

FOR RENT

SAINT-JEAN-SUR-RICHELIEU

295 Saint-Luc Blvd

COMMERCIAL | OFFICE

Ground Floor: 1,250 ft²

2nd Floor: 4,300 ft²

3rd Floor: 915 ft²



INTERCOM
SERVICES IMMOBILIERS
Agence immobilière

Suzy PARENT

Partner

Certified Real Estate Broker AEO

s.parent@intercomsi.com

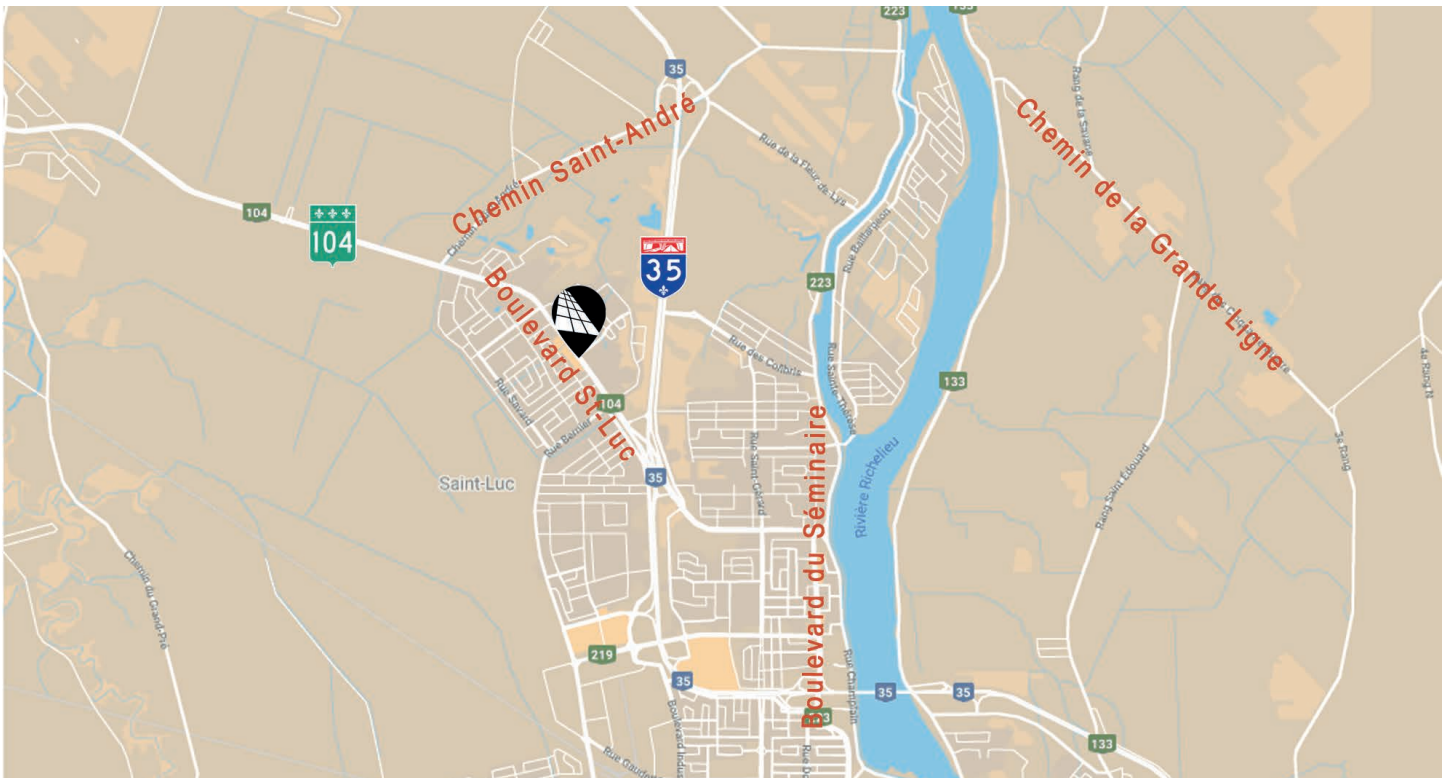
450 655-1334






intercomsi.com

HIGHLIGHTS




- Located on a main artery (Route 104), at an intersection with traffic lights
- Nearby main services: Banks, restaurants, coffee shops, etc.
- Good visibility and accessibility
- New construction
- Ideal for professionals and/or retail
- High-end building
- Contemporary architecture
- Luminous spaces, abundant fenestration
- Elevator
- Fully built-in space according to tenant's needs (upon agreement between parties)
- Exterior signage permitted on building
- Signage on pylon available (\$)



