

FOR RENT

SAINTE-JULIE

2113 Armand-Frappier Boulevard

COMMERCIAL | OFFICE

2,004 ft²

738 ft²



Michel LABBÉ

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Certified Real Estate Broker AEO
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450 655-1334



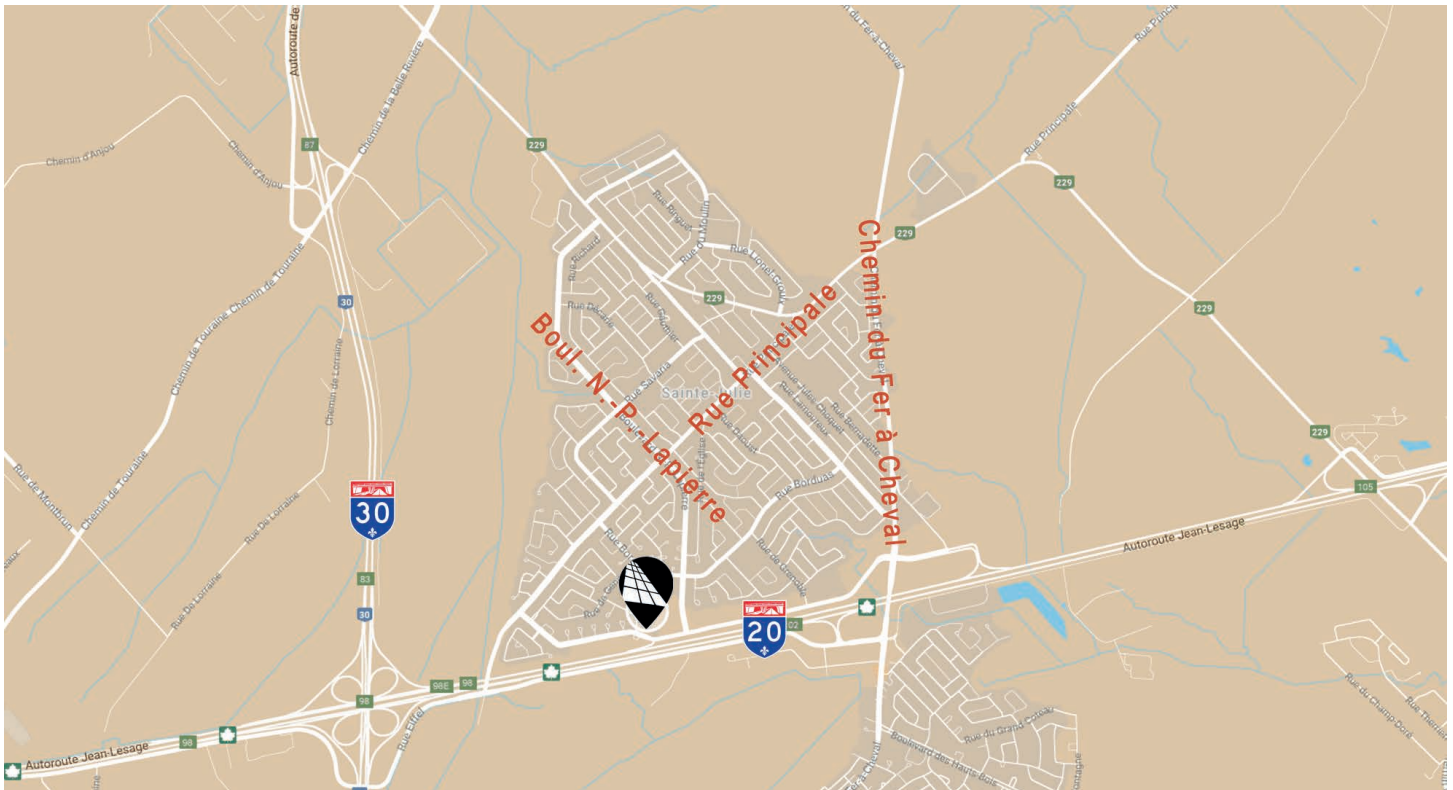
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HIGHLIGHTS


- New construction built to suit tenant's needs (upon agreement)
- Great visibility
- The annual average daily traffic is 91,000 passages in front of the building
- Near residential area
- Front of Highway 20 (exit 102) Northwest side
- 120 metres from the Highway 20 West
- ± 2 km of the new Park-and-Ride of Sainte-Julie
- ± 2 km of the Highway 30 (exit 98 of H20)
- ± 10 km of Route 132 (exit 90 of H20)
- Near all services, banks, coffee shops, restaurants, etc
- Modern and refined architecture
- Signage available on building
- **Other Tenants of the property:** Pharmacy, Physiotherapy, Dentist, Medical Clinic (GMF), Radiology and Breakfast restaurant



