

# FOR SUBLEASE

**LONGUEUIL**

1750 Marie-Victorin Boulevard

**OFFICE**

1,729 ft<sup>2</sup>



**Michel LABBÉ**

Certified Real Estate Broker AEO

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**INTERCOM**  
SERVICES IMMOBILIERS  
Agence immobilière

**450 655-1334**

[intercomsi.com](http://intercomsi.com)

# HIGHLIGHTS

- Easy access via Highway 20 ( $\pm 2$  km) and Route 132 ( $\pm 3$  km)
- Located at the intersection of Jean-Paul-Vincent and Marie-Victorin Boulevards
- Close to a residential area
- Near multiple services
- Ideal for professional offices
- Fully built-out offices with 10 workstations
- Abundant windows and excellent natural light with views of the Saint-Laurent River
- Accessible to persons with reduced mobility



## LOCATION



Public Transit  
#25, 29, 81, 123



Main Roads  
A20, R132



Road Bridges  
Louis-H.-Lafontaine Tunnel ( $\pm 5$  km)  
and Jacques-Cartier Bridge (11 km)

## DEMOGRAPHY

 (5 km Radius, excluding Montreal)

103,688 Residents



111,930 Daytime Active Population



47,481 Households



\$ 123,929 Average Household Income

Sitewise - Estimated 2024 Statistics



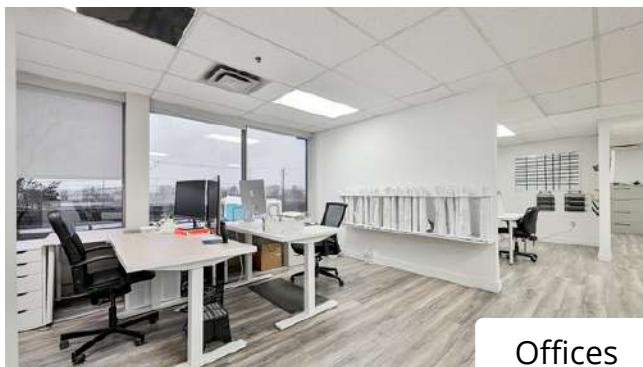
MICHEL LABBÉ  
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Entrance



Offices



Offices



Conference room

## GENERAL INFORMATION

<b>Net Rent</b>	\$ 25.50 / ft <sup>2</sup>
<b>Additional Rent</b>	\$ 11.15 / ft <sup>2</sup>
<b>Electricity / Energy</b>	Included
<b>Parking (shared)</b>	Ample
<b>Availability</b>	15 days notice
<b>Sublease end of term</b>	February 28, 2029

## AVAILABLE AREAS

(approximate)

### Second floor

#### Suite 250

1,729 ft<sup>2</sup>

### Main tenants:



**familiprix**

**OPTORÉSEAU**

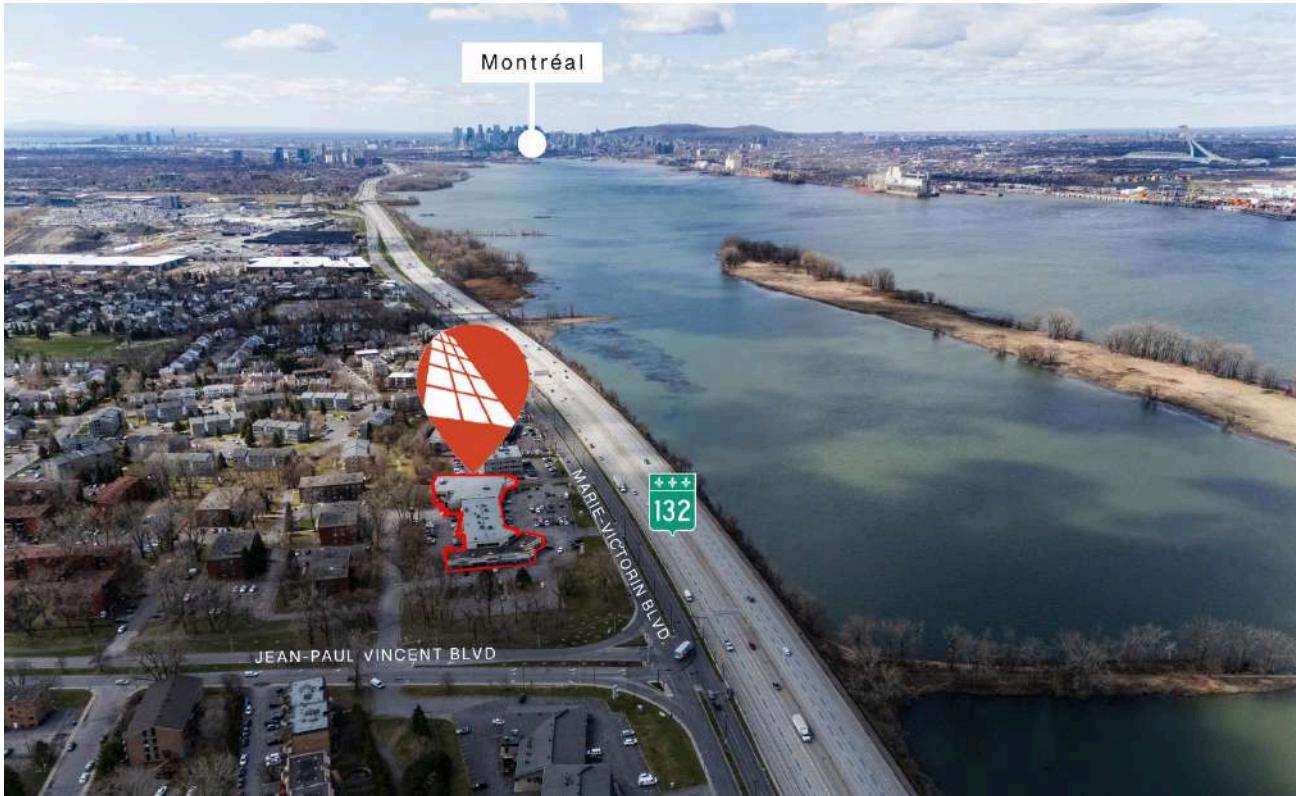
**L'aide juridique**  
un réseau au service des gens

