

FOR RENT

MONT-SAINT-HILAIRE
597, Sir-Wilfrid-Laurier Boulevard

OFFICE
6,625 ft²



Jean-Guy PARENT

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Michel LABBÉ

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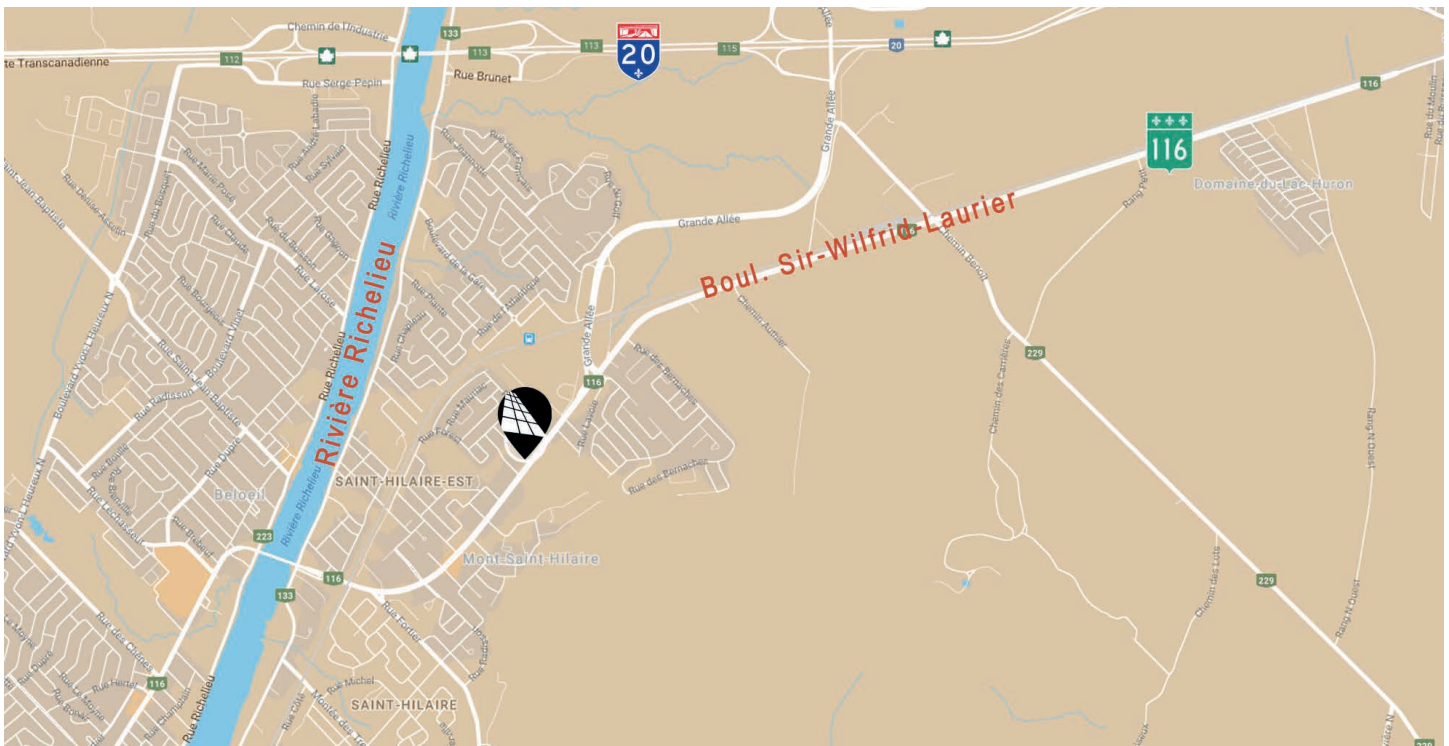
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HIGHLIGHTS

- Superior quality office building
- Office space in a high level corporate complex
- Existing features enabling «Gold Leed Office» certification such as: geothermal heating and air conditioning
- Abundant fenestration
- Many services within a 2 minute walk
- Exceptional view on the mountain
- Large secure parking
- Access to a shared cafeteria and terrace
- Outdoor recreation areas
- Complete furniture available for rent / for sale (conditions to be discussed)



LOCATION



Public Transit
#200, 300



Train Station
Exo3 | Mont-Saint-Hilaire Station (1.3 km)



Main Roads
A20, R116

DEMOGRAPHY (5 KM Radius)



