

FOR RENT

SAINT-HUBERT

3839, Taschereau Blvd

OFFICE

385 ft²

530 ft²

750 ft²

1,000 ft²



Suzy PARENT

Partner

Certified Real Estate Broker AEO

s.parent@intercomsi.com

Jean-Guy PARENT

Senior Partner

Real Estate Broker

j.g.parent@intercomsi.com



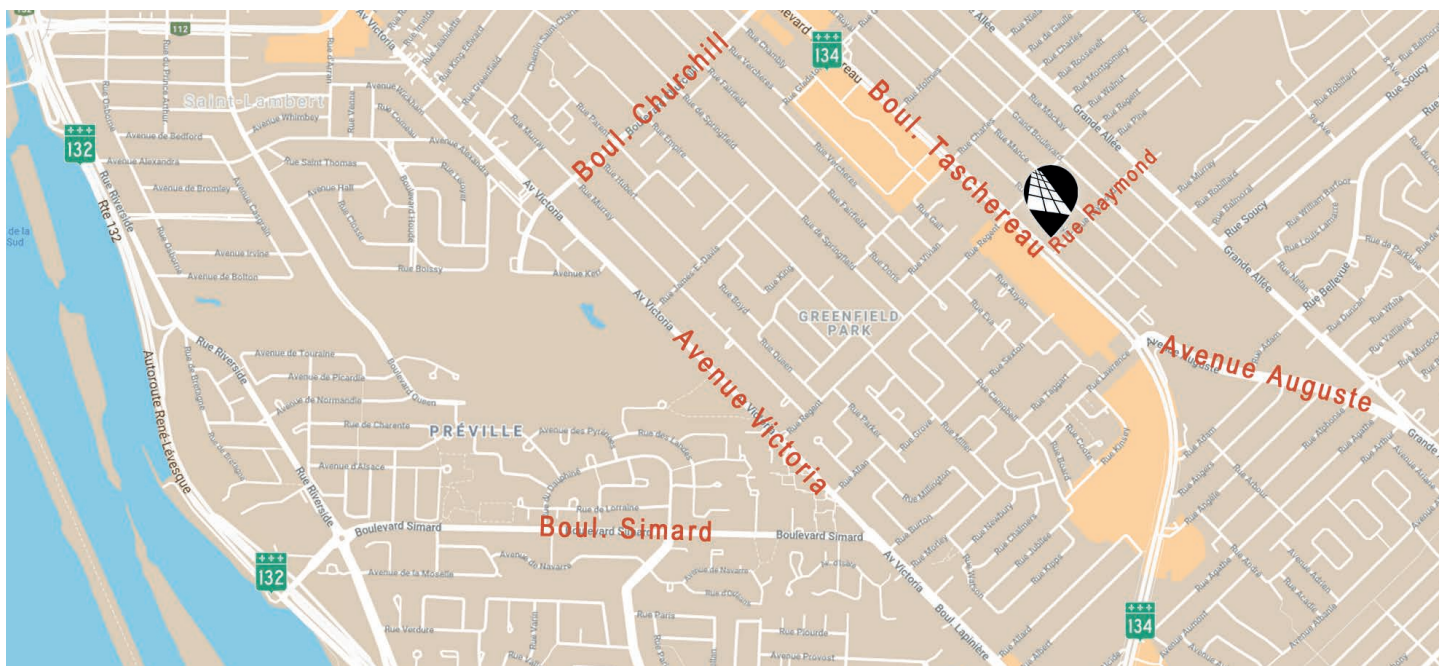
INTERCOM
SERVICES IMMOBILIERS
Agence immobilière

450 655-1334

   intercomsi.com

HIGHLIGHTS

- New construction
- Excellent visibility
- Strategic location, located on a main artery (route 134)
- Proximity to the residential sector
- Easy access to highways:
 - Route 116 (2.2 km) and 132 (3.8 km)
 - Highway 10 (4.2 km)
- Close to main services: restaurants, coffee shops, banks, gas stations, drug stores, grocery stores, hotels, Charles LeMoine Hospital, etc.
- Spaces suitable for professional offices
- Reduced mobility access
- Modern architecture with abundant windows, beautiful brightness
- Improvements and configuration according to tenant's needs
- Coworking style building, offers several common amenities:
 - Common reception
 - Shared conference rooms (2 x 12 people and 4 x 4 people)
 - Shared kitchenette and cafeteria
 - Roof terrace
- Elevator