LOCATION

-  Public Transit
#40, 96A, 96L
-  Main Roads
R104, H10, H30, H35
-  Road Bridge
Samuel-de-Champlain (35 km)

DEMOGRAPHY (5 KM Radius)

-  45,660 Residents
-  19,476 Households
-  \$94,256 Average Household Income

©Situs - Estimated 2020 Statistics



GENERAL INFORMATION

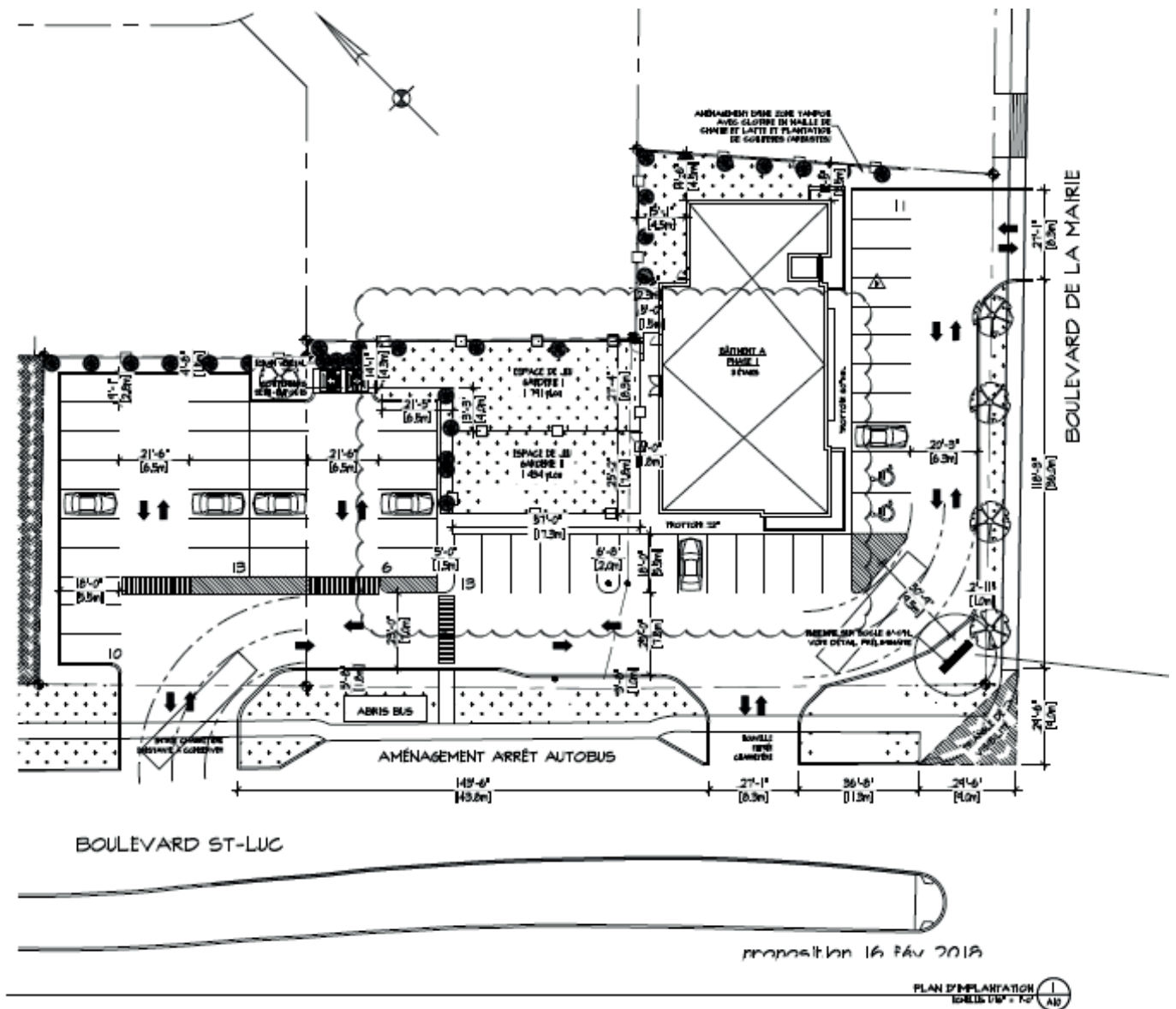
	Ground Floor	Upper Floor
Base Rent	\$21.00 - \$23.00 / ft ²	\$16.00 - \$18.00 \$ / ft ²
Additional Rent	\$8.00 / ft ²	\$8.00 / ft ²
Tenants Allowance	To be discussed	To be discussed
Electricity / Energy	Excluded	Excluded
Parking (shared)	55 stalls	
Occupancy	Immediate	

