

FOR RENT

SAINT-JEAN-SUR-RICHELIEU
285 Saint-Luc Blvd

COMMERCIAL | OFFICE
2,721 ft²
5,442 ft²



Suzy PARENT

Partner

Certified Real Estate Broker AEO
s.parent@intercomsi.com

450 655-1334

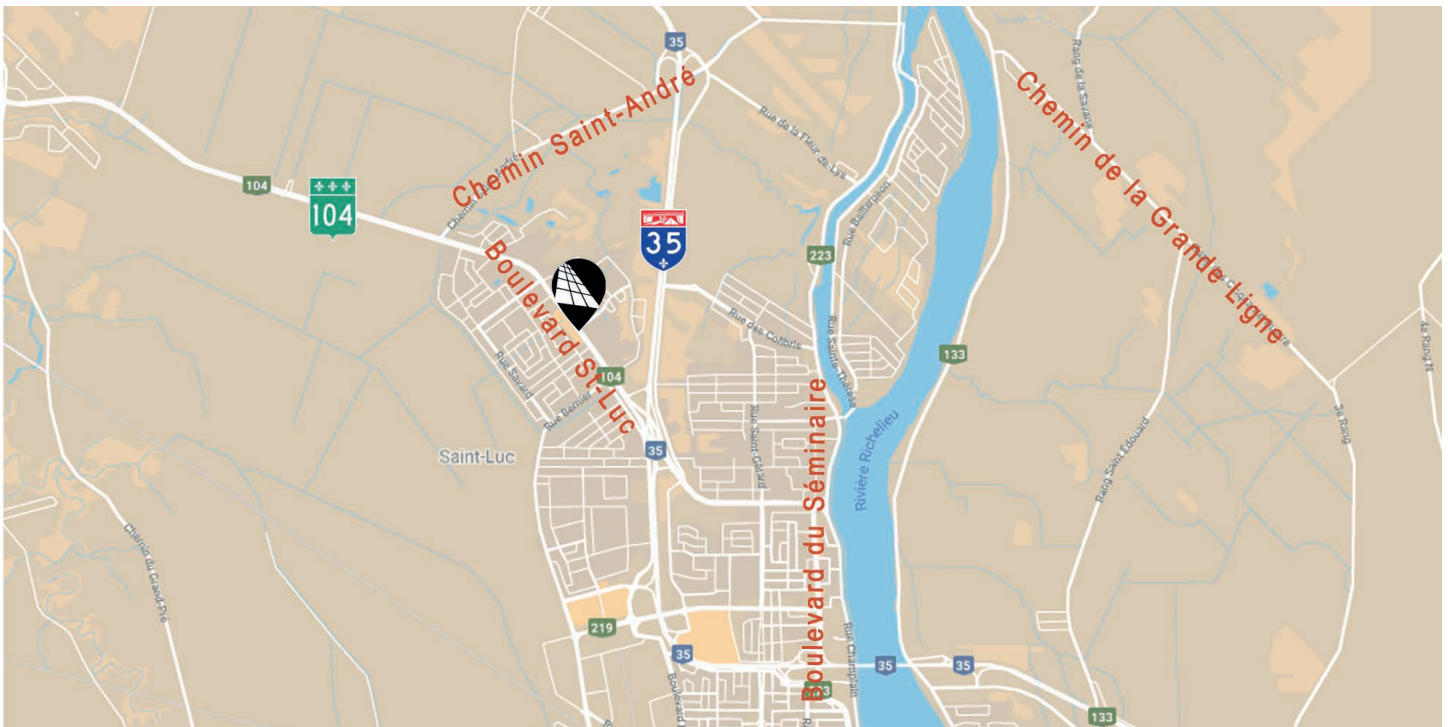
   intercomsi.com



