

FOR RENT

BOUCHERVILLE

1200, Place Nobel

COMMERCIAL

4 000 ft²



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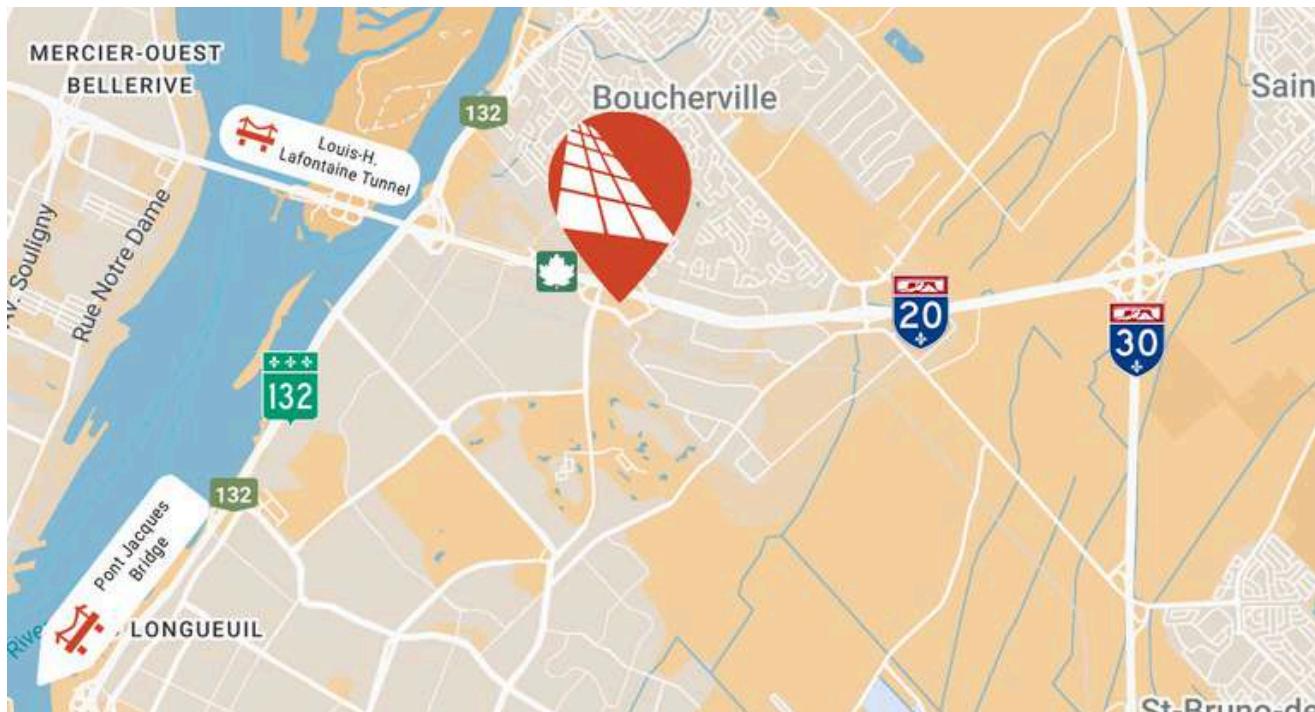
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HIGHLIGHTS

- Easily accessible via Highway 20
- Exceptional visibility from Highway 20, offering maximum exposure to daily traffic
- Average annual daily traffic of 72,000* vehicles in front of the building
- Strategic location in the heart of a dynamic commercial district
- Ideal location for a business with regional reach
- Abundant fenestration and bright, light-filled spaces
- Opportunity for exterior signage on the building façade

*Source : Quebec's Transports Atlas



LOCATION



Public Transit
25, 123



Main Roads
A20, R132



Road Bridges
Louis-H. La Fontaine Tunnel (± 3 km)
and Jacques-Cartier Bridge (± 10 km)

DEMOGRAPHY

(5 km radius, excluding Montreal)



91 722 Residents



107 984 Daytime Active Population

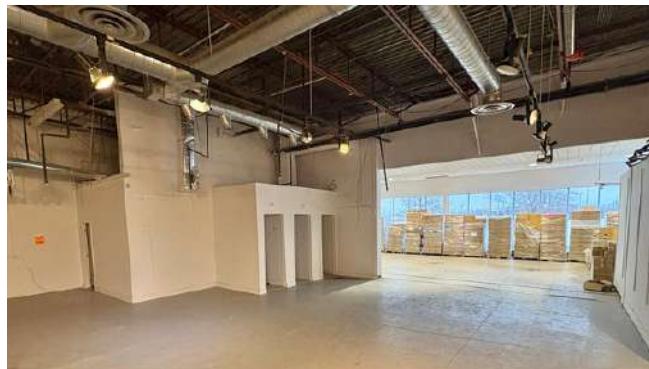


38 974 Households



\$ 151 335 Average Household Income

Sitewise - Estimated 2025 Statistics



GENERAL INFORMATION

Net Rent	18.00 \$ / ft ²
Additional Rent	10.39 \$ / ft ²
Electricity / Energy	Excluded

