

FOR RENT

BOUCHERVILLE
1250 Nobel Street

OFFICE
6,495 ft²



Jean-Guy Parent

Senior Partner

Real Estate Broker

j.g.parent@intercomsi.com

450 655-1334

   intercomsi.com

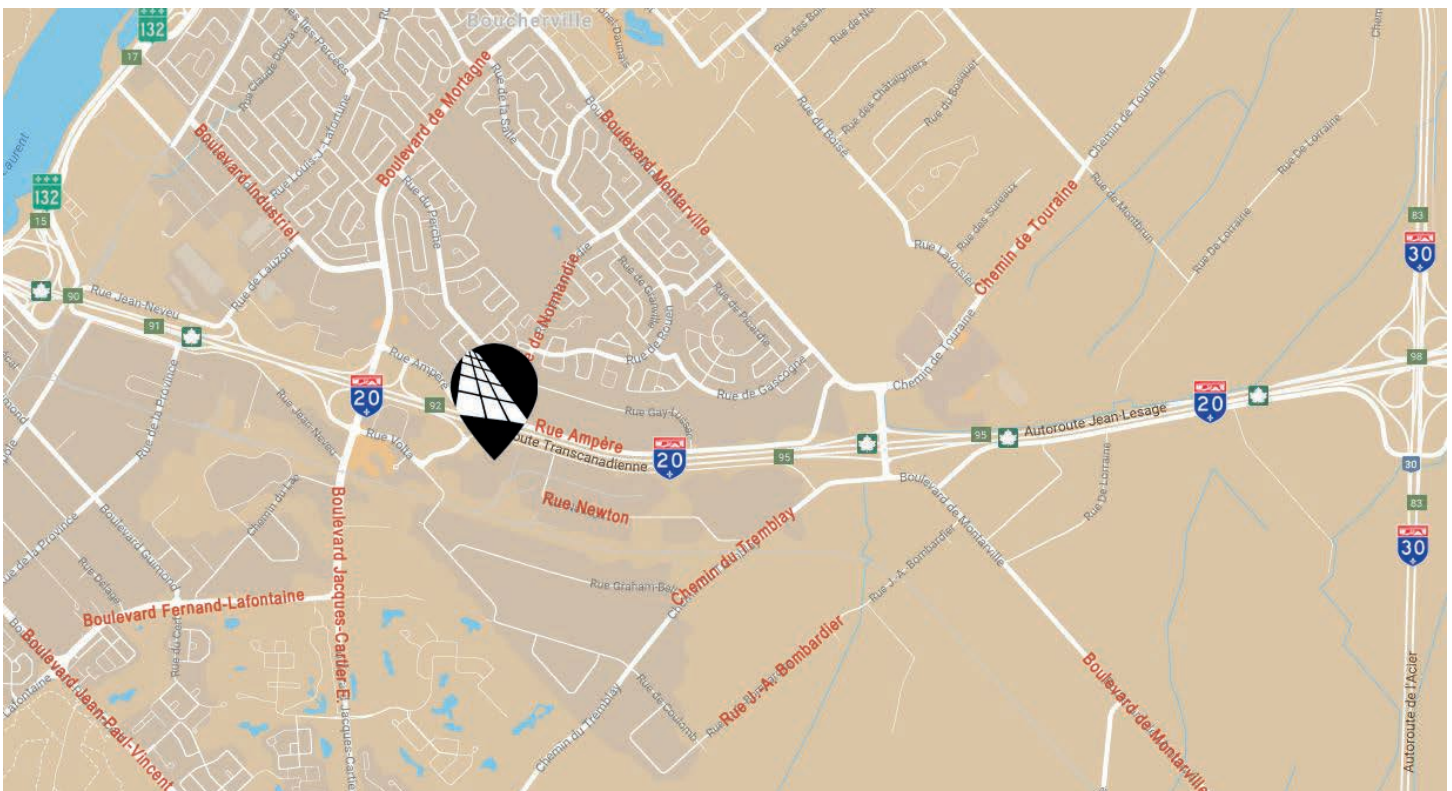


INTERCOM
SERVICES IMMOBILIERS
Agence immobilière

HIGHLIGHTS

- Clear view from Highway 20
- Located in the heart of the industrial sector of Boucherville
- Downtown Montreal is ± 20 km away
- Easy access to:
 - Highway 20 (exit 93)
 - Highway 30
 - Route 132
- Nearby all services, banks, coffee shops; restaurants, hotels, etc.
- The annual average daily traffic is 83,000 passages in front of the building¹
- Fully built-in office space
- Outdoor signage available
- Ideal for high technology, development or technical service companies


¹ Source: «Atlas des transports» (<http://transports.atlas.gouv.qc.ca/>)



LOCATION


 Public Transit
#25, T89, T92, 123

 Main Roads
A20, A30, R132

 Road Bridge
Tunnel Louis-H.-La Fontaine (5km)