INTERCOM
SERVICES IMMOBILIERS
Agence immobilière


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



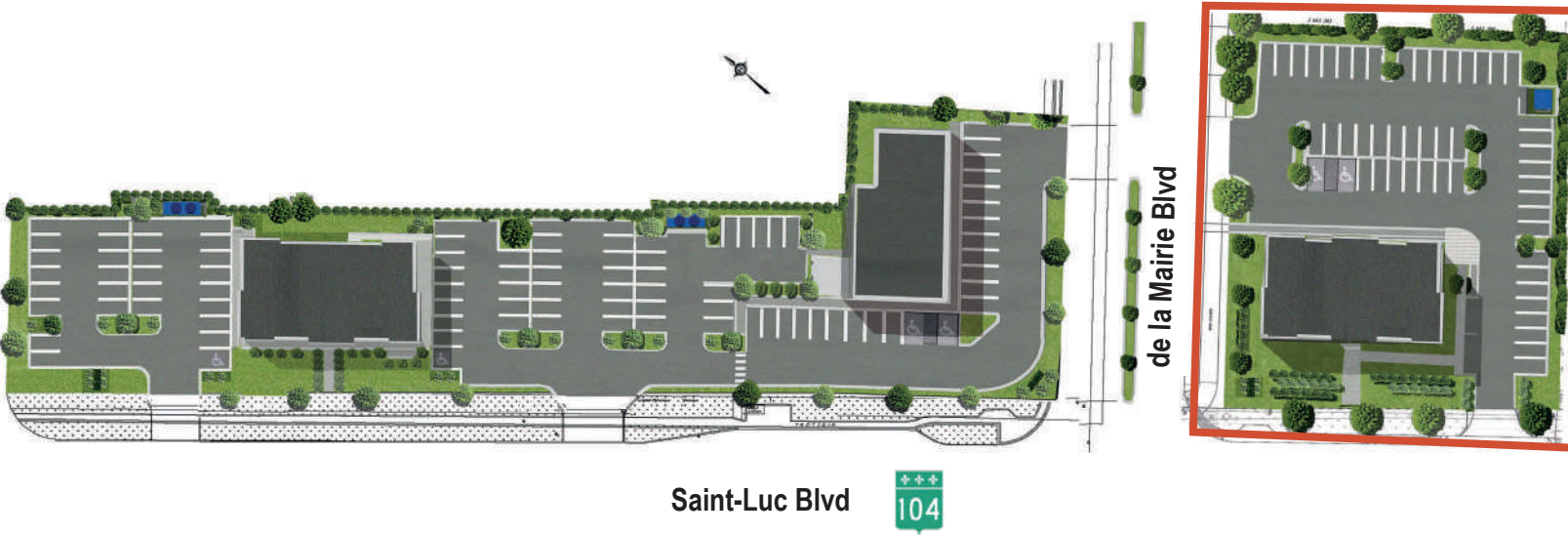
GENERAL INFORMATION

	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	5,442 ft ²

