

# FOR SUBLEASE

**LA PRAIRIE**

48 Taschereau boulevard

**OFFICE**

6,984 ft<sup>2</sup>



**Michel LABBÉ**

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**450 655-1334**



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# 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*



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## GENERAL INFORMATION

Gross Rent	\$22.90 / ft <sup>2</sup>
Electricity / Energy	Included
Furnishing	Included
Parking	34 stalls
Availability	July 1st, 2025

End of term : Mars 31, 2032

Cohabitation with Promutuel Assurance

## TECHNICAL POINTS



Construction  
2003



Zoning  
C-128



Lot #  
5 805 228



Furnished  
Yes



Display  
On pedestal



Bathrooms  
Private

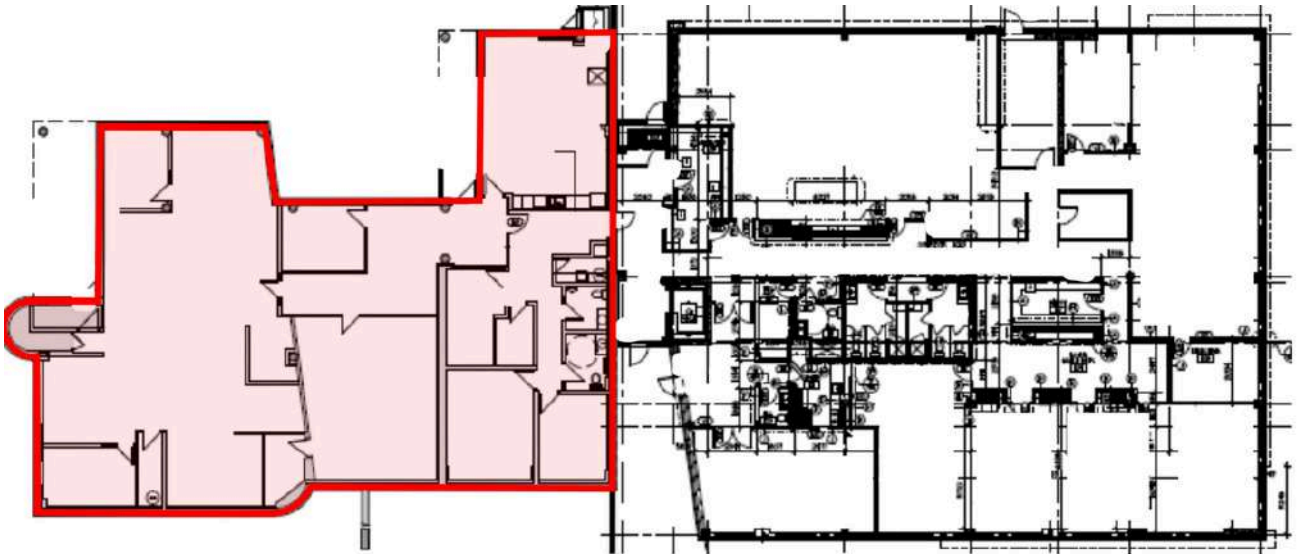


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# PLANS

1<sup>st</sup> Floor



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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June 10th, 2025