

FOR RENT

MONT-SAINT-HILAIRE

620, Sir-Wilfrid-Laurier Blvd

OFFICE-COMMERCIAL

1,970 ft²



Jean-Guy PARENT

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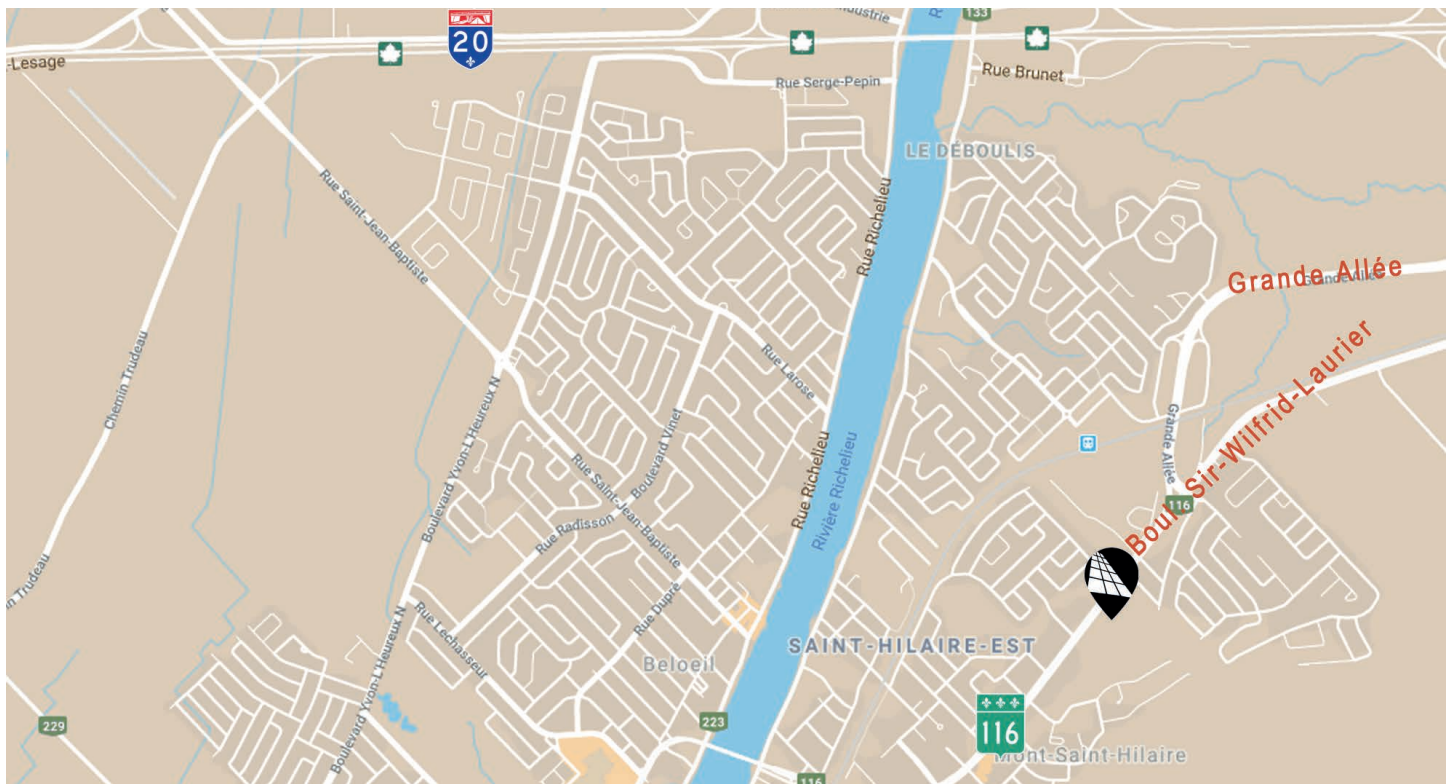
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450 655-1334

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HIGHLIGHTS




- New construction
- Located on a main road (116 Road)
- Near a multitude of services, restaurants, banks, coffee shops, etc.
- Building adjacent to Mont-Saint-Hilaire
- On the ground floor of a residential building
- Ideal for neighbourhood stores and professionals offices
- Abundant fenestration and luminous space
- High-end building
- Premises customised to suit tenant's needs
- Exterior signage available (\$)
- Available for person with limited mobility
- 100% of the residential condominiums are rented



LOCATION

-  Public Transit
#11, 21, 200, 300
-  Train Station
Exo3 | Mont-Saint-Hilaire Station (3,4 km)
-  Main Roads
R116, H20

DEMOGRAPHY (5 KM Radius)