** These areas are gross and approximate.*



Saint-Luc Blvd



de la Mairie Blvd

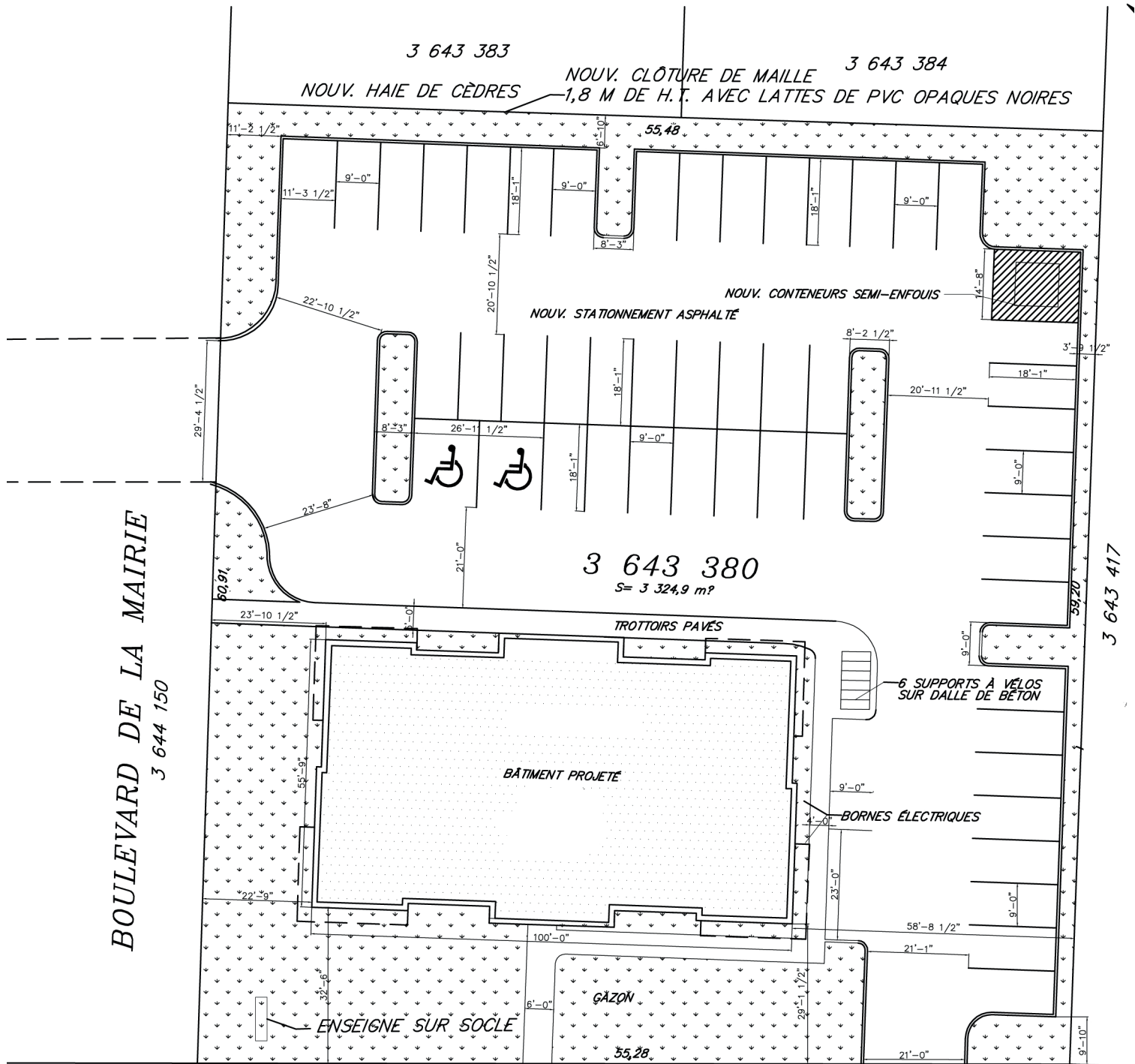


Upcoming project

295 Saint-Luc Blvd

285 Saint-Luc Blvd

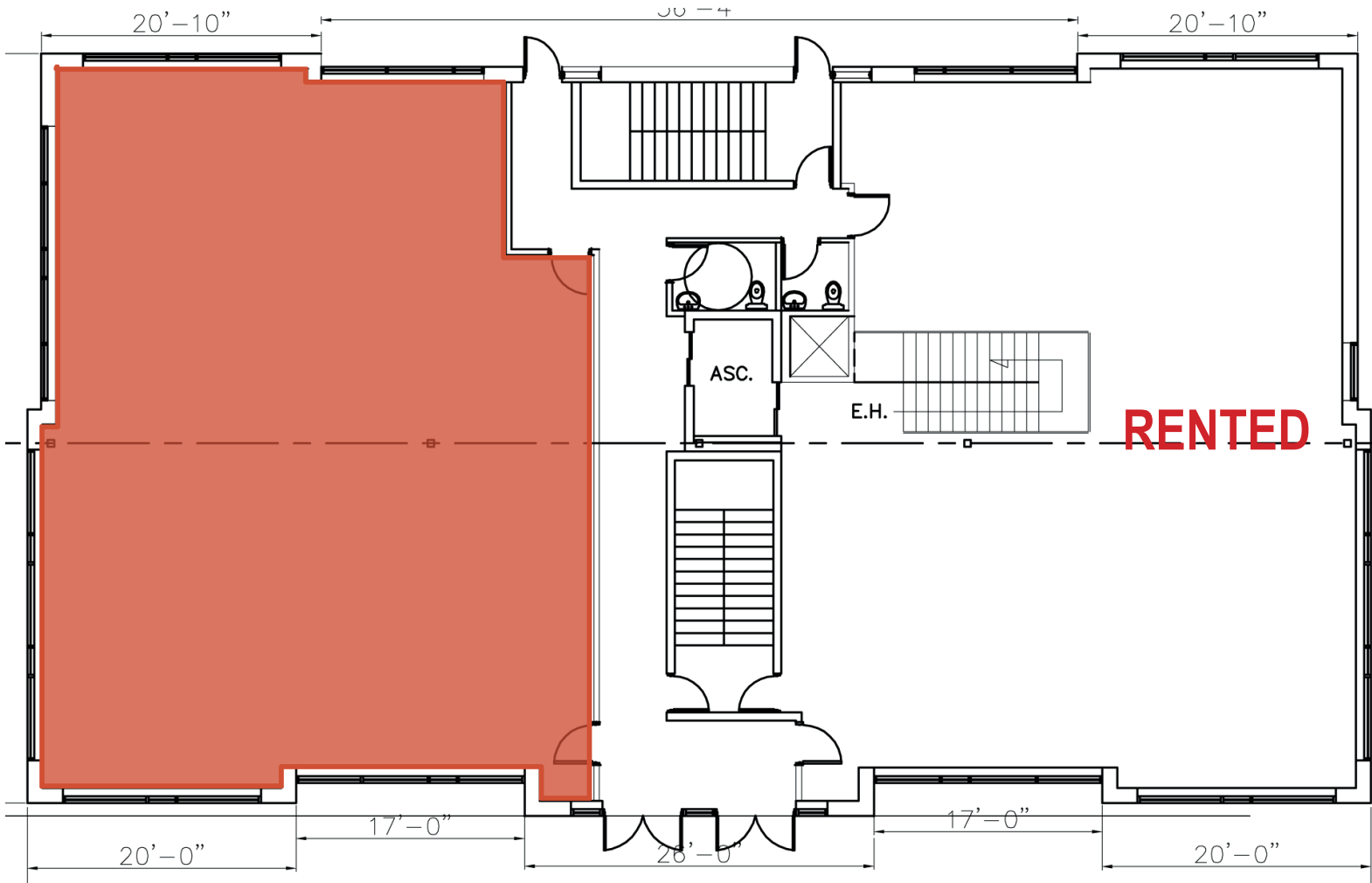
SITE PLAN



