

FOR SUBLEASE

LA PRAIRIE

48 Taschereau boulevard

OFFICE

6,984 ft²



Michel LABBÉ

Certified Real Estate Broker AEO
m.labbe@intercomsi.com

450 655-1334



INTERCOM
SERVICES IMMOBILIERS
Agence immobilière

   intercomsi.com

HIGHLIGHTS

- Rare opportunity on the market – Ideal office space for professionals
- Located in the heart of La Prairie, on a main artery (Taschereau Boulevard)
- Easily accessible via Highways 132 and 104
- Close to major services and residential areas
- Fully fitted office spaces
- Abundant windows and bright spaces
- Outdoor terrace available
- Private exterior entrance
- Possibility of exterior signage on pedestal



LOCATION



Public Transit
96L, 458, 140, 144, 650, 651



Main Roads
A15/R132, R104, A30



Road Bridges
Champlain Bridge (±7 km)
and Mercier Bridge (16 km)

DEMOGRAPHY (5 km Radius)



96,327 Residents



86,500 Daytime Active Population



37,251 Households



\$150,413 Average Household Income

Sitewise - Estimated 2025 Statistics



GENERAL INFORMATION

Gross Rent	\$22.90 / ft ²
Electricity / Energy	Included
Furnishing	Included
Parking	34 stalls
Availability	Immediate

End of term : Mars 31, 2032
 Cohabitation with Promutuel Assurance

TECHNICAL POINTS



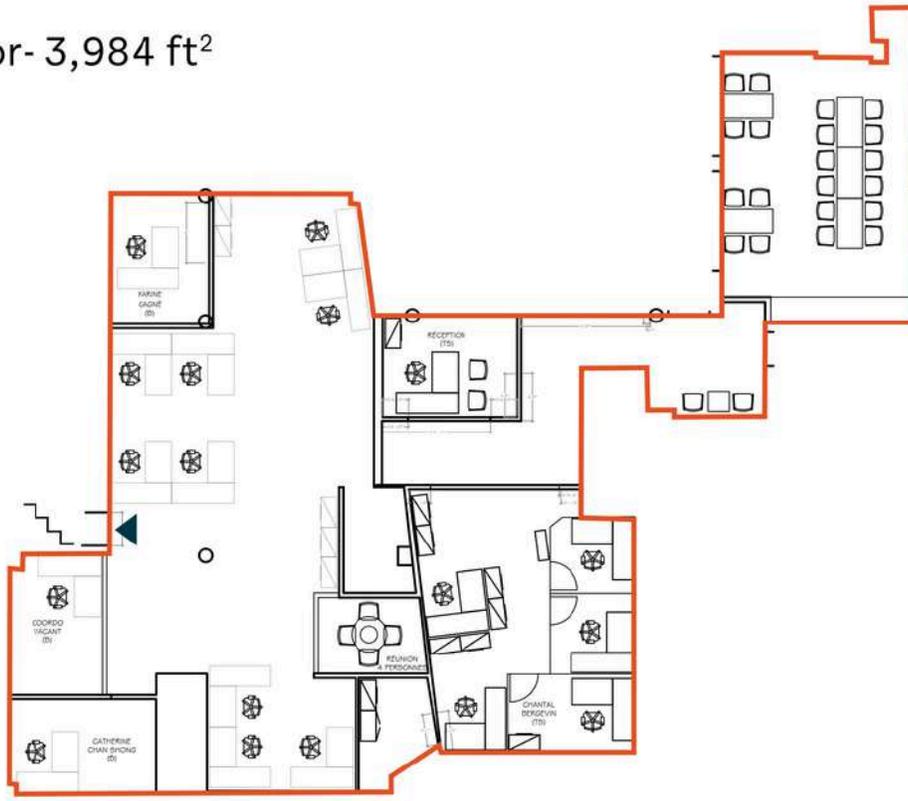
AVAILABLE AREAS

(approximates)

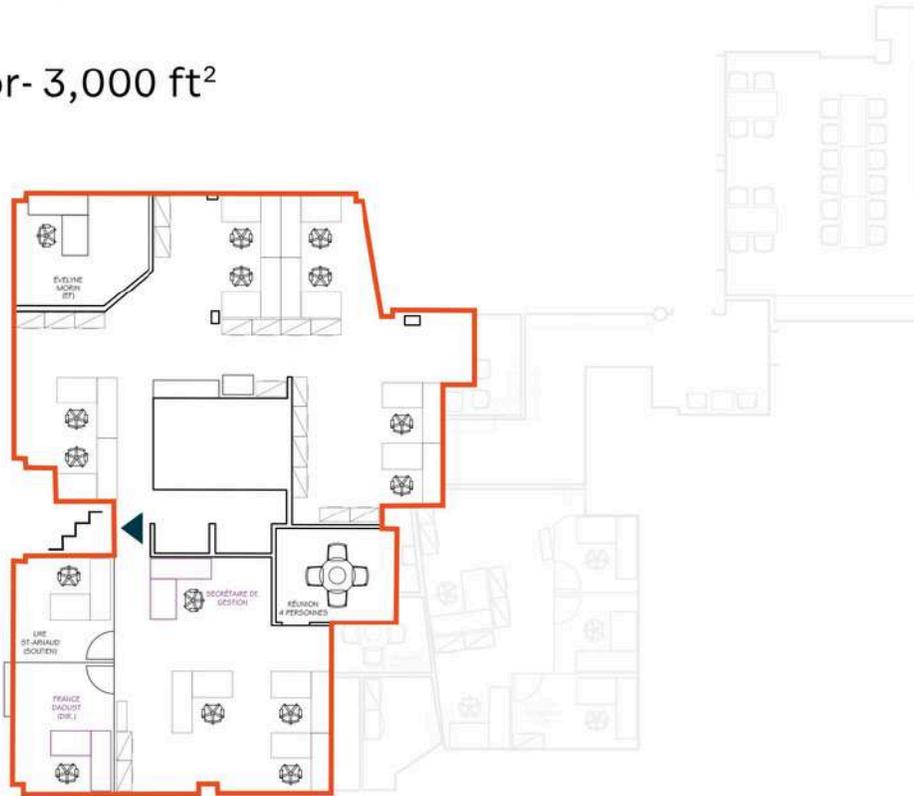
1st floor	3,984 ft ²
2nd floor	3,000 ft ²
Total	6,984 ft²

PLANS

1st floor- 3,984 ft²



2nd floor- 3,000 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.



Michel
LABBÉ*

Partner
Certified Real Estate Broker AEO
m.labbe@intercomsi.com

450 655-1334



INTERCOM
SERVICES IMMOBILIERS
Agence immobilière

*Immobilier Michel Labbé inc.

This document has been prepared by Intercom Services Immobiliers for advertising and general information only. Intercom Services Immobiliers assumes no responsibility for any error or whatsoever omission. This information is submitted to the best of our knowledge and is subject to change without notice. This publication is the copyrighted property of Intercom Services Immobiliers and/or its licensor(s) © 2025 All rights reserved

June 10th, 2025