-  52,891 Residents
-  21,474 Households
-  \$113,715 Average Household Income

©Sitemise - Estimated 2020 Statistics

PERSPECTIVES




GENERAL INFORMATION

Base rent	Upon request
Additional rent	Upon request
Electricity / Energy	Excluded
Parking	± 25 stalls
Availability	Immediate

AVAILABLE AREA*

Suite E 1,970 ft²

** The area is approximate*

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View




FEATURES

 Construction
2019

 Sprinklers
Yes

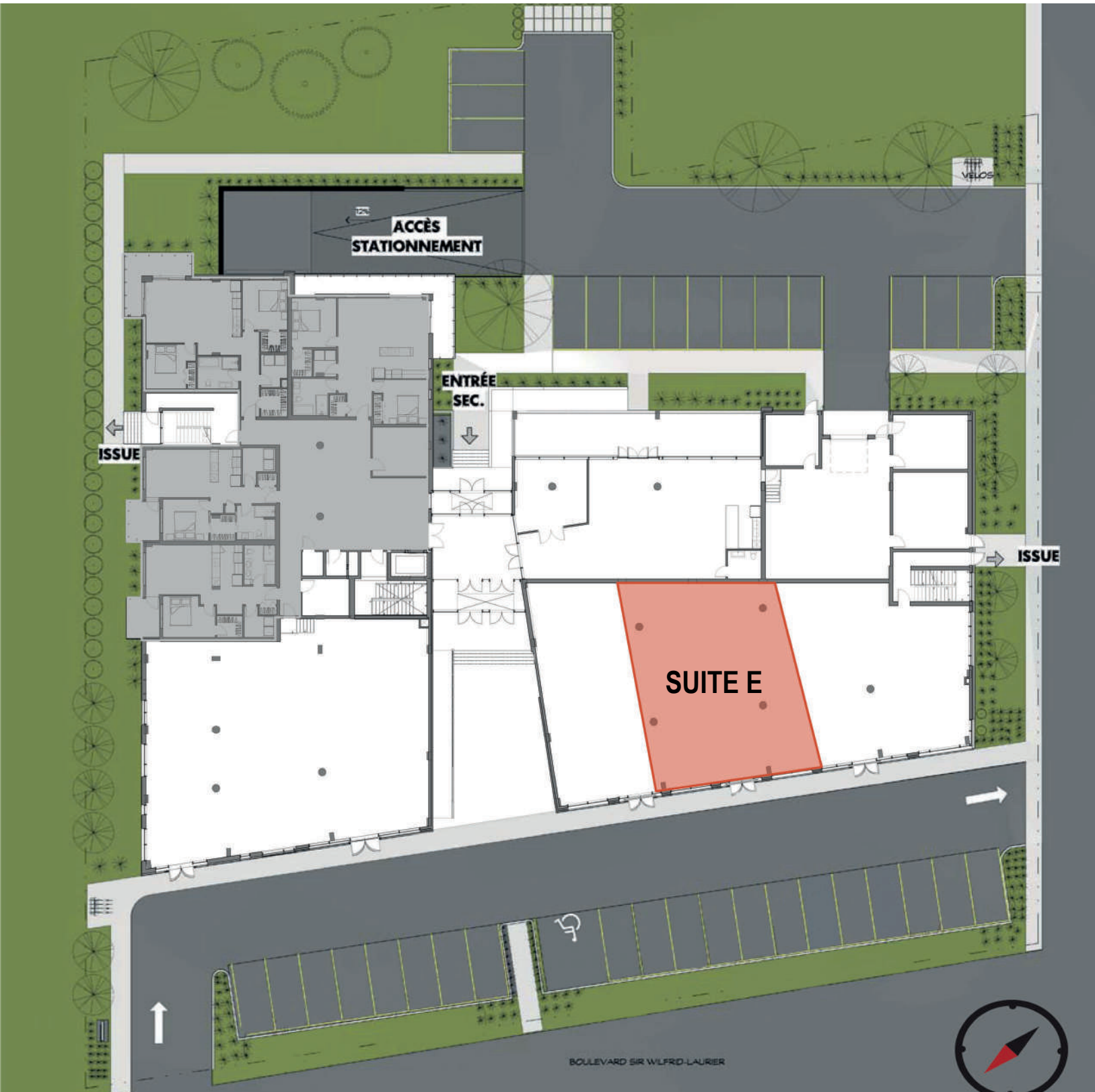
 Zoning
C-11 (H5, C1,C2,C4,P1)

 Lot #
6 164 149

 Clearance
± 13'

 A/C
Yes

PLAN



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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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