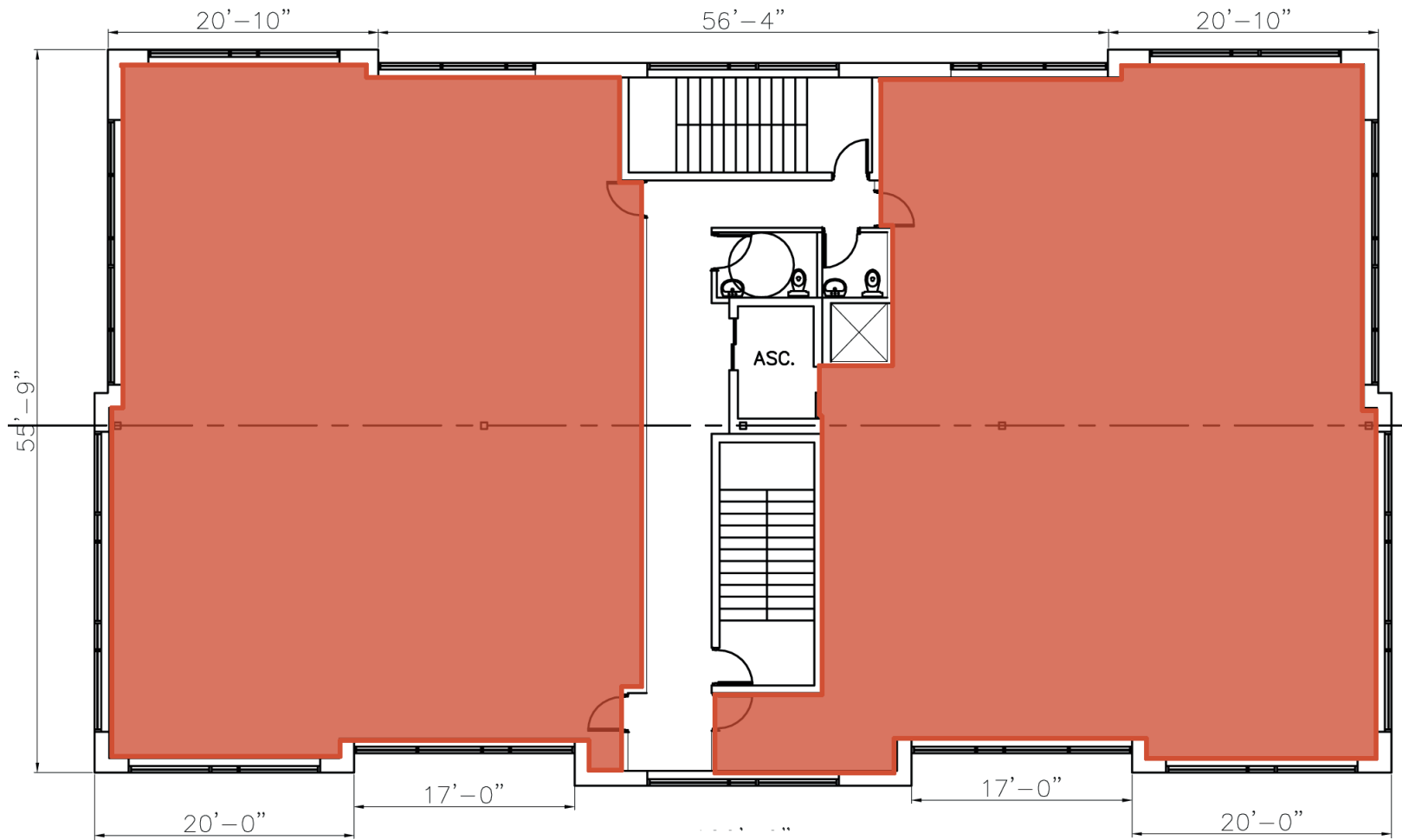
BOULEVARD SAINT-LUC

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.



**Suzy
PARENT**

Partner
Certified Real Estate Broker AEO
s.parent@intercomsi.com

450 655-1334



INTERCOM
SERVICES IMMOBILIERS
Agence immobilière