

FOR RENT

SAINT-JEAN-SUR-RICHELIEU

285 Saint-Luc Blvd

COMMERCIAL | OFFICE

2,721 ft²

1,696 ft²



Suzy PARENT

Partner

Certified Real Estate Broker AEO

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450 655-1334



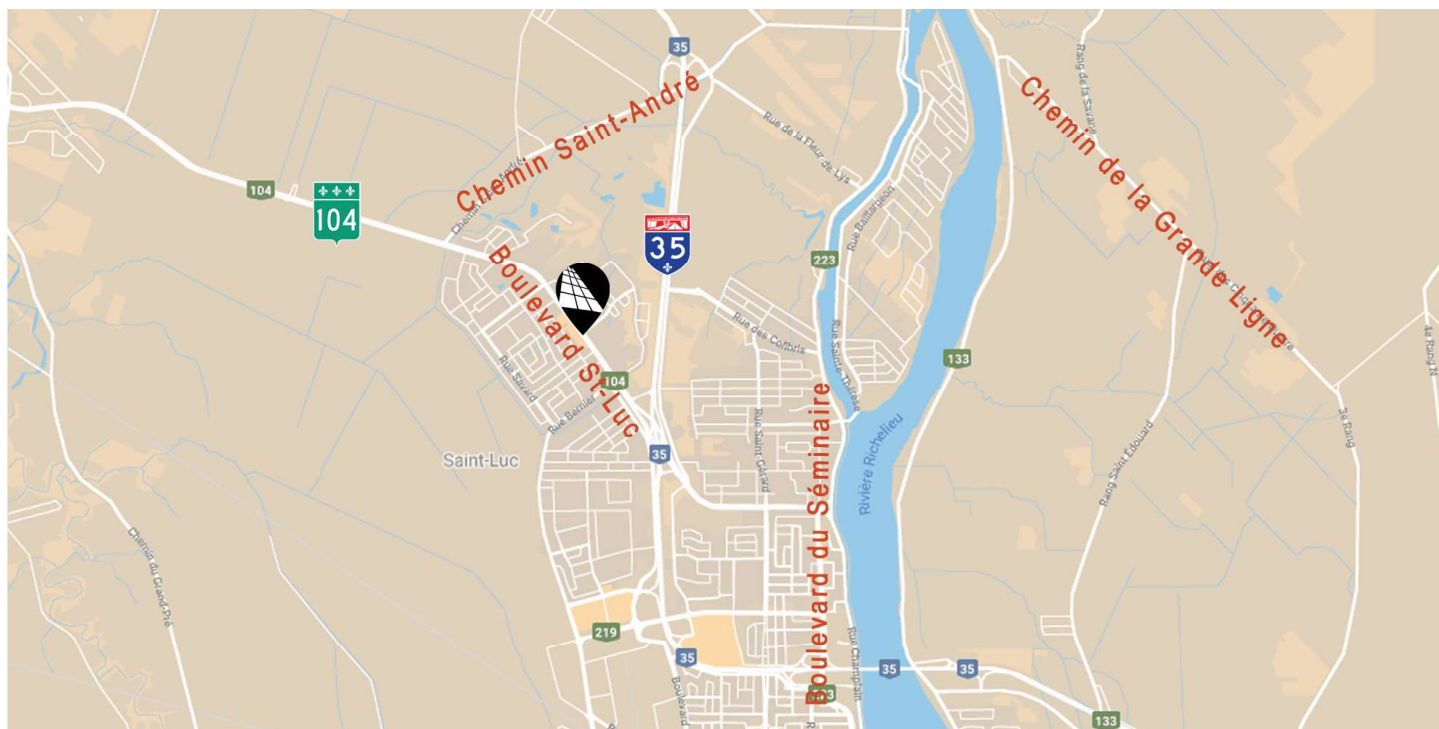
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HIGHLIGHTS


