

# FOR RENT

**BOUCHERVILLE**

184 de Normandie Street

**OFFICE**

614 ft<sup>2</sup>

990 ft<sup>2</sup>

*Up to 1,604 ft<sup>2</sup>*



Michel LABBÉ

Certified Real Estate Broker AEO

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**450 655-1334**

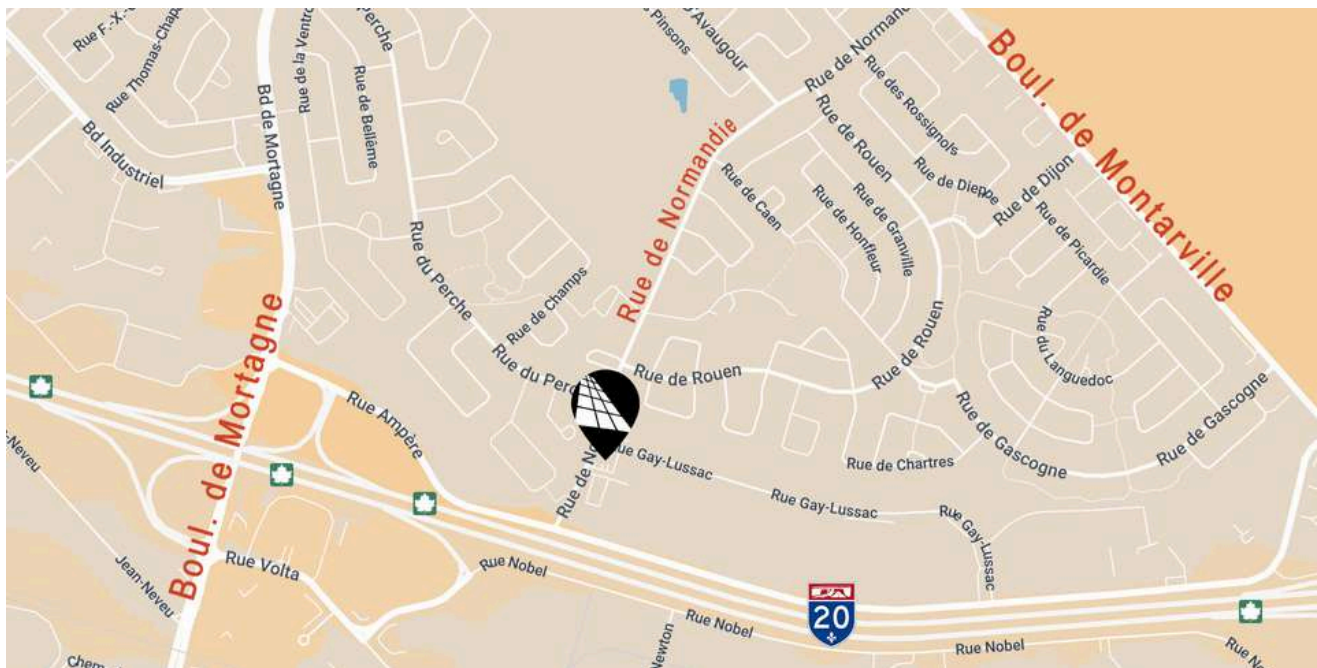


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# HIGHLIGHTS

- Easily accessible (A20 at 1.2 km, R132 at 4 km and A30 at 6 km)
- Located near many services, banks, cafés, restaurants, etc.
- Office space in a prestigious building, with first-rate amenities
- Elevator
- Owner-occupied (first floor)
- Possible access to a lounge and entertainment room in the basement
- Possible access to a terrace
- Outdoor signage possible (\$)
- Indoor parking available (upon request)



## LOCATION



Public Transit  
61, 83, 85, 185, 683



Main Roads  
A20, A30, R132



Public Transit  
Louis-H.-Lafontaine Tunnel (3.5 km)  
and Jacques-Cartier Bridge (± 11 km)

## DEMOGRAPHY

(5km radius, excluding Montreal)



55,722 Residents



79,871 Daytime Active Population



23,899 Households



\$170,868 Average Income/Household

*Sitewise - Estimated 2025 Statistics*



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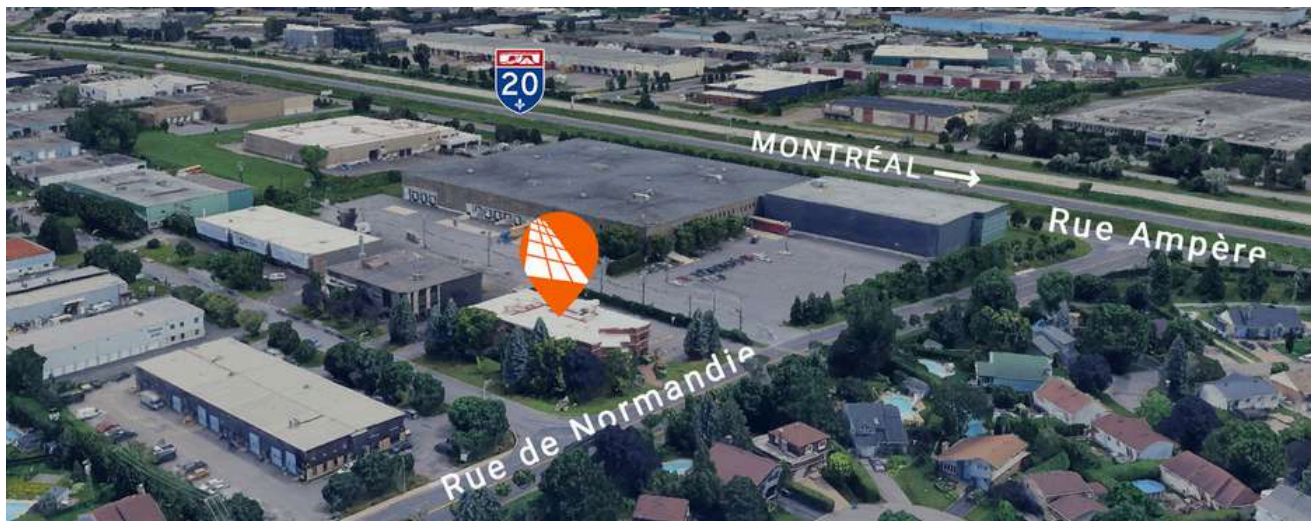
## GENERAL INFORMATION

