

# FOR RENT

SAINT-HUBERT

6950 Grande Allée

OFFICE

3,165 ft<sup>2</sup>



Michel LABBÉ

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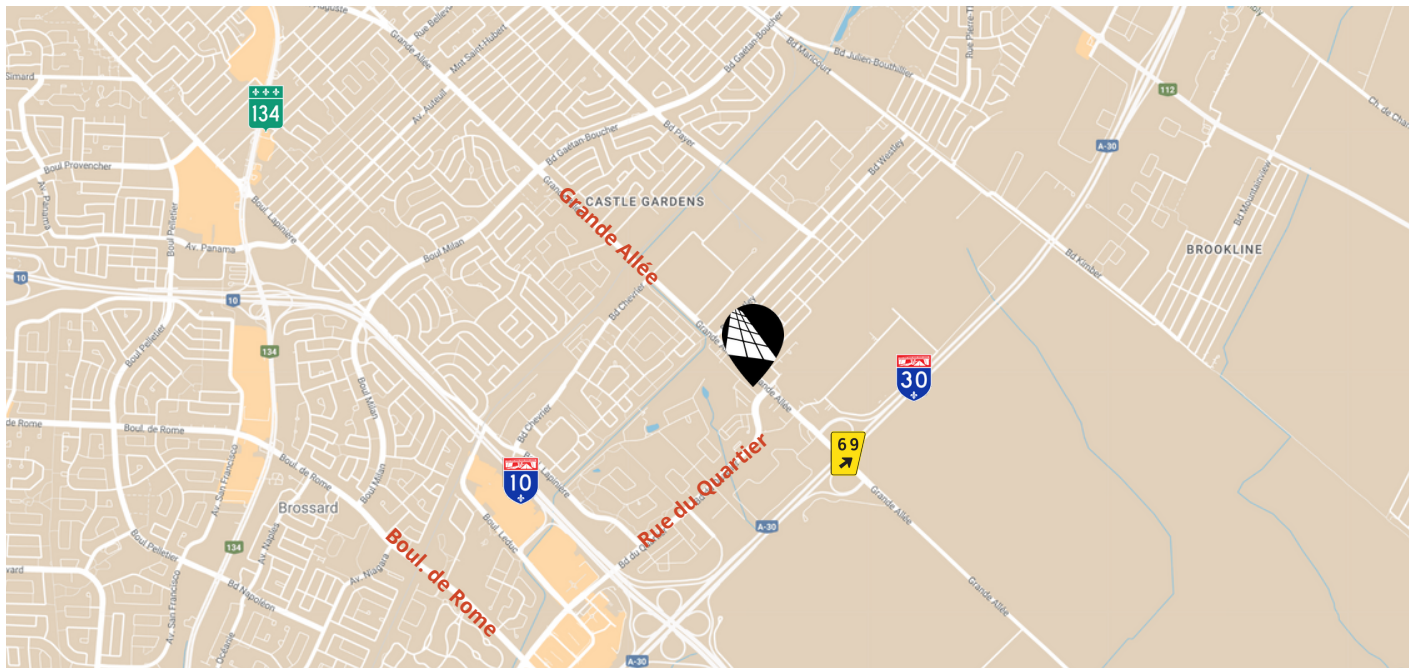


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# POINTS D'INTÉRÊTS

- Easy access to Highways (A10 ±3.5 km and A30 ±900 m)
- Located near the Solar and Dix30 (±3 km)
- Owner-occupied
- Office building for professionals
- Amenities of premium quality
- Fully built-in office space
- Luminous area, abundant fenestration
- Exterior signage available (\$)
- Possibility of renting already furnished
- Large kitchenette / dining room



## LOCATION



Public Transit  
#21, 132, 421, 640, 697



Main Roads  
A30, A10, R134



Road Bridges  
Samuel-de-Champlain Bridge (±6 km)  
and Champlain Bridge (10 km)

## DEMOGRAPHY (5km Radius)



150,129 Residents



55,547 Daytime Active Population



59,891 Households



\$120,228 Average Household Income

*\*Sitewise - Estimated 2023 Statistics*



## GENERAL INFORMATION

Net Rent	\$21.50 / ft <sup>2</sup>
Additional Rent (2024)	\$10.23 / ft <sup>2</sup>
Electricity / Energy	Included
Parking (shared)	58 stalls
Lease Term (min.)	5 years
Availability	Immediate

## AVAILABLE AREA

(approximative)

<b>Suite 103</b>	3,165 ft <sup>2</sup>
<b>Suite level</b>	Ground Floor

### Neighboring Tenants:

Groupe Trak, DPA assurances, Physio Sport Performance, Pinc collectif and Pntt



## FEATURES



Construction  
2002



Renovation  
2022



Zoning  
C-889



Lot #  
5 174 412



A/C  
Yes



Number of floors  
2 floors



W/C  
Private



Built-in  
Yes

# 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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