

FOR RENT

SAINTE-JULIE

2111, Léonard-de Vinci Street

OFFICE
1,000 ft²



Suzy PARENT

Partner

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

450 655-1334

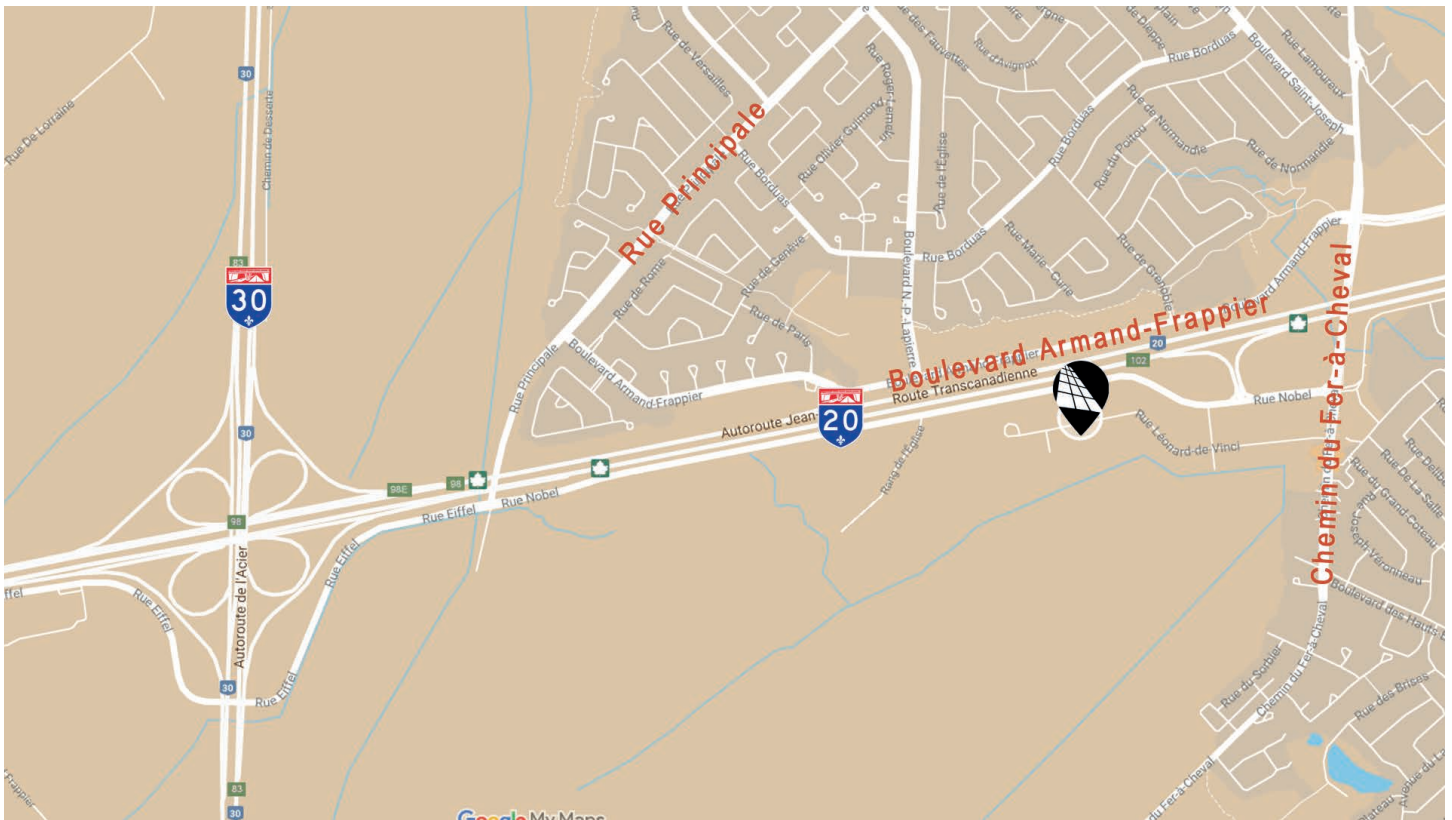
   intercomsi.com






INTERCOM
SERVICES IMMOBILIERS
Agence immobilière

HIGHLIGHTS




- Nearby restaurants and services
 - Easy access to Highways 20 (exit 102) and 30
 - Less than 15 minutes of Montreal
 - Located in a light industrial sector
 - Building signage available (\$)
- Functional layout:
 - 2 closed offices
 - Reception
 - Kitchenette / Coffee area



LOCATION

-  Public Transit
#T1 and Park-and-ride Facilities
Exo-Sainte-Julie (2.3 km)
-  Main Roads
H20, H30
-  Road Bridge
Louis-H.-LaFontaine Tunnel (14 km)

DEMOGRAPHY (5 km Radius)

-  38,883 Residents
-  14,583 Households
-  \$132,266 Average Household Income

©Sitewise - statistique estimée pour l'année 2021



GENERAL INFORMATION


Base Rent	\$8.00 / ft ²
Additional (estimated)	\$2.90 / ft ²
Energy / Electricity	Included

Parking	3 stalls
Lease Term	To be discussed
Occupancy	Immediate

FEATURES

 Lot #
5 429 385

 Zoning
I-153

 A/C
Yes (office)

 Construction
1989

AVAILABLE AREA*

Ground-Floor 1,000 ft²

* This area is approximate

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