LOCATION



Public Transit
#4, 54, 59, 77, 177



Main Roads
R134, R116, H10, R132



Road Bridges
Victoria Bridge ($\pm 4,3$ km),
Samuel-de-Champlain Bridge ($\pm 6,2$ km) and
Jacques-Cartier Bridge ($\pm 6,3$ km)

DEMOGRAPHY (5 KM Radius)



249,214 Residents



104,648 Households



\$ 85,881 Average Household Income

©Sitewise - Estimated 2021 Statistics



SUZY PARENT

JEAN-GUY PARENT

450-655-1334

COMMON SPACES



GENERAL INFORMATION

Net rent	\$22.00 / ft ²
Additional rent	\$12.00 / ft ²
Energy / Electricity	Included
Parking (shared)	78 stalls
	5 stalls for persons with reduced mobility
Availabilities	Immediate

AVAILABLE SPACES*

Total	2,665 ft²
Suite #301	530 ft ²
Suite #302	385 ft ²
Suite #303	1,000 ft ²
Suite #306	750 ft ²

**Theses areas are approximate and subdividable*

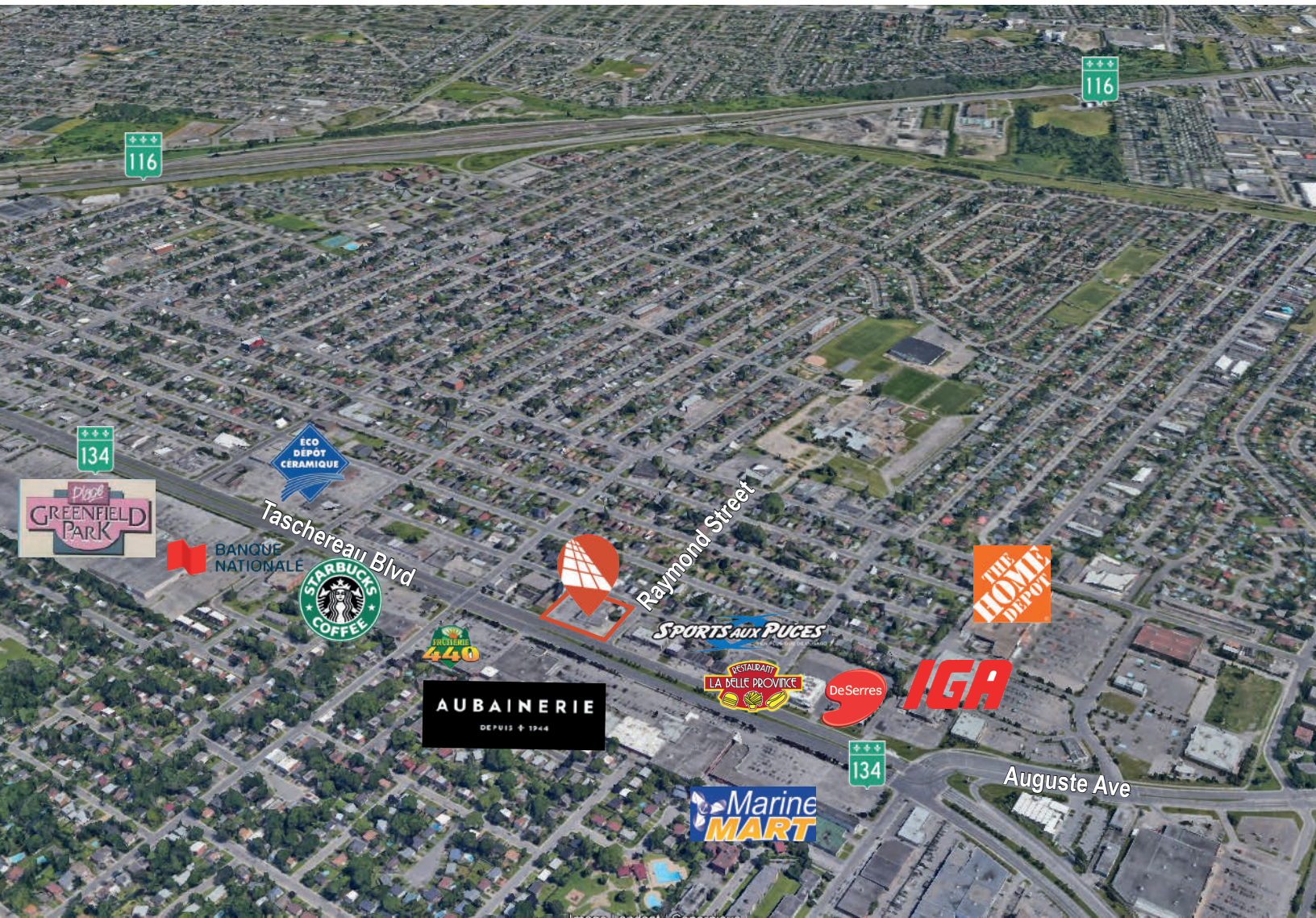


SUZY PARENT

s.parent@intercomsi.com

JEAN-GUY PARENT

j.g.parent@intercomsi.com



FEATURES



Cadastre
6 359 542



Zoning
C-773



Construction
2021



Elevator
1



Roofing
Flat Roof



A/C
Yes



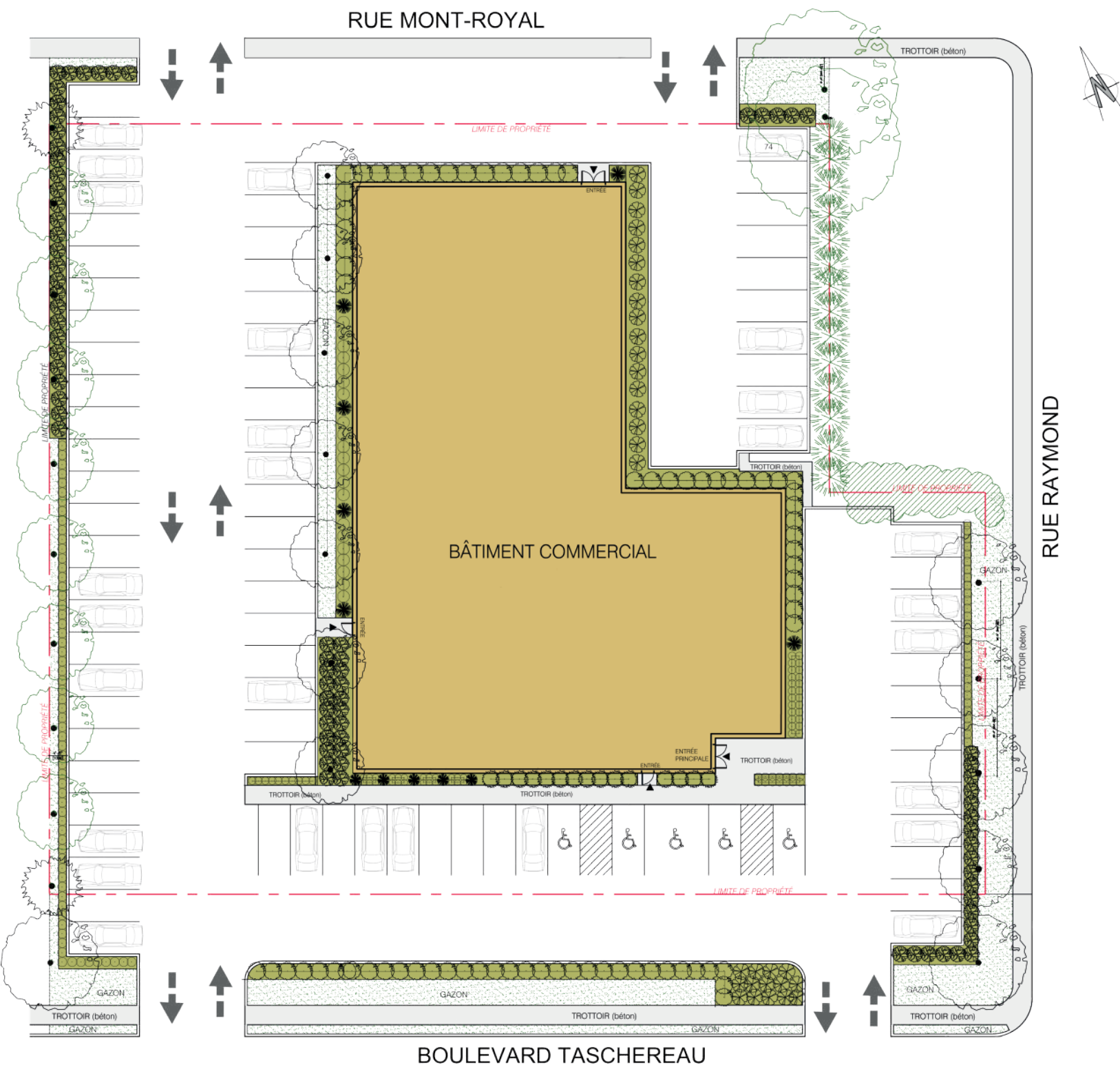
Exterior cladding
Acrylic, masonry (brick) and
metallic