Parking (shared)	Ample
Availability	30 days notice
Minimal Lease Term	5 years

AVAILABLE AREAS

(approximates)

Suite A	4 000 ft ²
Suite Level	RDC

Businesses close-by

EMPIRE 
LA CAGE
BRASSERIE SPORTIVE

RONA





TECHNICAL POINTS



Zoning
C-673



Lot #
2 477 491



Heating
Electricity
and gas



A/C
Yes



Exterior Covering
Brick



Free Height
15'6"



Levels
1



Sprinklers
Yes



Bathrooms
Private

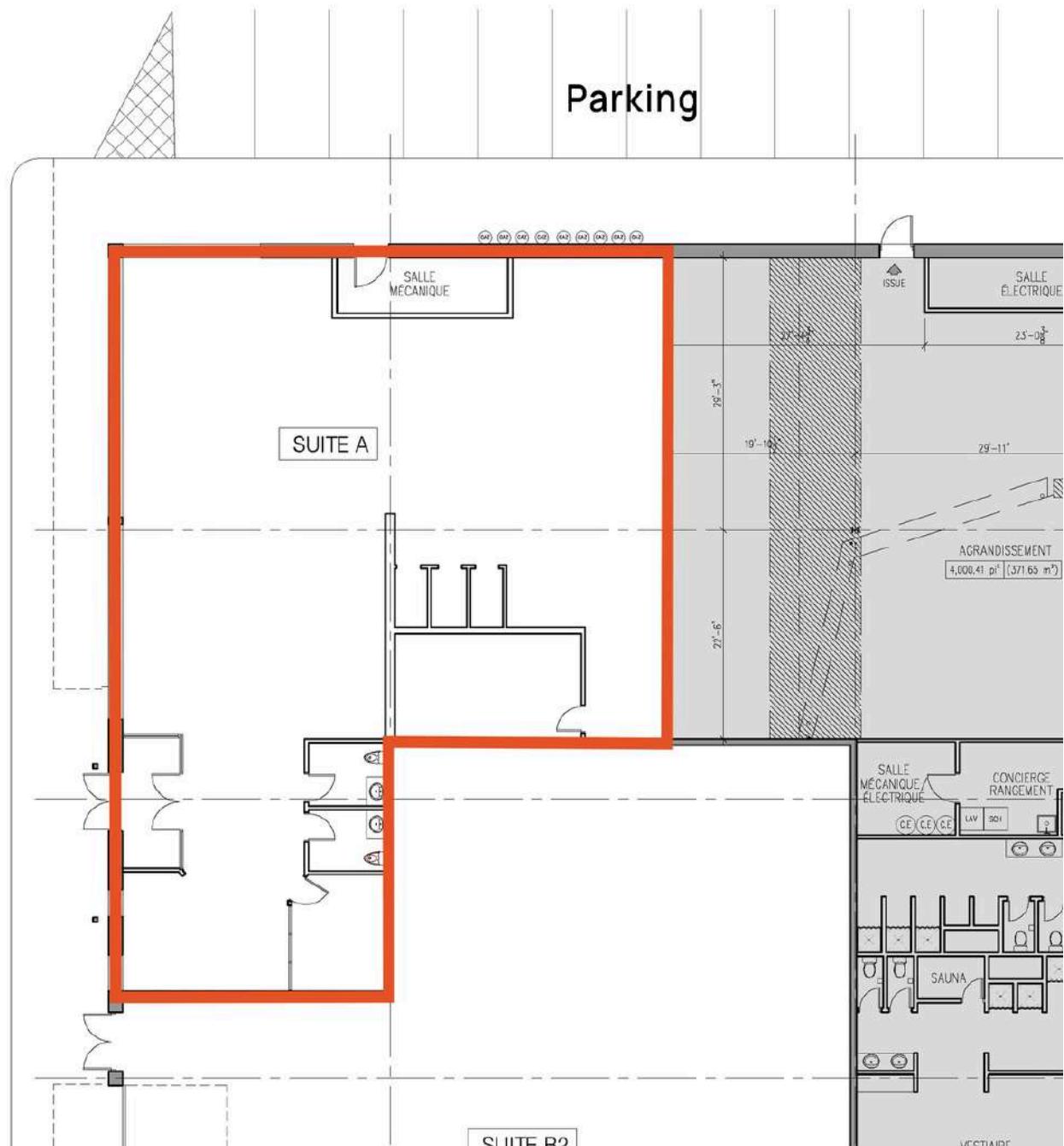


Display
On Building



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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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