

Michel LABBÉ

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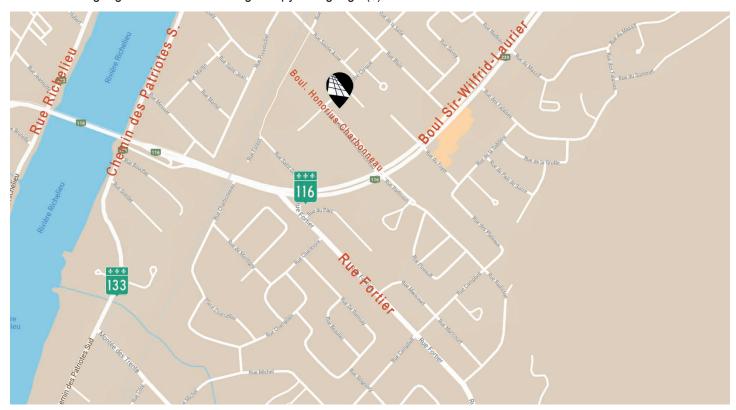
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HIGHLIGHTS

- Rare opportunity in the market
- View of Mont-Saint-Hilaire
- Located near Sir-Wilfrid-Laurier Boulevard / Route 116 and a residential area
- Neighbouring Mont-Saint-Hilaire City Hall
- Iconic, prestigious and unique office building in Mont-Saint-Hilaire
- Office space ideal for professional services and/or a corporate head office
- Fully built-in space with high quality materials and finishes
- Abundant fenestration and luminous space
- Universal accessibility, one (1) elevator
- Exterior signage available on building and pylon signage (\$)



LOCATION



Public Transit

#11,12, 21, 22, 200, 300



Exo3 | Mont-Saint-Hilaire Station (5 km)



Main Roads H20, R116, R133

DEMOGRAPHY (5 KM Radius)



56,928 Residents



22,984 Households



\$113,336 Average Household Income

©Sitewise - Estimated 2020 Statistics









GENERAL INFORMATION

Net Rent	\$15.00 / ft ²
Additional Rent	\$10.00 / ft ²
Tenant's Allowance ¹	\$15.00 / ft ²
Electricity / Energy	Included
Parking (shared)	Ample

AVAILABLE AREAS*

Building area	±18,700 ft ²
Ground Floor	6,524 ft ²
2 nd Floor	6,078 ft ²
3 rd Floor	6,080 ft ²

^{*} These areas are approximate

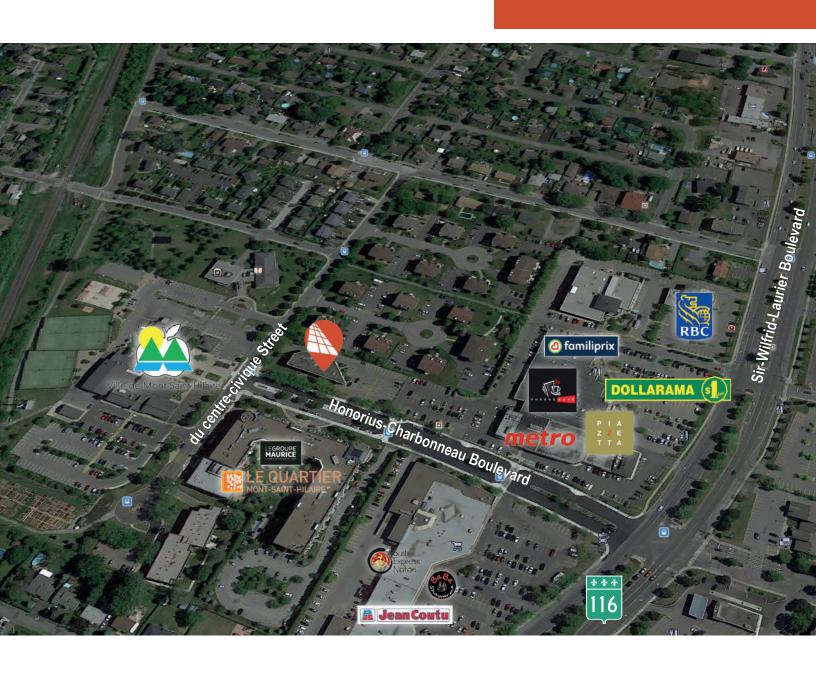
5 years

Immediate

Lease Term

Availabilities

Upon agreement between parties



FEATURES



1986

Heating Heat pump



Zoning C-15



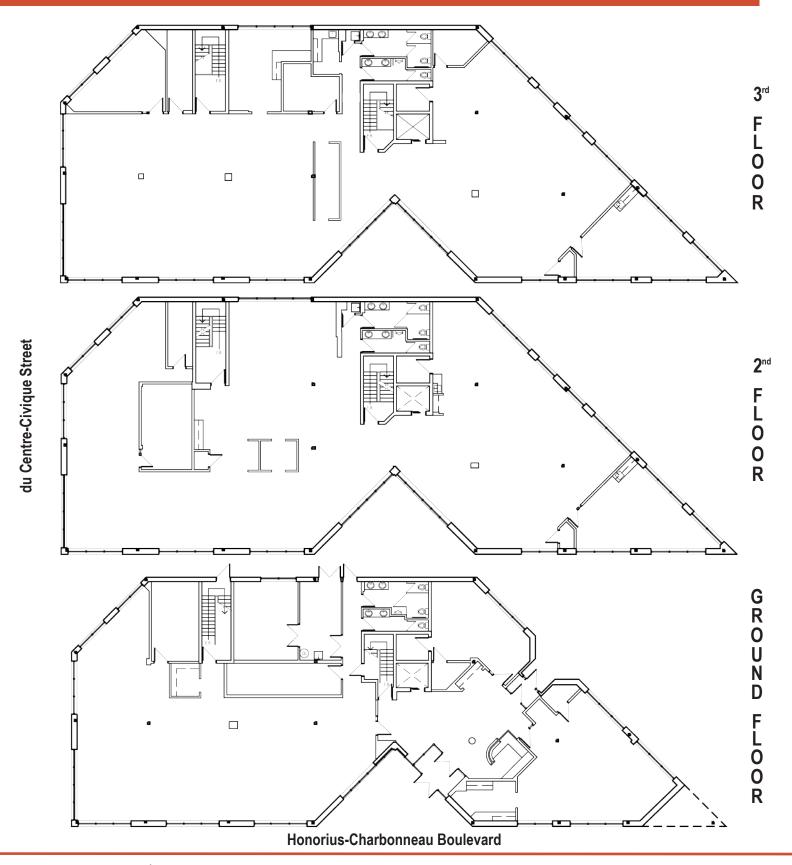
Yes











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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