53,503 Residents



21,678 Households



\$113,893 Average Household Income

©Sitewise - Estimated 2020 Statistics



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JEAN-GUY PARENT

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GENERAL INFORMATION

Gross Rent	\$18.00 / ft ²
Electricity / Energy	Included
Interior Cleaning	Included
Parking	216 stalls (shared)
Lease Term	5 - 10 years
Availability	Immediate

AVAILABLE AREA*

Total Leasable Area (suite #304) 6,625 ft²

**The leasable area includes 15% common spaces.
The area is approximate.*

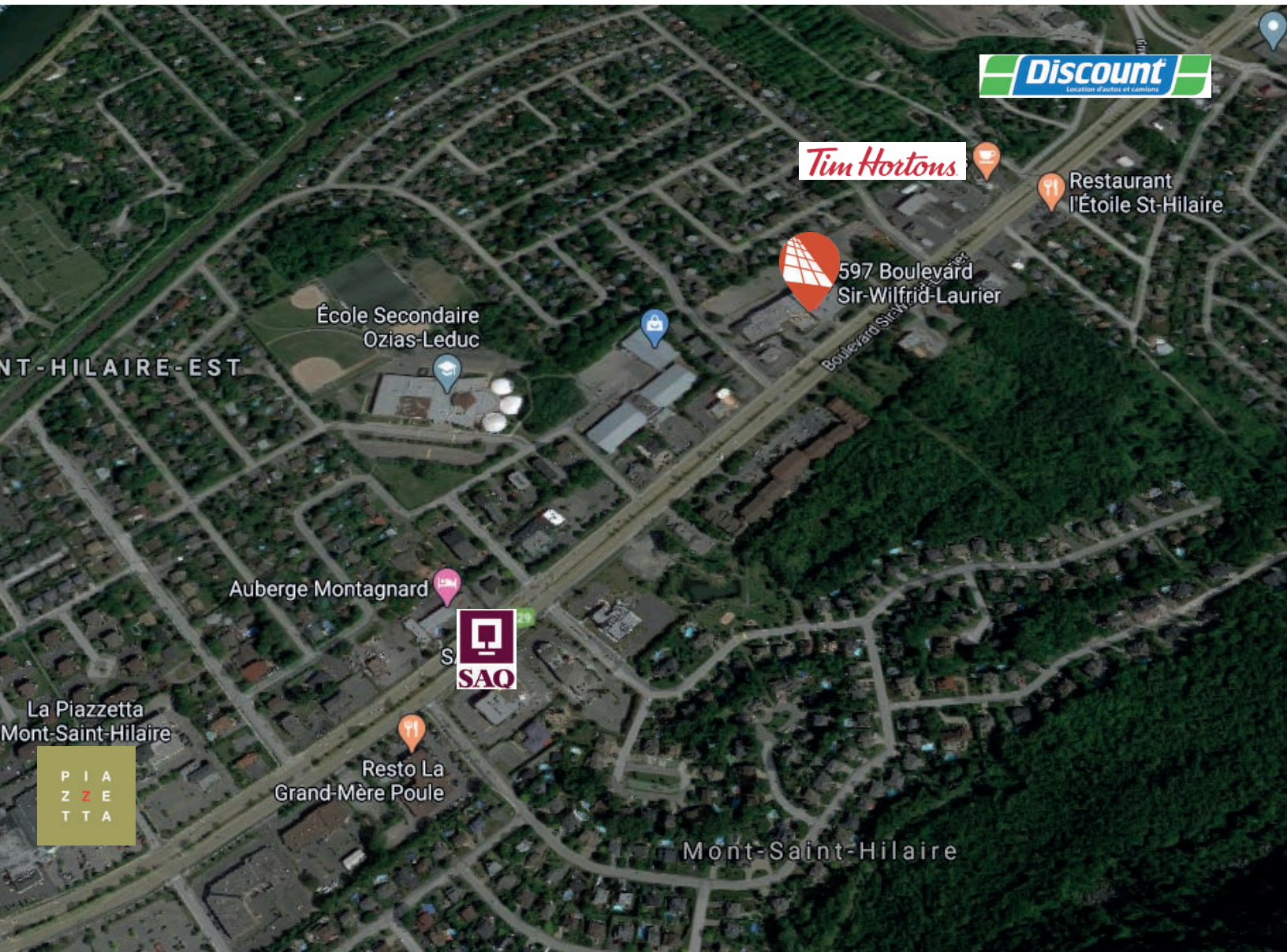


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FEATURES



Construction
2004



Lot #
2 973 576



Zoning
C12
Office and professional services



Sprinklers
Yes



Clearance
10'



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PLAN - 3rd FLOOR



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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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