AVAILABLE AREAS*

Building total area	14,250 ft ²
Total leasable area	6,465 ft²
Ground Floor	1,250 ft ²
2 nd Floor	4,300 ft ²
3 rd Floor	915 ft ²


**The areas are approximate*


LAYOUT PLAN



FEATURES

 Construction
2018

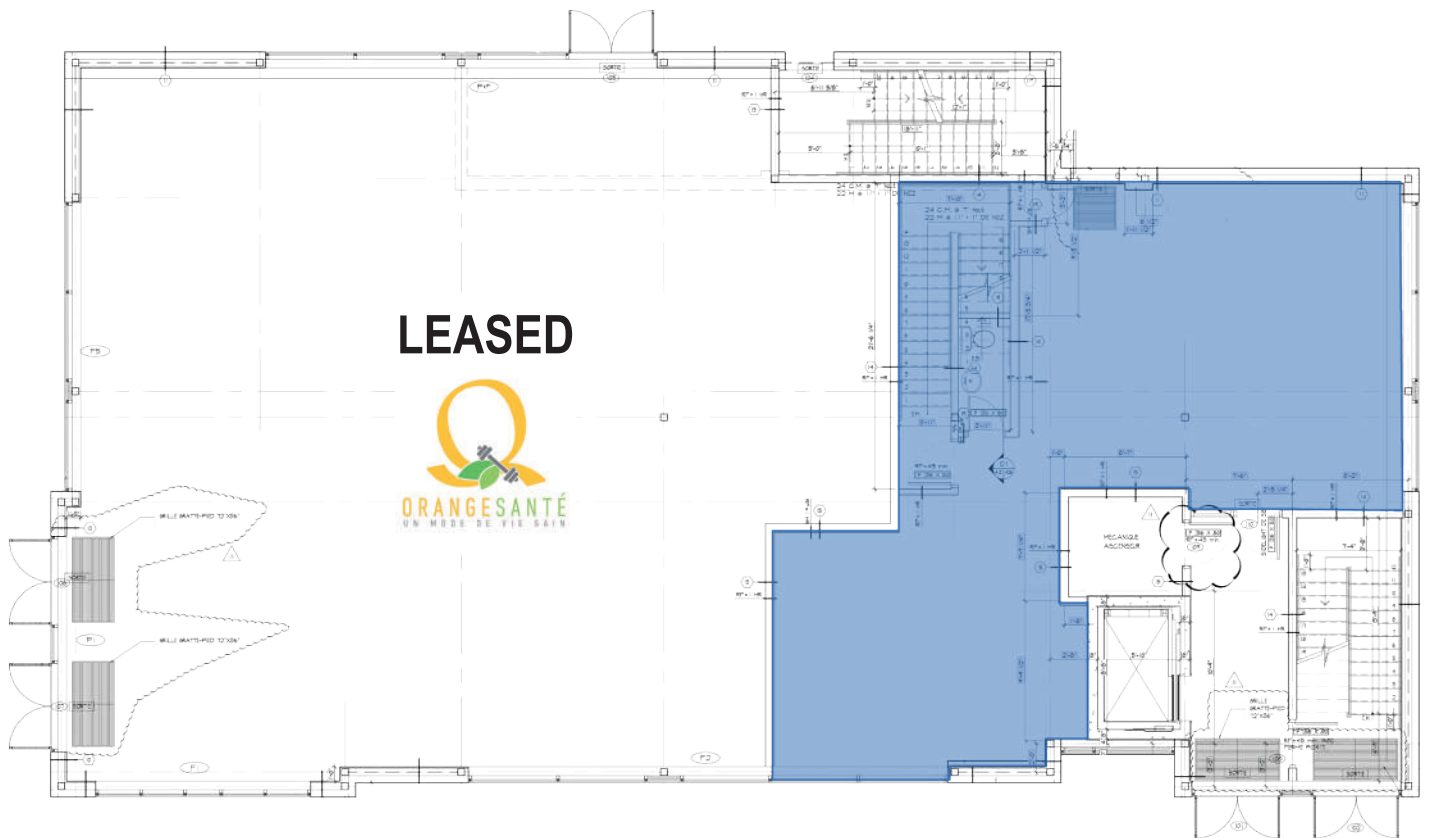
 Zoning
C-2116 (C1-C2-C3)