- Located on a main artery (Route 104), at an intersection with traffic lights
- Nearby main services: Banks, restaurants, coffee shops, etc.
- Good visibility and accessibility
- New construction to be delivered Spring 2021
- Ideal for professionals and/or retail
- High-end building
- Contemporary architecture
- Luminous spaces, abundant fenestration
- Elevator
- Fully built-in space according to tenant's needs (upon agreement between parties)
- Exterior signage permitted on building
- Signage on pylon available (\$)



LOCATION


 Public Transit
#40, 96A, 96L

 Main Roads
R104, A10, A30, A35

 Road Bridge
Samuel-de-Champlain (±35 km)

DEMOGRAPHY (5 KM Radius)

 46,660 Residents

 19,476 Households

 \$94,256 Average Household Income

©Sitemise - Estimated 2020 Statistics



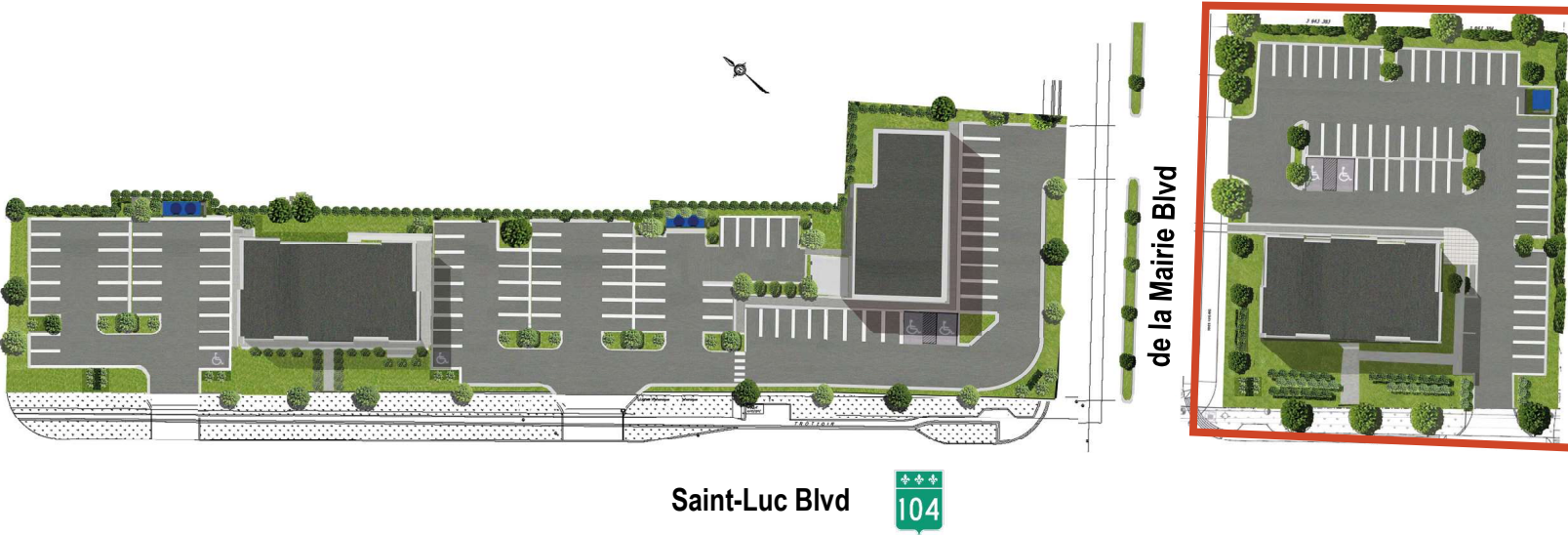
GENERAL INFORMATION

| | Ground Floor | Top Floors |
|----------------------|---|---|
| Net Rent | \$21.00 / ft ² to \$23.00 / ft ² | \$16.00 / ft ² to \$18.00 / ft ² |
| Additional Rent | \$8.00 / ft ² | \$8.00 / ft ² |
| Tenant's Allowance | To be discussed | To be discussed |
| Electricity / Energy | Excluded | Excluded |
| Parking (shared) | 51 stalls On street allowed at all times | |
| Occupancy | Spring 2021 | |

