

FOR RENT

LONGUEUIL
255 Roland-Therrien Blvd

OFFICE
1,352 ft²

Michel LABBÉ

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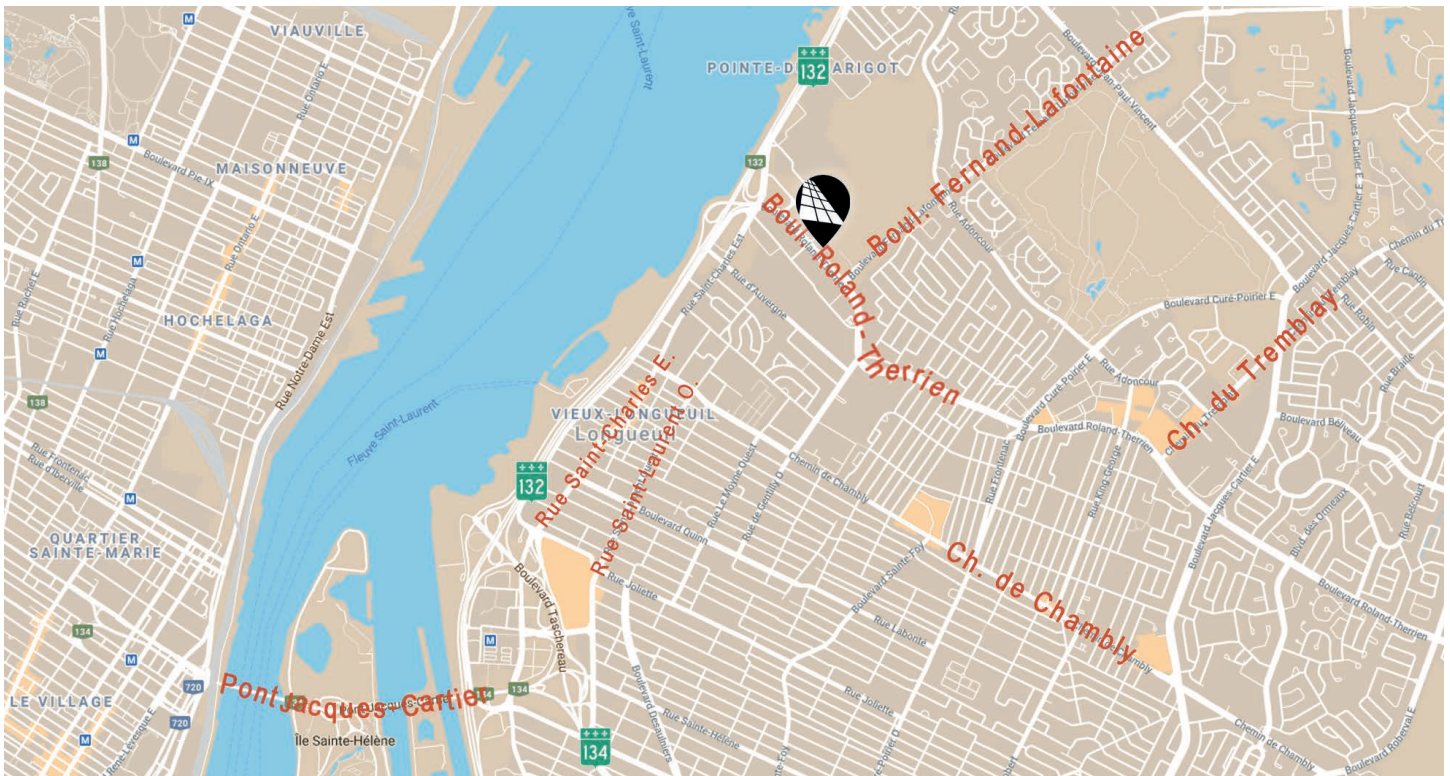
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HIGHLIGHTS




- Prime location at one of the major entrances to the City of Longueuil
- Strategic location, near the industrial sector of Longueuil and a busy boulevard
- Close to main services: Restaurants, coffee shops, banks, hotels, gas stations, etc.
- Neighboring the head office and Pratt & Whitney Canada's main plant
- Downtown Montreal is ± 11 km
- Offers incomparable access to the entire South Shore
- Easy access to:
 - Route 132 (exit 85, Roland-Therrien Blvd) ± 600 m
 - Highway 20 and Route 134 (Taschereau Blvd) ± 4 km
- Office building, ideal for professionals
- Fully furnished offices
- Abundant windows and bright space
- Possibility of outdoor display on pylon (\$)



LOCATION

-  Public Transit
#10, 17, 76, 78, 161, 410, 417
-  Main Roads
R132, H20, R134
-  Road Bridges
Tunnel Louis-H.-La Fontaine (± 4 km) and Jacques-Cartier Bridge (± 5 km)