 Outer coating
Mainly bricklaying,
metallized panel, metal
coating

 Lot #
5 490 016

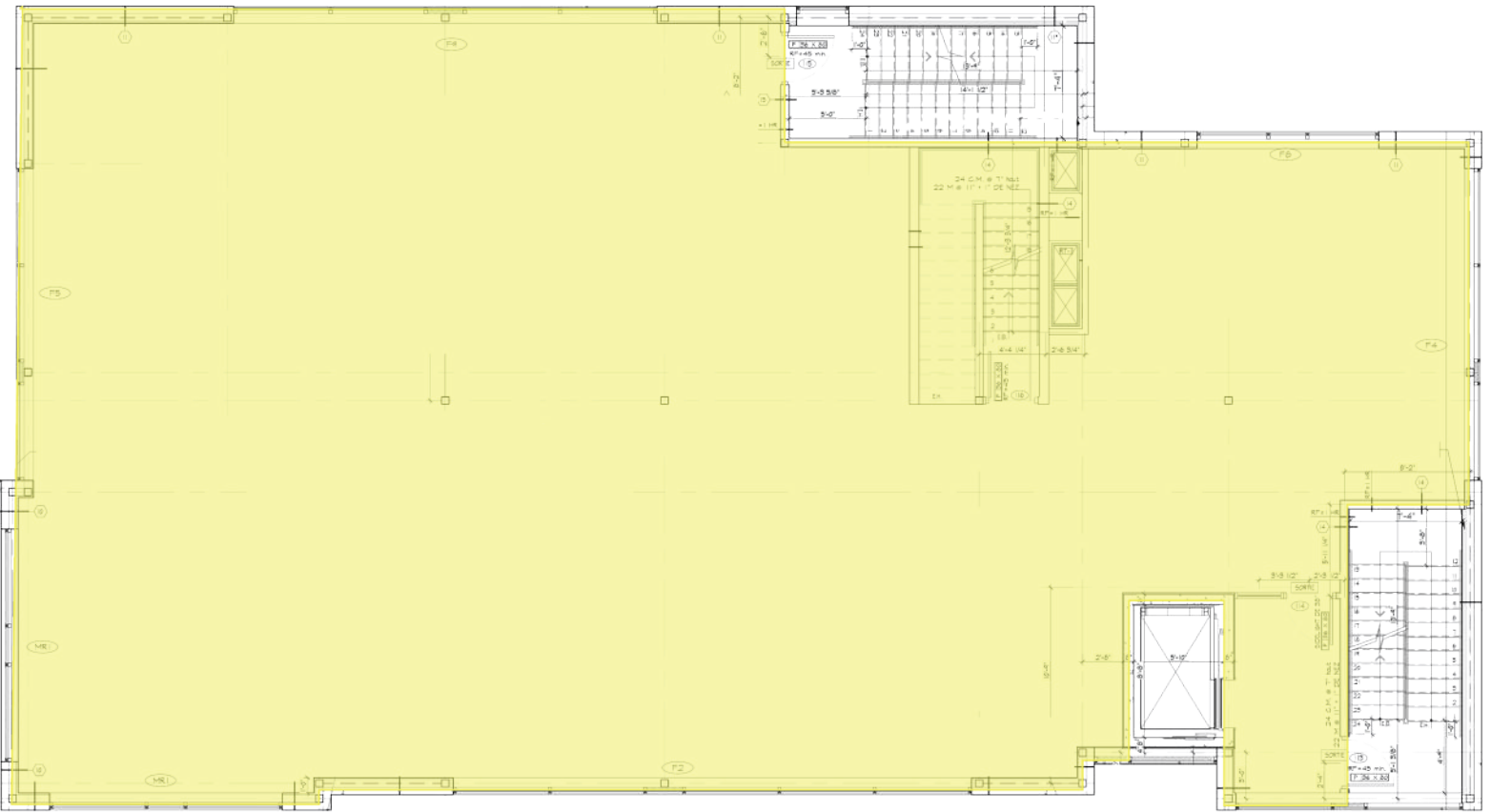
 Clearance
Between 9' - 10'


