

FOR SUBLEASE

LONGUEUIL

1750 Marie-Victorin Boulevard

OFFICE

1,729 ft²



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SERVICES IMMOBILIERS
Agence immobilière

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HIGHLIGHTS

- Easy access via Highway 20 (±2 km) and Route 132 (±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 (±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



Entrance



Offices



Offices



Conference room

GENERAL INFORMATION

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

AVAILABLE AREAS

(approximate)

Second floor	
Suite 250	1,729 ft ²

Main tenants:



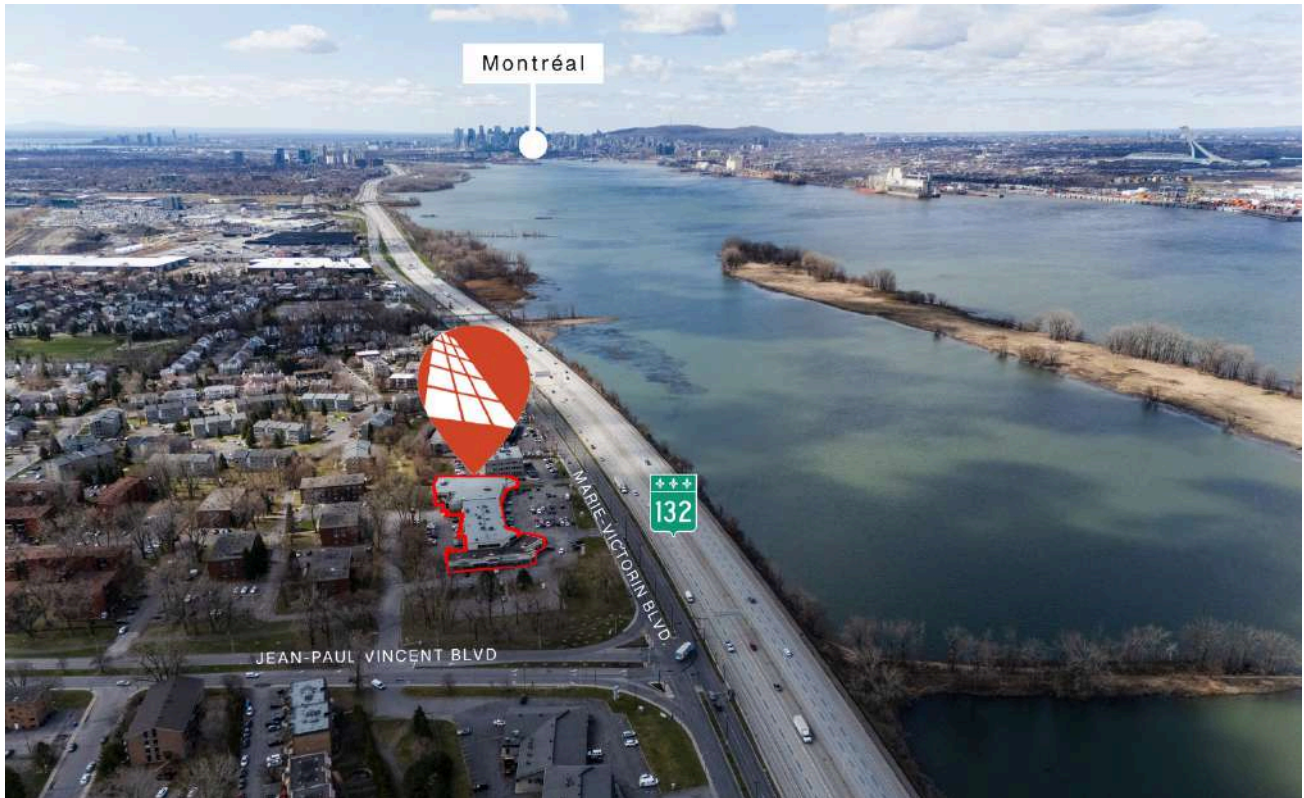
familiprix

OPTORÉSEAU



L'aide juridique
un réseau au service des gens

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



TECHNICAL POINTS



Construction
1989



Renovation
2015



Zoning
C21-044



Lot #
2 510 203



Sprinklers
Yes



Built-out
Yes



Levels
2



Elevator
Yes



Heating
Electricity

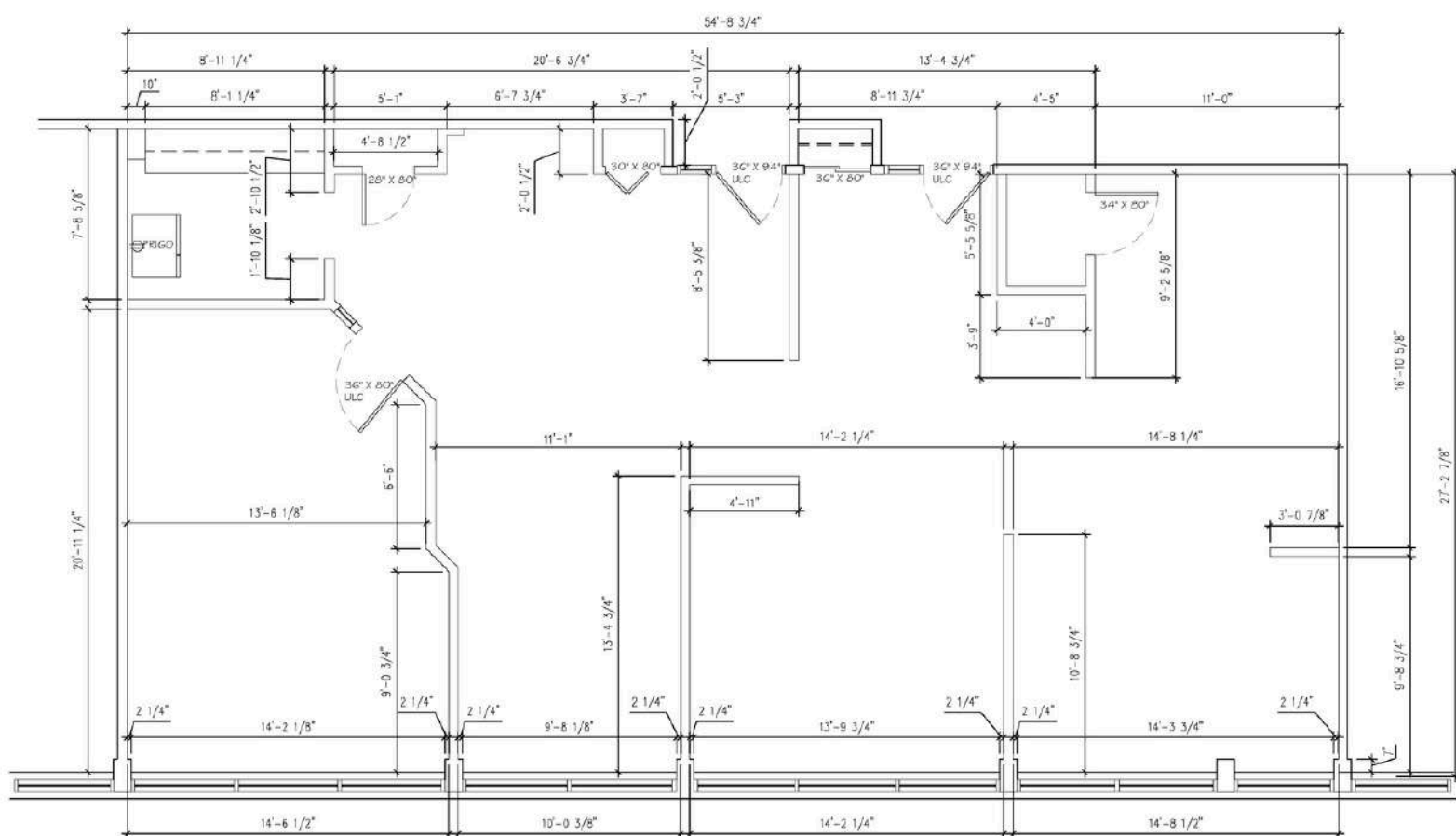


Bathroom
Public



Display
On pedestal

PLAN - SUITE 250



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
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