Gross Rent	\$32.00 /ft <sup>2</sup>
Electricity/Energy	Included
Maintenance	Excluded
Parking (shared)	Ample
Lease term (min.)	5 years
Availability	Immediate

## AVAILABLE AREAS

(approximatives)

<b>Suite 230</b>	614 ft <sup>2</sup>
<b>Suite 240</b>	990 ft <sup>2</sup>
<b>Suites 230 and 240</b>	<b>1,604 ft<sup>2</sup></b>
<b>Suites levels</b>	2 <sup>nd</sup> floor
Building area: 20,000 ft <sup>2</sup>	



## POINTS TECHNIQUES



Construction  
1993



Renovation  
2020



Zoning  
I-15

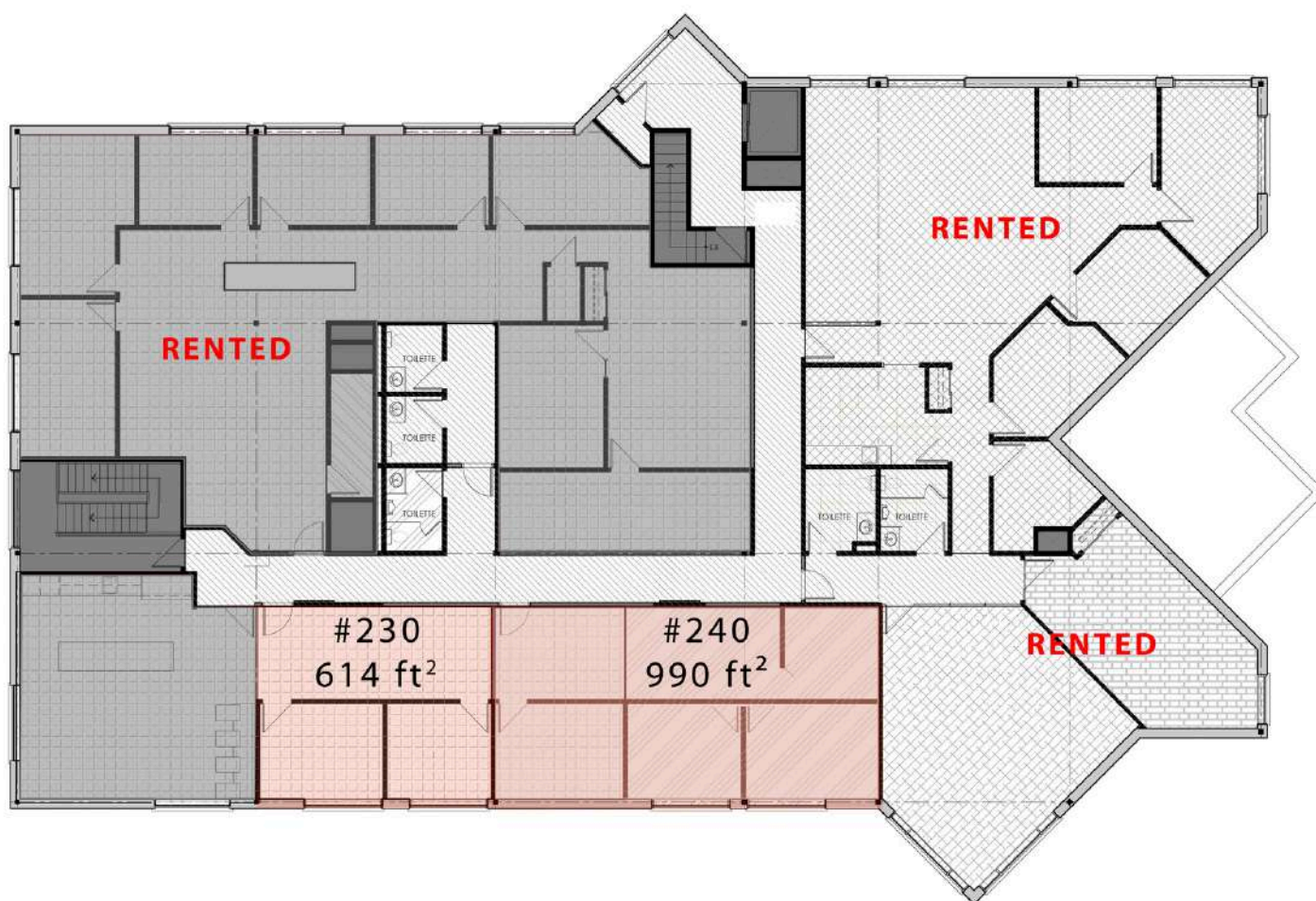


Lot #  
2 508 451



A/C  
Forced-air and electric

## PLAN - 2<sup>nd</sup> FLOOR





## 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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