

FOR RENT

SAINTE-JULIE

1990, Léonard-de-Vinci Street

COMMERCIAL

3,145 ft²



Michel LABBÉ

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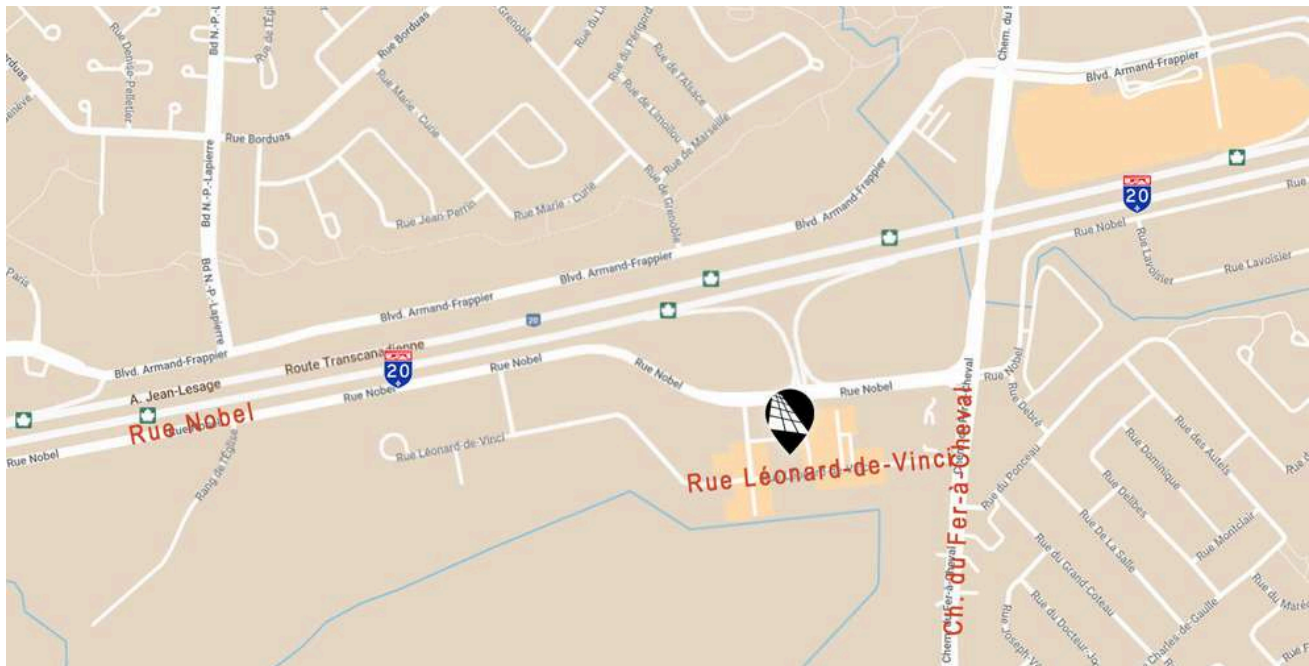


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HIGHLIGHTS

- Conveniently located near Highway 20 (±250 m)
- Close to many services and restaurants
- Close to residential area
- Ideal for retail or professional services
- Fully-equipped premises:
 - 2 locker rooms with showers
 - Large room
- Access to shared conference room upstairs
- Pylon signage available (\$)



LOCATION



Public Transit
T32

Stationnement incitatif (± 1 km)



Main Roads
A20, A30



Road Bridge
Louis-H.-La Fontaine Tunnel (15 km)

DEMOGRAPHY

(5 km Radius)



40,057 Residents



30,347 Daytime Active Population



15,127 Households



\$ 176,058 Average Household Income

Sitewise - Estimated 2024 Statistics



GENERAL INFORMATION

| | |
|----------------------|---------------------------|
| Net Rent | \$21.00 / ft ² |
| Additional Rent | \$8.29 / ft ² |
| Electricity / Energy | Metered |

| | |
|-------------------|---------|
| Parking (shared) | Ample |
| Lease Term (min.) | 5 years |
| Availability | 30 days |

AVAILABLE AREA

(approximate)

| | |
|----------------------------------|-----------------------------|
| Suite #101 Ground Floor | 3,145 ft² |
|----------------------------------|-----------------------------|

Main tenants:

SPADI'ORO
CENTRE DE SANTÉ MÉDICO-ESTHÉTIQUE

STUDIO MADA
COURS DE GROUPE ÉNERGISANTS

CENTRE DE SANTÉ DENTAIRE
DES *Hauts-Bois*
Isothermic
Portes et fenêtres

BLOC
Québécois
Stéphane Bergeron, Député de Montarville

Clinique podiatrique
AINTE-JULIE



TECHNICAL POINTS



Construction
2015



Zoning
C-151

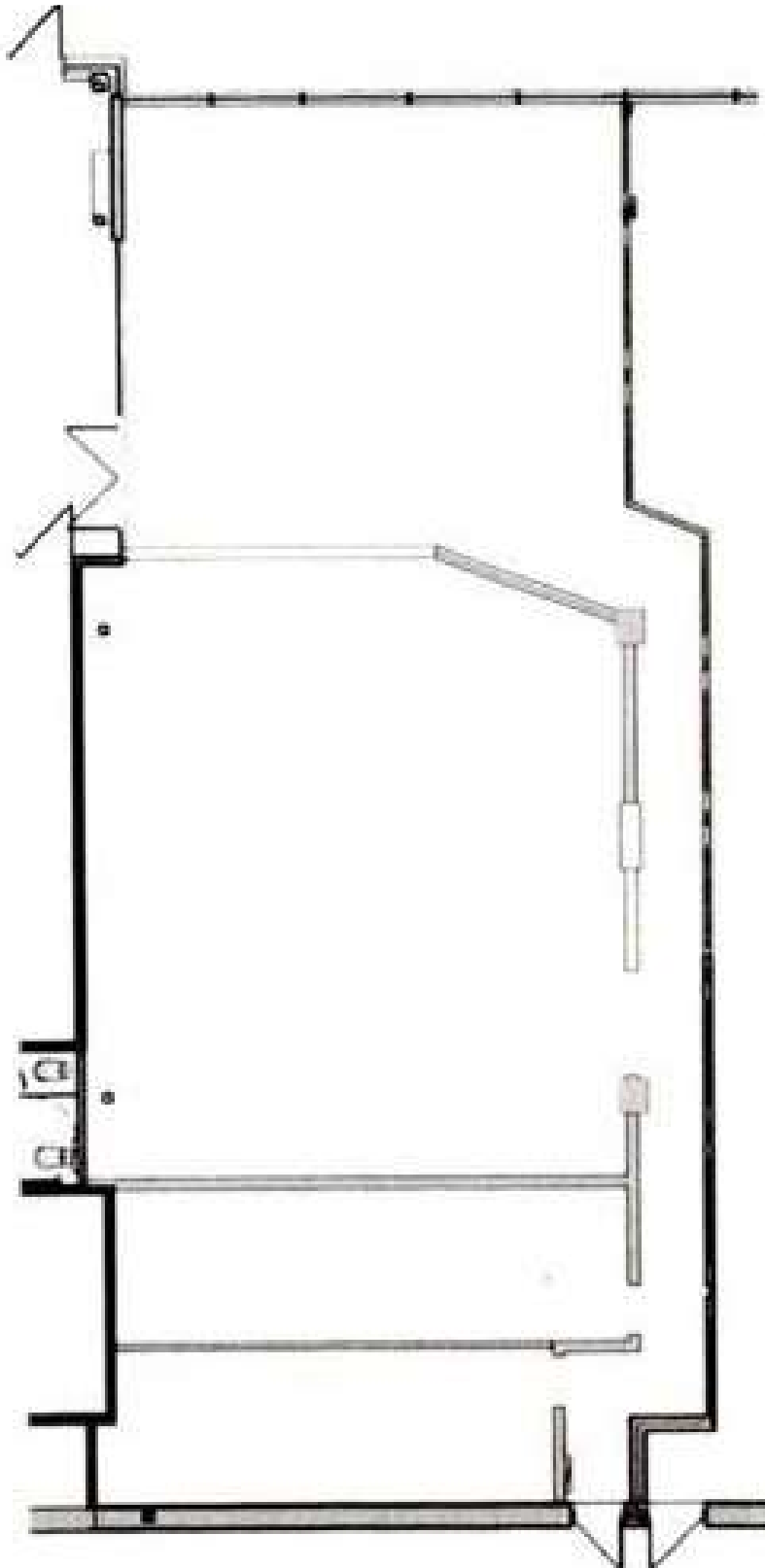


Lot #
5 432 674



PLAN

Léonard-de-Vinci 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.



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November 7th, 2024