DEMOGRAPHY (5 KM Radius)

 85,859 Residents

 36,472 Households

 \$126,338 Average Household Income

©Sitemise - Estimated 2020 Statistics



GENERAL INFORMATION

Gross rent	\$20.50 / ft²
Electricity / Energy	Excluded
Parking (shared)	Ample
Lease term	5 years (minimum)
Occupancy	Immediate

AVAILABLE AREA*

Suite level	Ground floor
Suite D	6,495 ft²

* The area is approximate



FEATURES



A/C
Yes

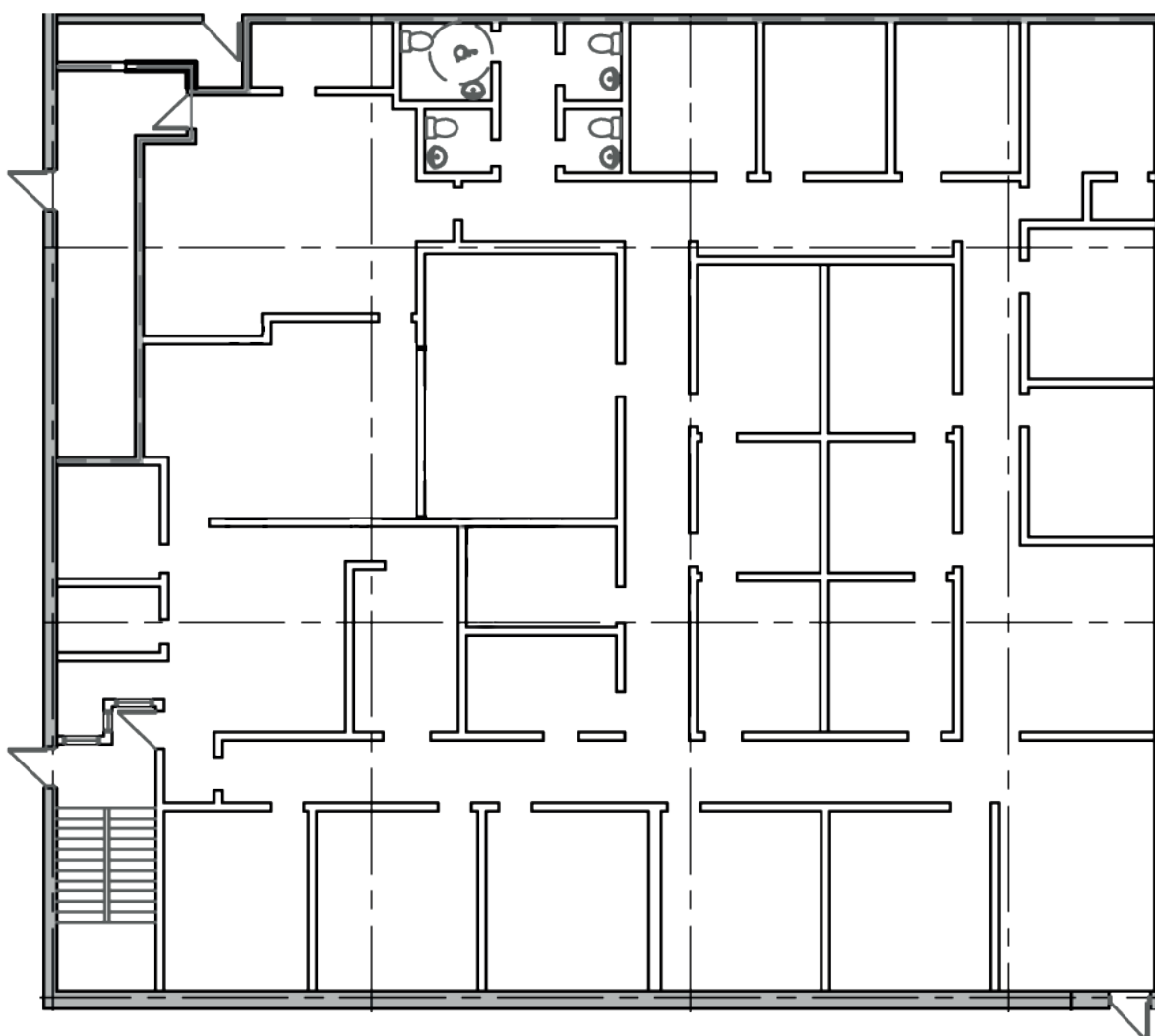


Zoning
I-1206



Lot #
2 508 451

SUITE PLAN



Nobel Street

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.



**Jean-Guy
PARENT**

Senior Partner
Real Estate Broker
j.g.parent@intercomsi.com

450 655-1334



INTERCOM
SERVICES IMMOBILIERS
Agence immobilière