

FOR RENT

LONGUEUIL

2398, Marie-Victorin Boulevard

OFFICES

889 ft²

1,041 ft²

1,061 ft²



Michel LABBÉ

Certified Real Estate Broker AEO

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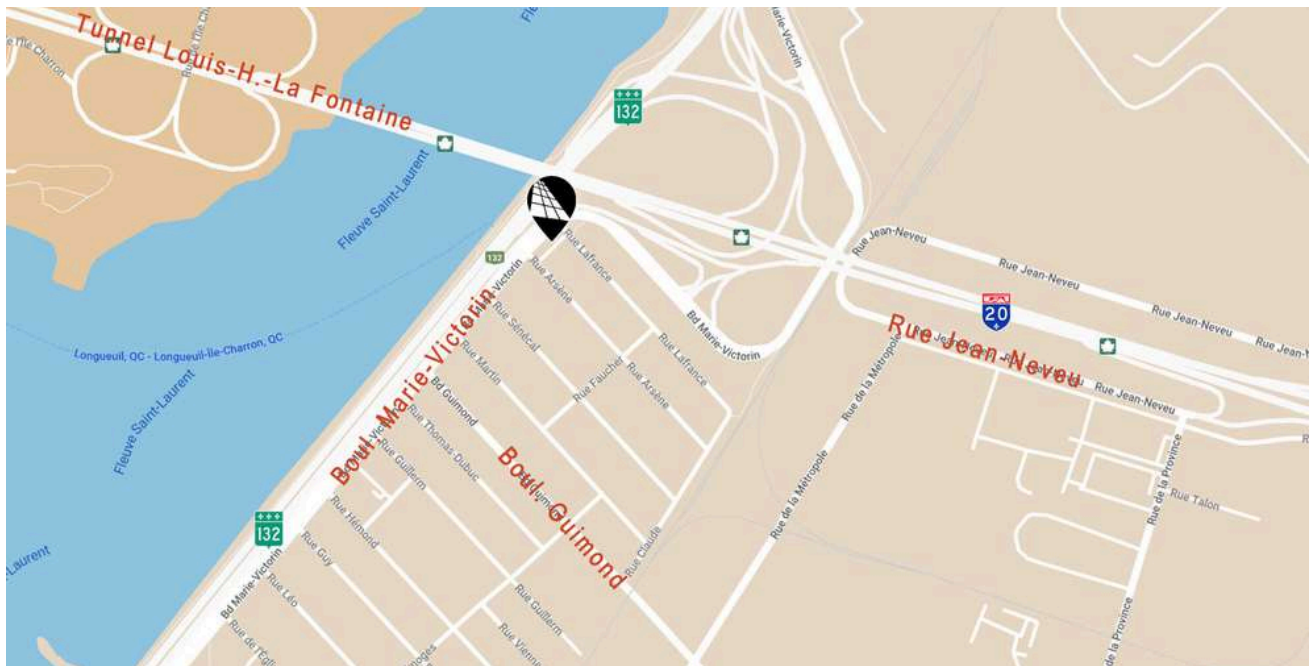


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HIGHLIGHTS

- Clear view from Route 132, at the intersection with Highway 20 (L.-H.-Lafontaine)
- Easy access to Highway 20 and Route 132
- Nearby a multitude of services and located near two industrial parks (Longueuil and Boucherville)
- Ideal space for professional services
- Ample shared parking
- Exterior signage available on the building and pylon sign (\$)



LOCATION



Public Transit
#25, 81



Main Roads
A20, A30, R132



Road Bridges
L.-H.-La Fontaine Tunnel ($\pm 1,3$ km),
Jacques-Cartier Bridge (± 10 km) and
Victoria Bridge (± 17 km)

DEMOGRAPHY (5 km Radius, excluding Montreal)



80,760 Residents



101,749 Daytime Active Population



35,523 Households



\$145,510 Average Household Income

Sitewise - Estimated 2024 Statistics



Suite 202



Suite 101



Suite 102-B



Exterior

GENERAL INFORMATION

Net Rent	\$15.50 / ft ²
Additional Rent	\$11.64 / ft ²
Electricity / Energy	Included

Parking (shared) 38 stalls
+ street parking

Lease Term 5 years
Availability Immédiate

AVAILABLE AREAS

(approximate)