Medical clinic, dental clinic, Apnée santé (sleeping clinic), Nautisme Québec, Cleaner, Legal aid office



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## TECHNICAL POINTS



Construction  
1989



Renovation  
2015



Zoning  
C21-044



Lot #  
2 510 203



Sprinklers  
Yes



Built-out  
Yes



Levels  
2



Elevator  
Yes



Heating  
Electricity



Bathroom  
Public

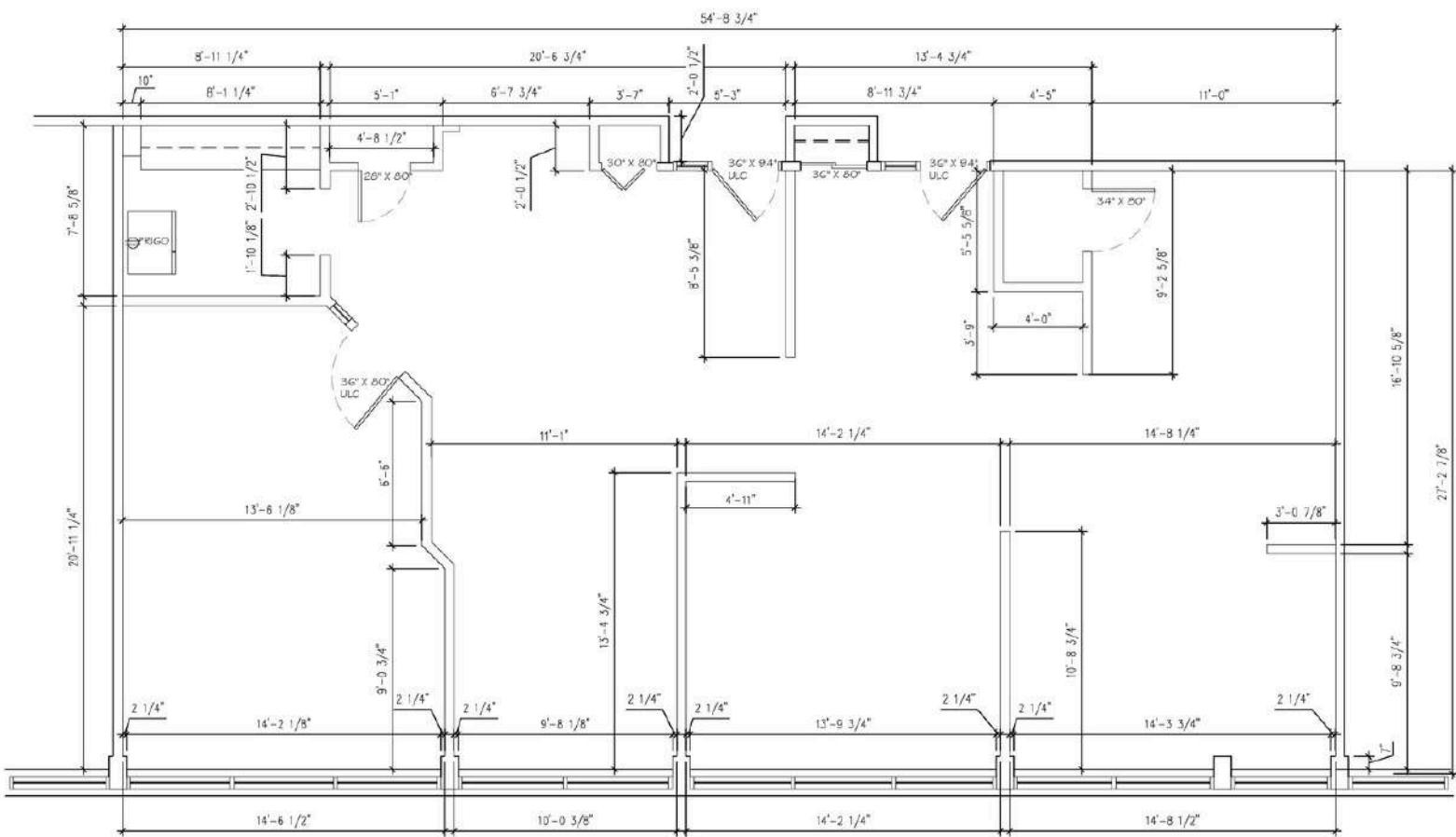


Display  
On pedestal



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# PLAN - SUITE 250



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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.*



Michel  
LABBÉ\*

**Partner**

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January 6th, 2025