DEMOGRAPHY (5 KM Radius, excluding Montreal)

-  140,124 Residents
-  65,534 Households
-  \$85,148 Average Household Income

©Sitewise - Estimated 2020 Statistics



GENERAL INFORMATION

Net Rent	\$16.50 / ft ²
Additional (2020)	\$11.19 / ft ²
Monthly Rent (estimated)	\$3,119.74 / month
Electricity / Energy	Excluded
Cleaning	Included
Parking (shared)	43 stalls
Lease Term (minimum)	5 years
Occupancy	Immediate

AVAILABLE AREA*

Leasable Area	1,352 ft ²
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**The area is approximate*



FEATURES



Construction
1986



Renovation
2002 / 2007



Zoning
C-21-020



Lot #
2 005 782



Clear Height
8.5'



Roof
Flat roof(2014)



Heating
Electricity



A/C
Yes

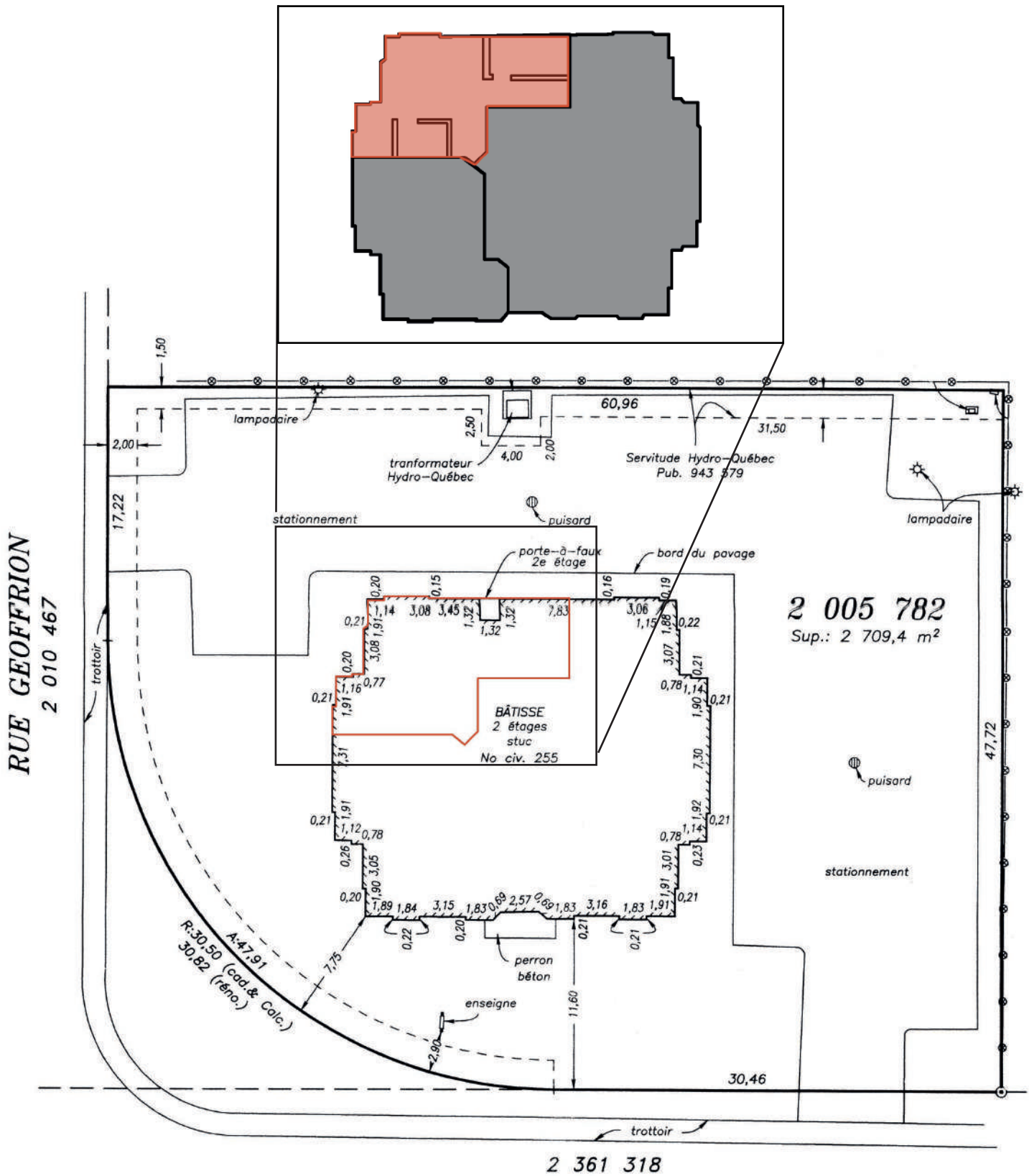


Electrical Entry
600 Amps / 347 Volts



W/C
Public

LAYOUT 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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