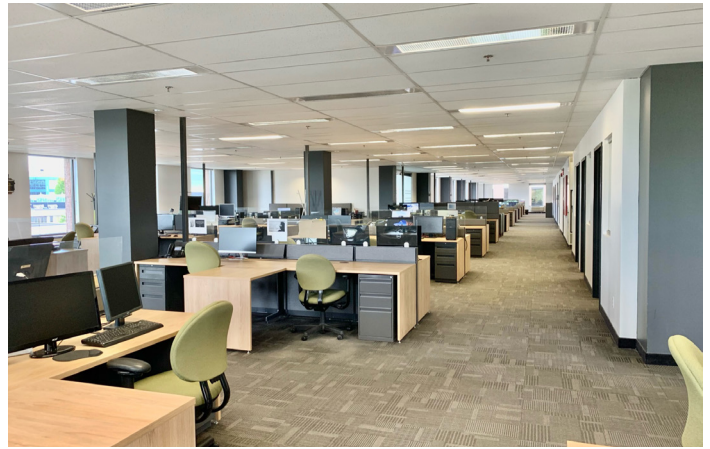
LOCATION

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

DEMOGRAPHY (5 km radius, excluding Montréal)

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

©Situs - Estimated 2021 Statistics



GENERAL INFORMATION

Net Rent	Upon request
Additional Rent (2023)	\$15.91 / ft ²
Electricity /Energy	Included
Cleaning	Included
Office Furniture	Included
Parking (interior)	2 paying stalls
Parking (exterior)	On street with parking meter
Sublease term	End of term January 31 st 2028
Availability	Immediate

AVAILABLE AREAS*

Leasable area	
Suite 200	4,872 ft ²

** These areas are approximate and subdividable*



FEATURES



Construction
1976



Renovation
2018



Lot #
2 631 688



Zoning
C22-377



Sprinklers
Yes



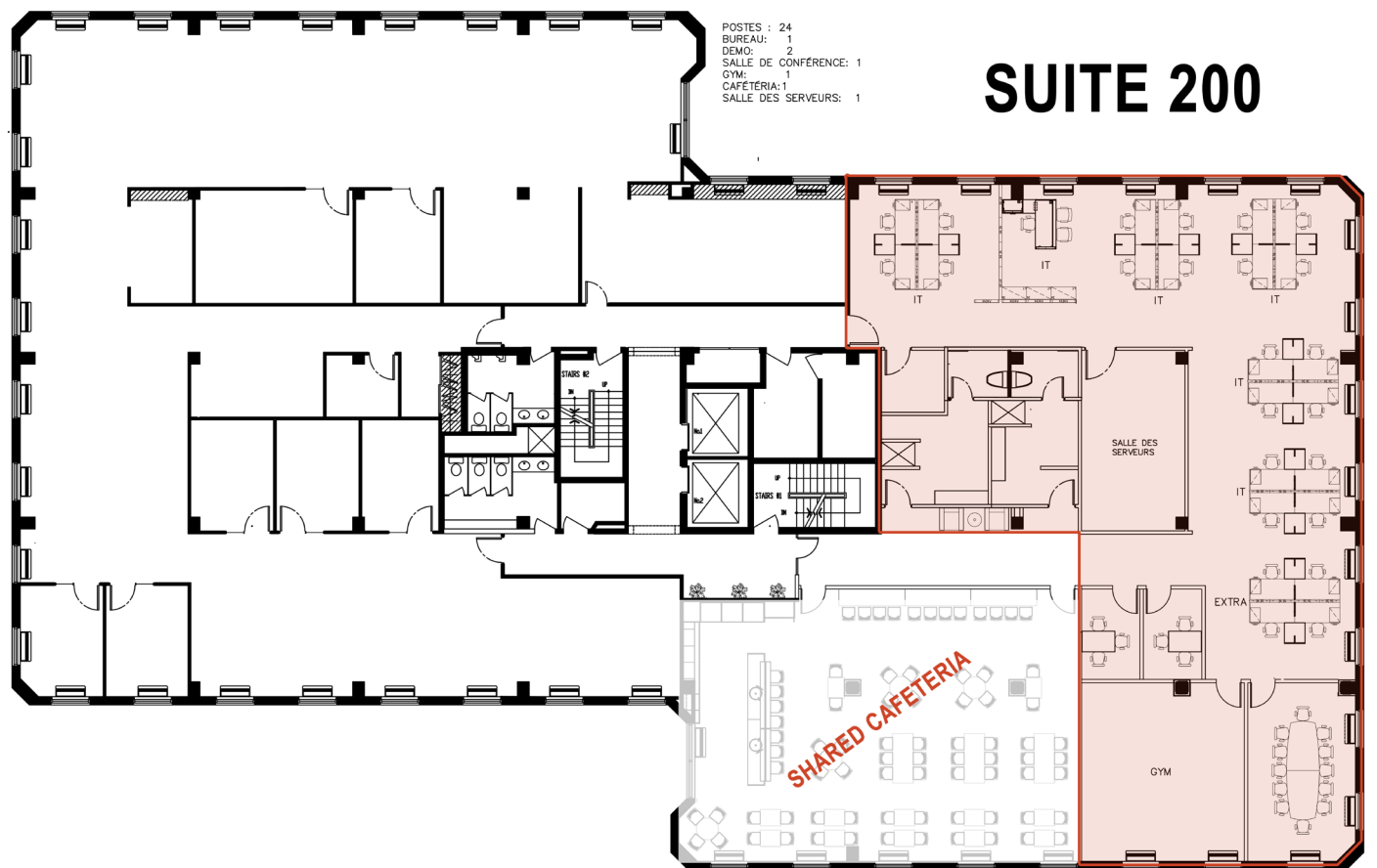
A/C
Yes



Safety
Security guard



Elevators
2



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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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