AVAILABLE AREAS*

| Total Building Area | 17,437 ft² |
|----------------------------|------------------------------|
| Ground Floor | 2,721 ft ² |
| 2 nd Floor | RENTED |
| 3 rd Floor | 1 696 ft ² |

** These areas are gross and approximate.*



Saint-Luc Blvd



de la Mairie Blvd

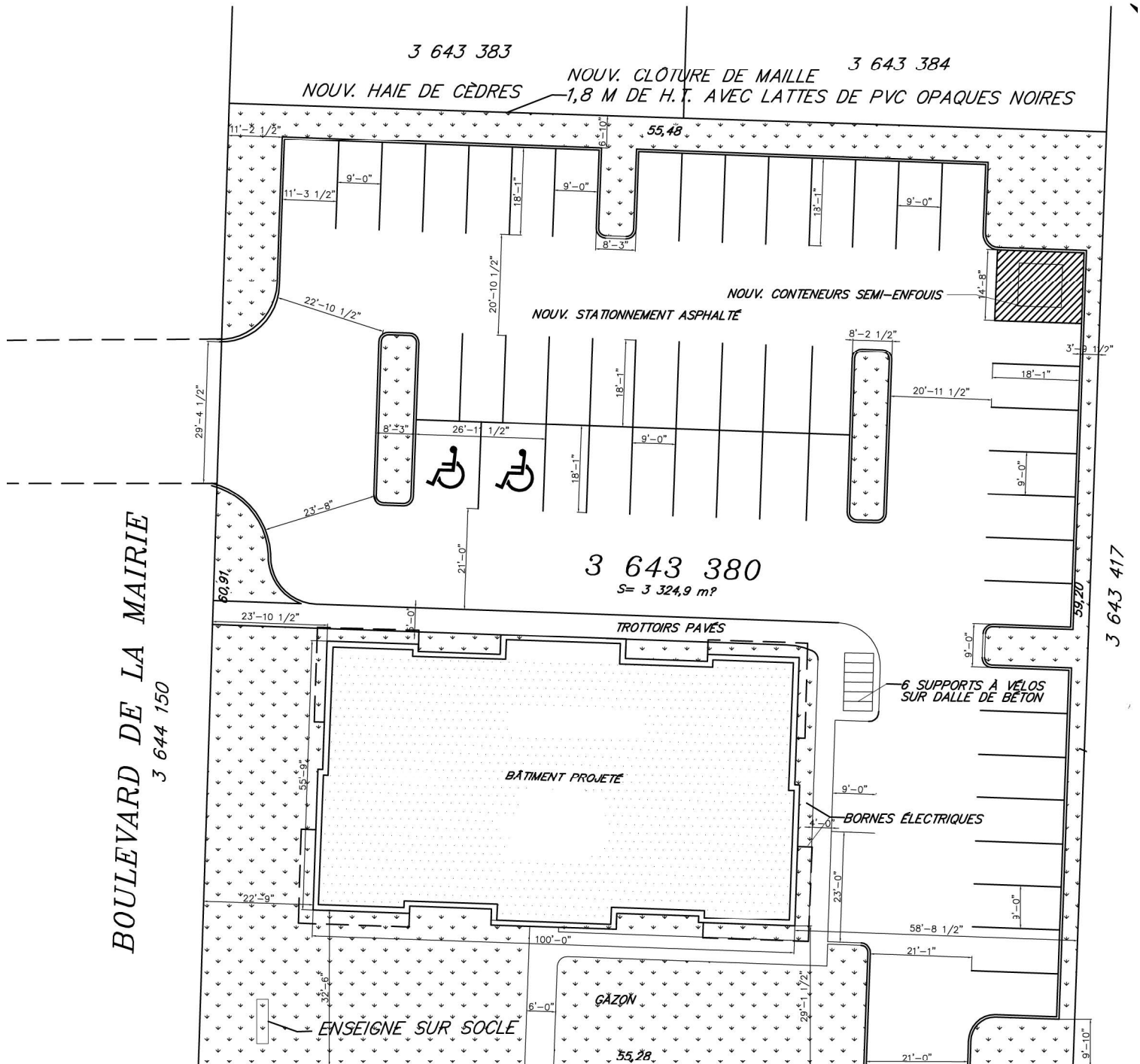


Upcoming project

295 Saint-Luc Blvd

285 Saint-Luc Blvd

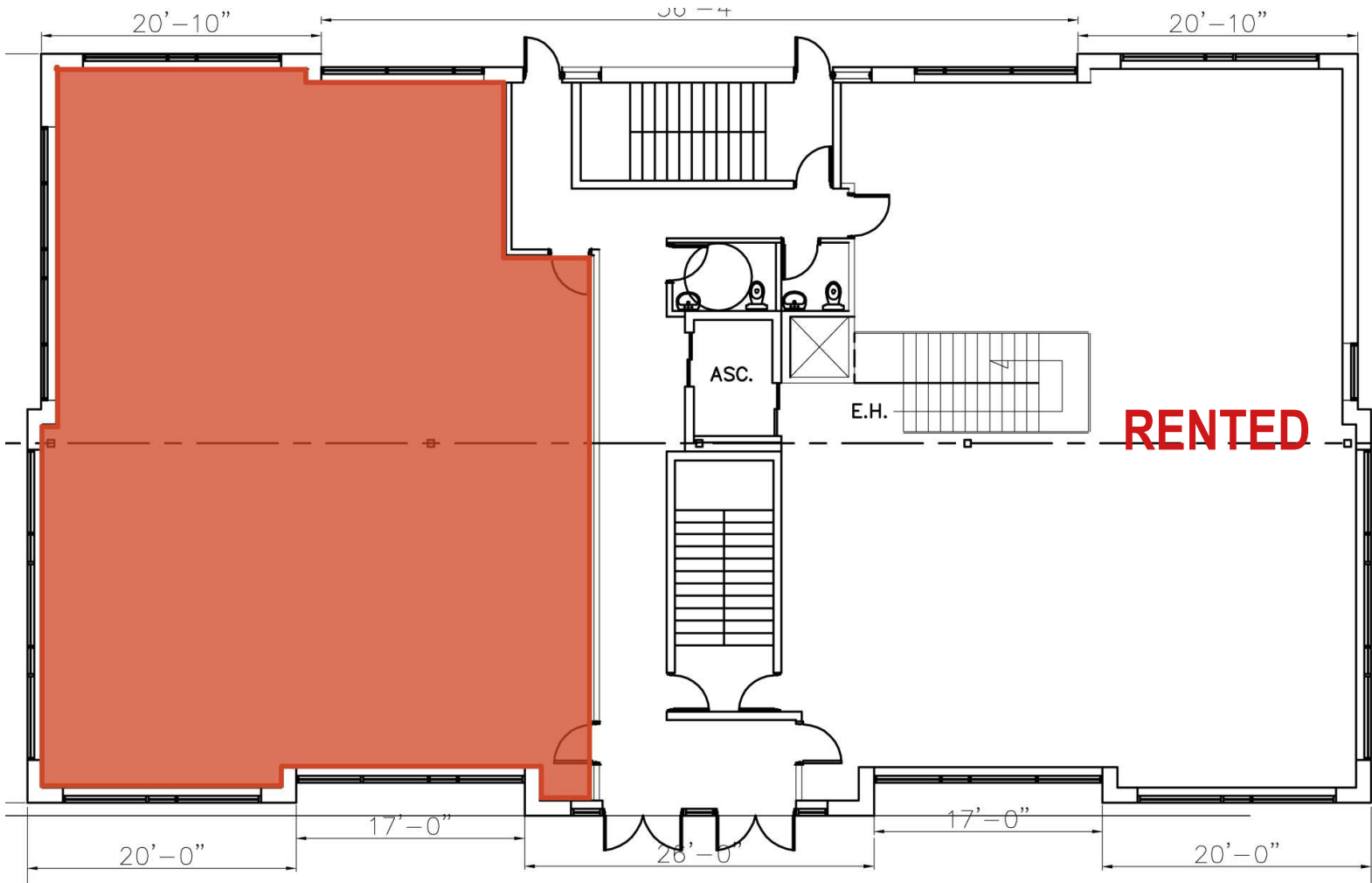
SITE PLAN