Suite 101	1,041 ft ²
Suite 102-B	889 ft ²
Suite 202	1,061 ft ²



TECHNICAL POINTS



Construction
2007



Zoning
C21-082
Retails and services



Lot #
2 587 641



Air conditoining
Yes



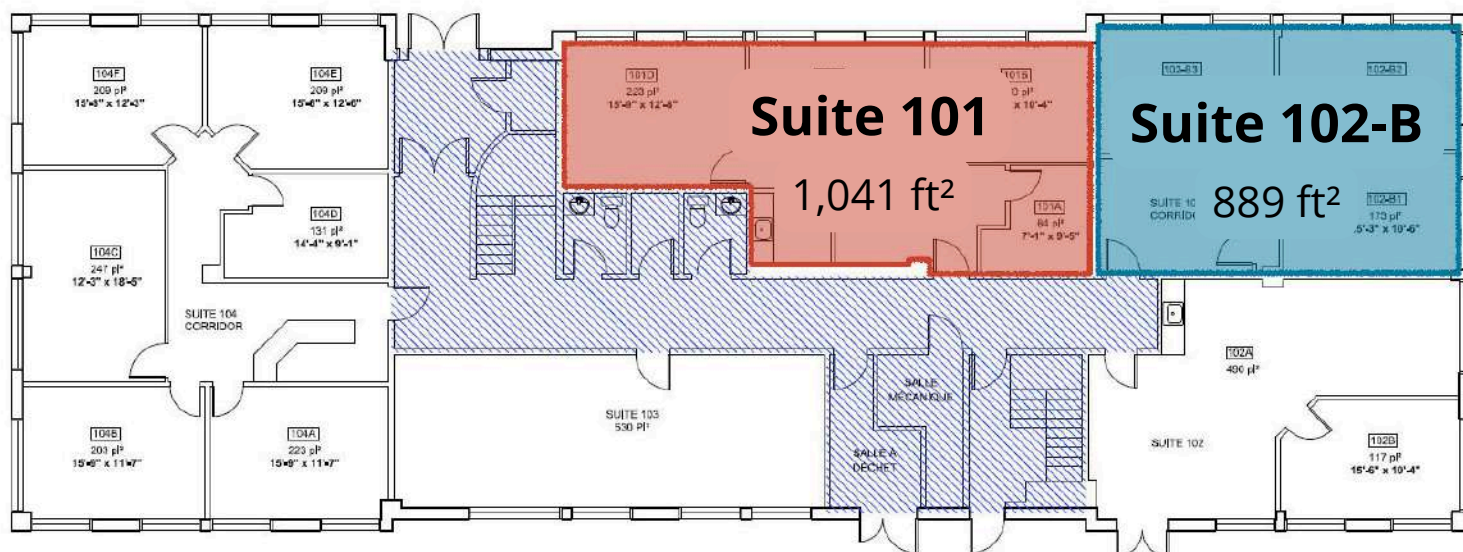
Toilette
Shared



Heating
Electric

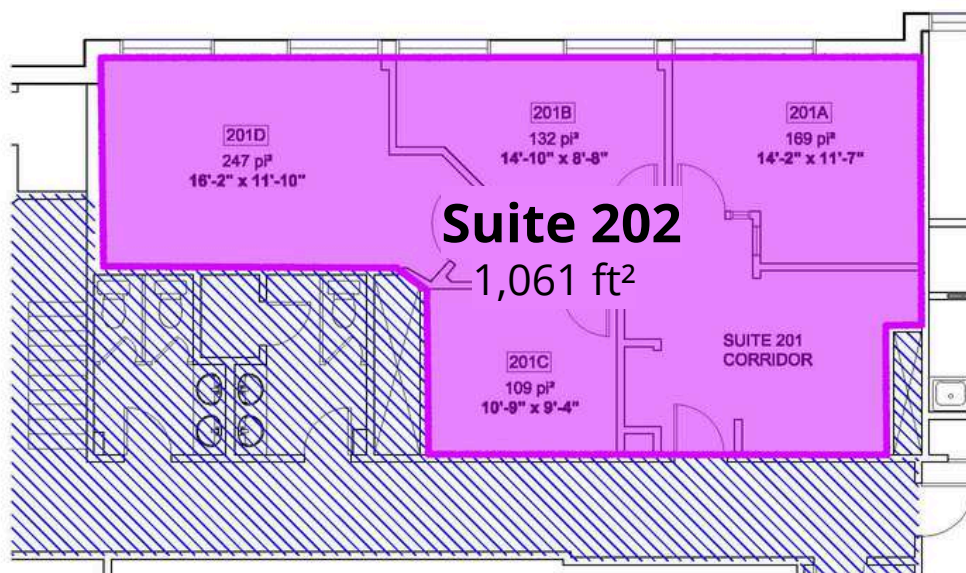
PLAN

Ground floor



Marie-Victorin Boulevard

2nd floor



Marie-Victorin Boulevard

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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