PROPOSED PLAN (GROUND FLOOR)



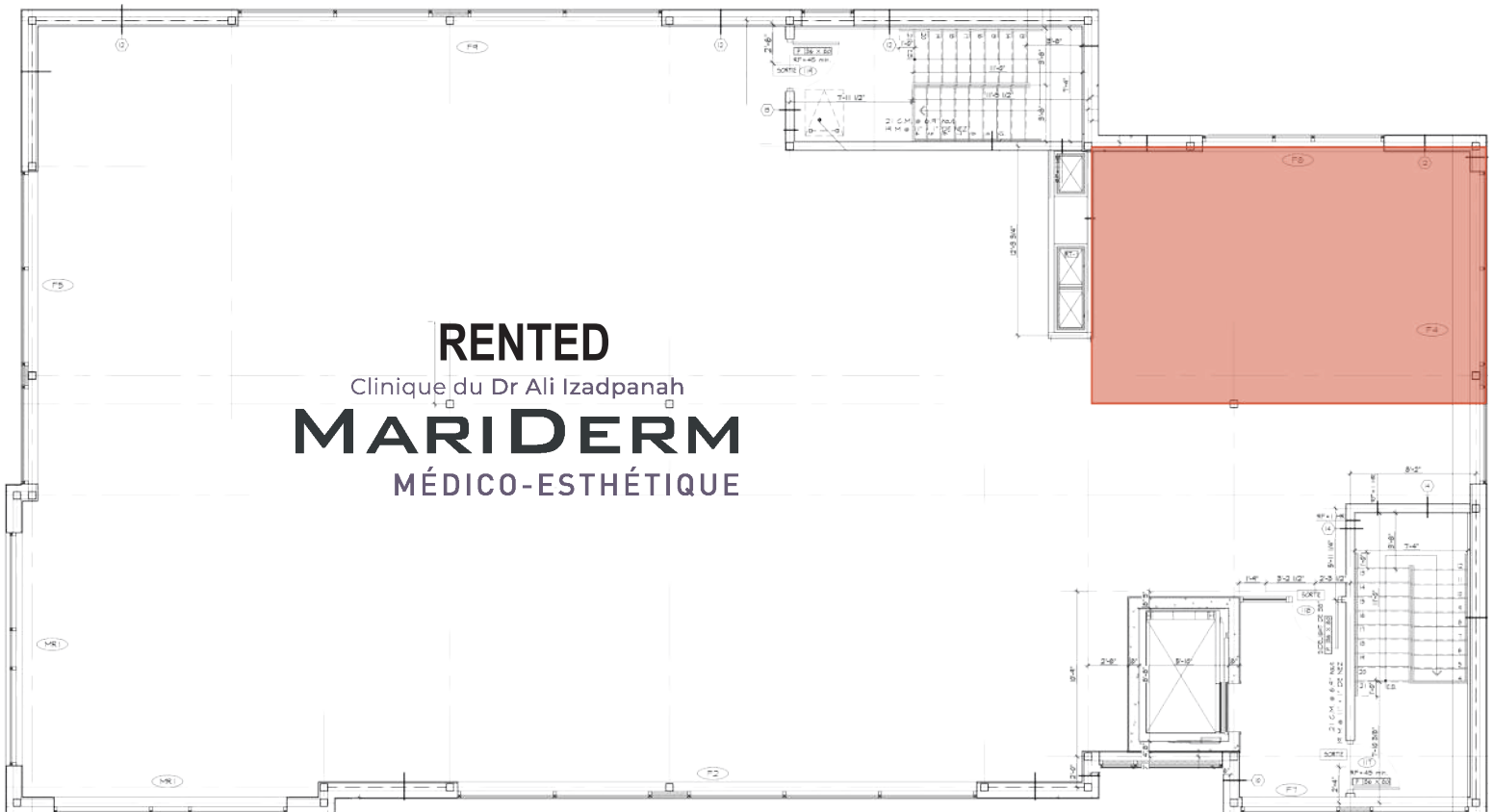
Available area: 1,250 ft²


PROPOSED PLAN (2nd FLOOR)



 Available area: 4,300 ft²
*possibility of subdivision

PROPOSED PLAN (3rd FLOOR)



 Available area: 915 ft²

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.



**Suzy
PARENT**

Partner
Certified Real Estate Broker AEO
s.parent@intercomsi.com

450 655-1334



INTERCOM
SERVICES IMMOBILIERS
Agence immobilière