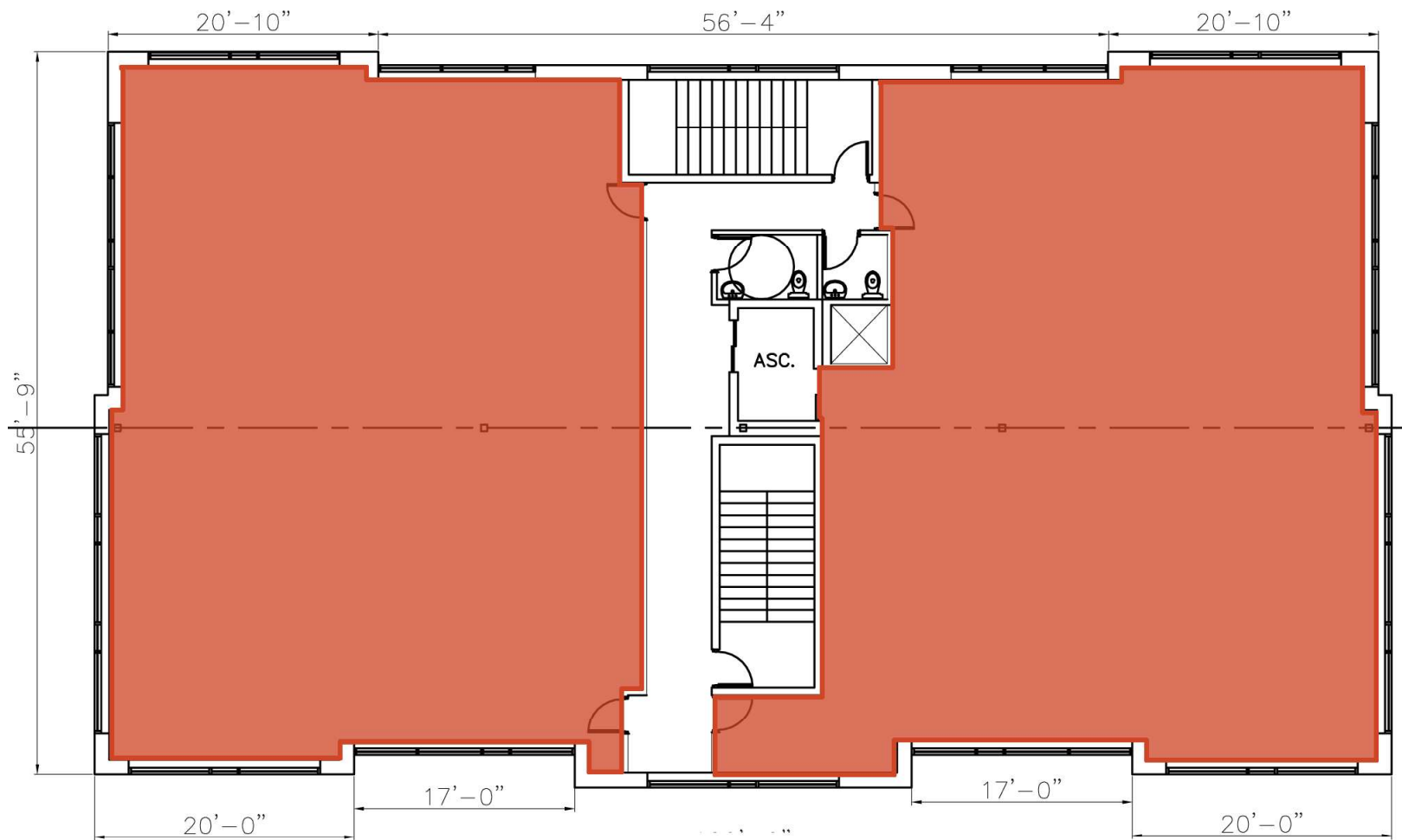
BOULEVARD SAINT-LUC

3 890 384

GROUND FLOOR PLAN



3rd FLOOR PLAN



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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