LOCATION


 Public Transit
#3, 6, 7, 8


 Main Roads
H20, R132

 Road Bridge
Tunnel Louis-H.-La Fontaine (10 km)

DEMOGRAPHY (5 KM Radius)

 39,600 Residents

 15,014 Households

 \$136,607 Average Household Income

©Sitewise - Estimated 2021 Statistics



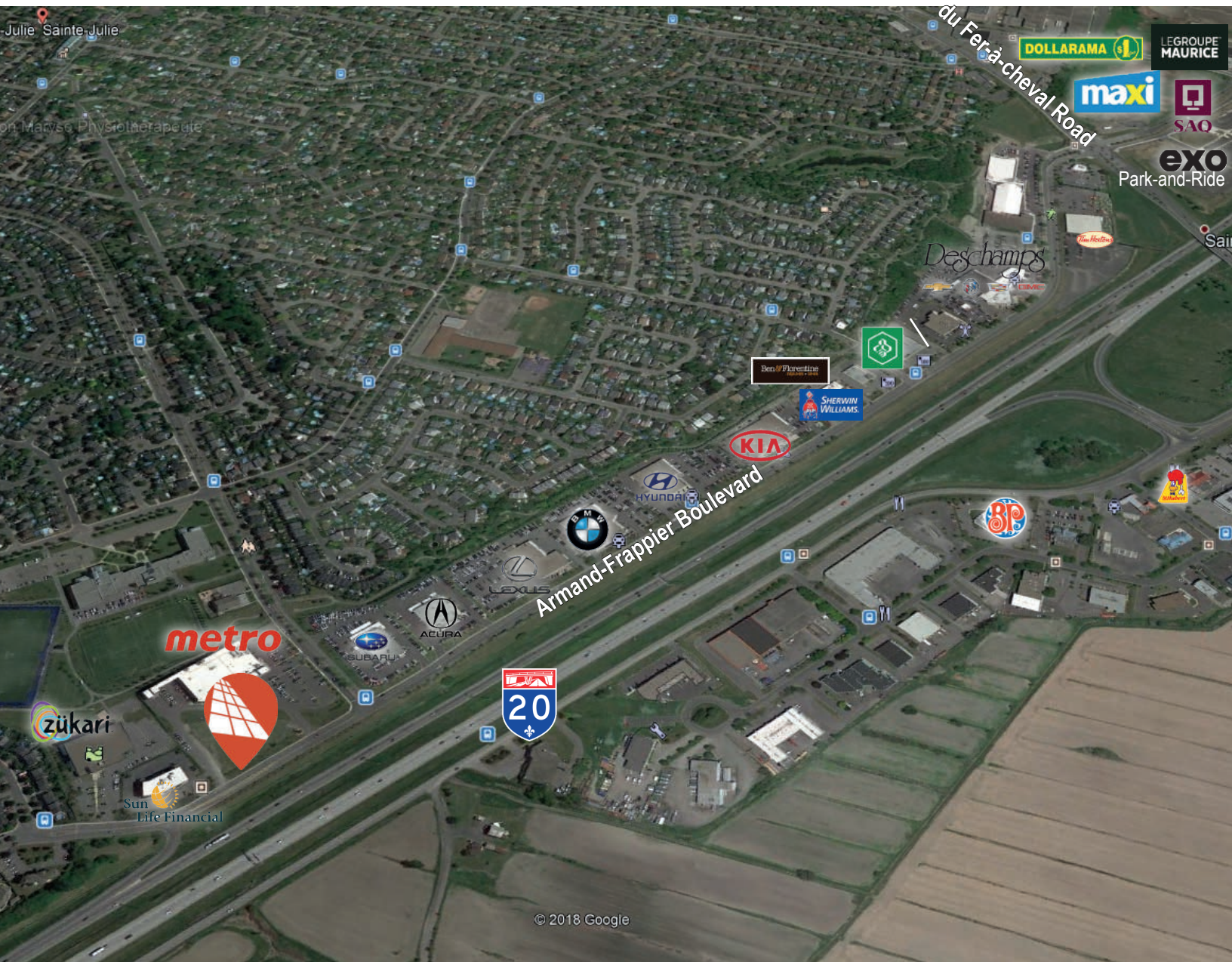
GENERAL INFORMATION

Base rent	\$21,00 / ft ²
Additional rent (estimate)	\$8.00 / ft ²
Electricity / Energy	Excluded
Parking (shared)	316 stalls
Lease terms	5 years (min.)
Availabilities	Immediate

AVAILABLE AREAS*

Available locative areas	2,742 ft²
Suite 203 (subdivisible)	2,004 ft ²
Suite 302	738 ft ²

** These areas are approximate and are subject to changes according to demands of future tenants.*



Construction
2020 - 2021



Zoning
C-417



Lot #
5 552 018



A/C
Yes



Elevator
1



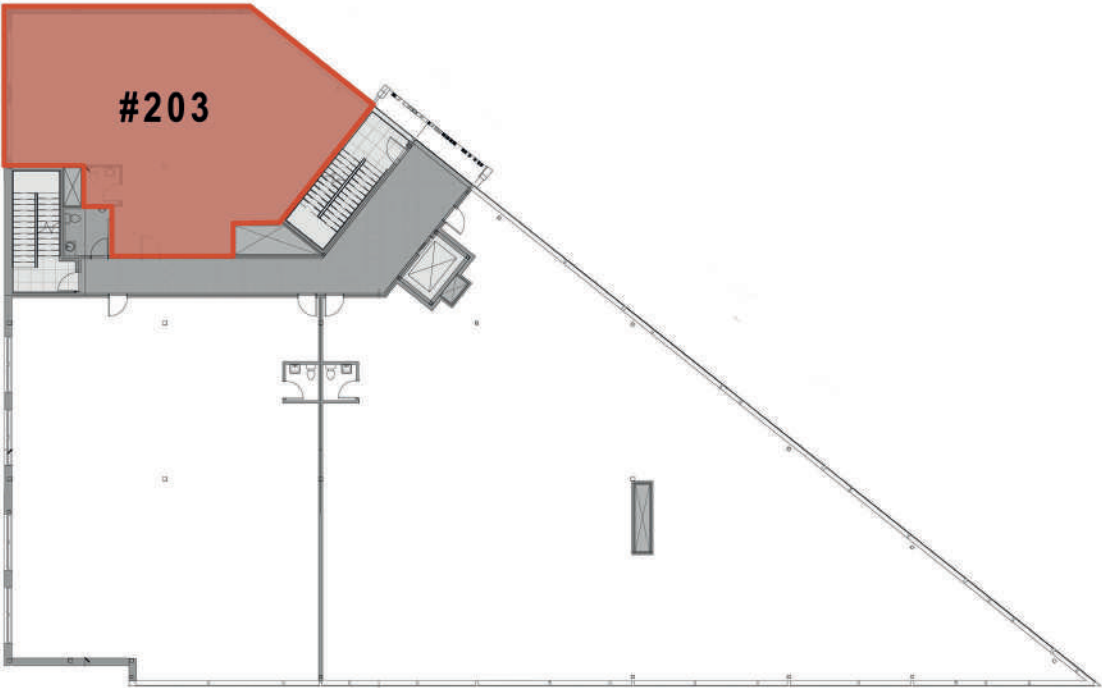
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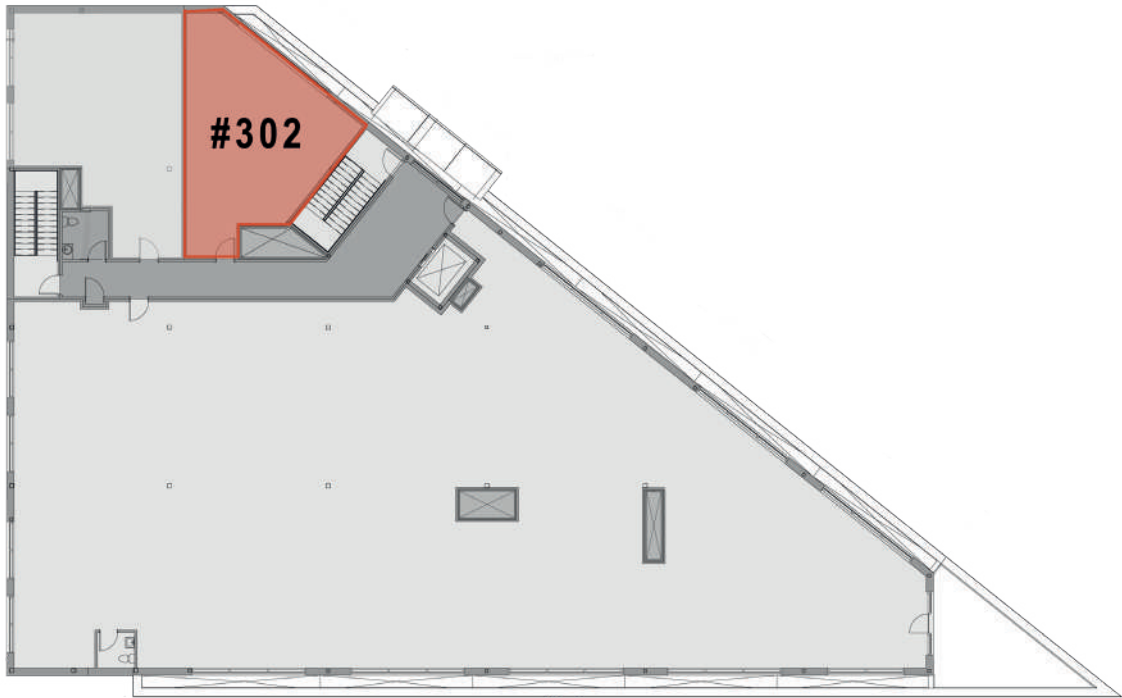
PLAN



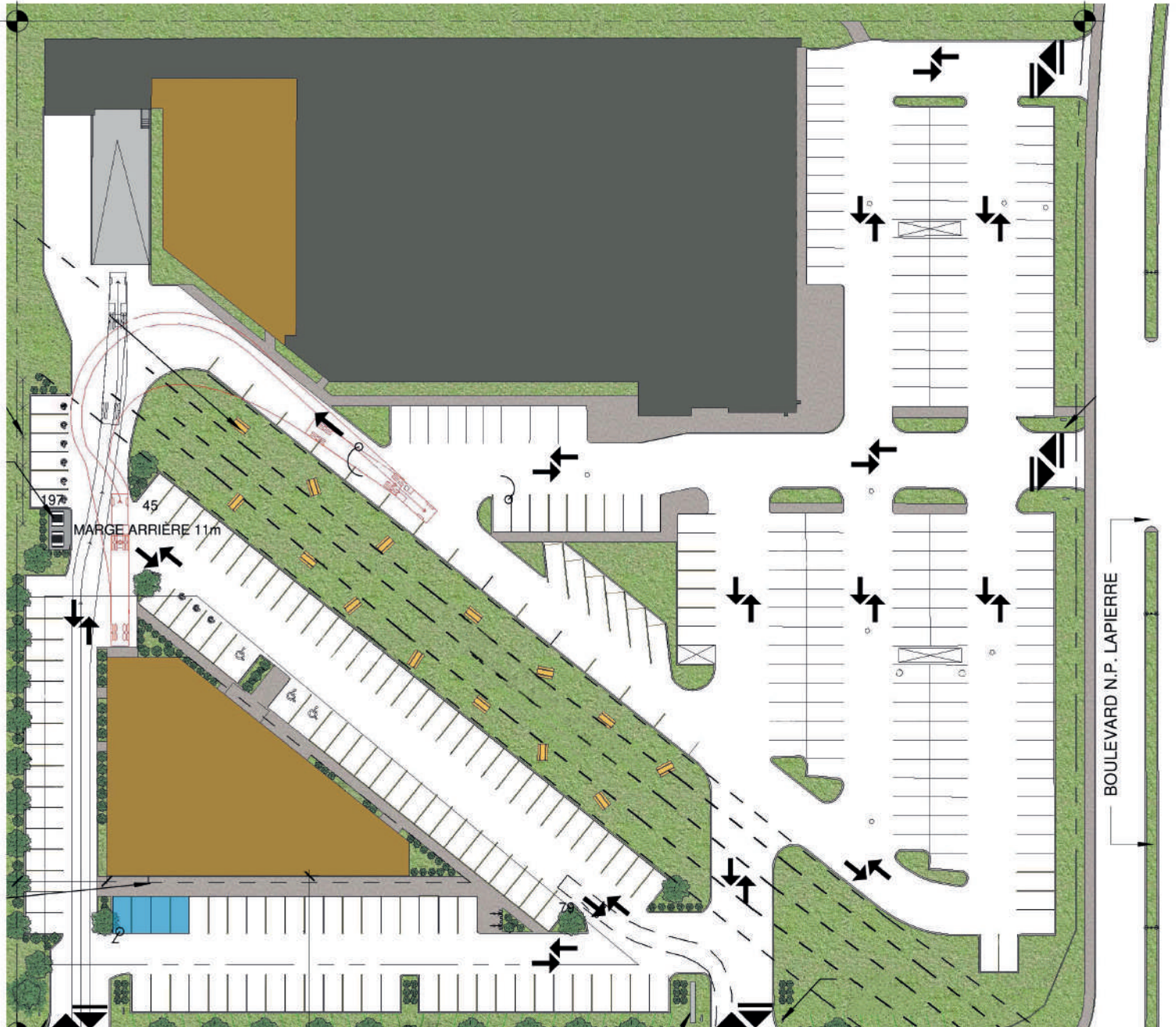
2nd floor



3rd floor



LAYOUT PLAN



■ Building in construction

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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