SUZY PARENT
450-655-1334

JEAN-GUY PARENT

LAYOUT PLAN



SUZY PARENT

s.parent@intercomsi.com

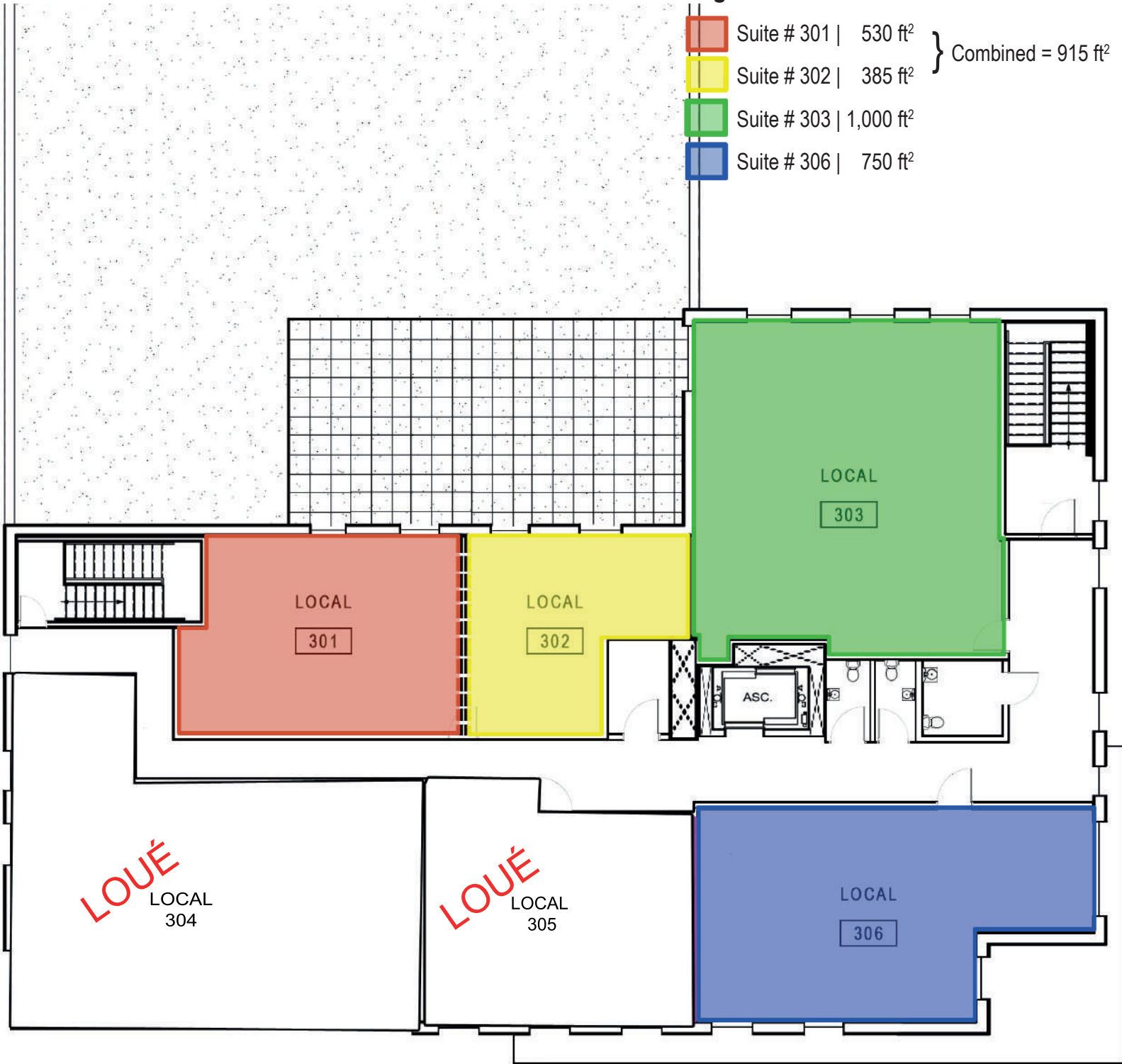
JEAN-GUY PARENT

j.g.parent@intercomsi.com

3rd FLOOR PLAN

Legend

<div></div>	Suite # 301 530 ft ²	} Combined = 915 ft ²
<div></div>	Suite # 302 385 ft ²	
<div></div>	Suite # 303 1,000 ft ²	
<div></div>	Suite # 306 750 ft ²	



SUZY PARENT

JEAN-GUY PARENT

450-655-1334



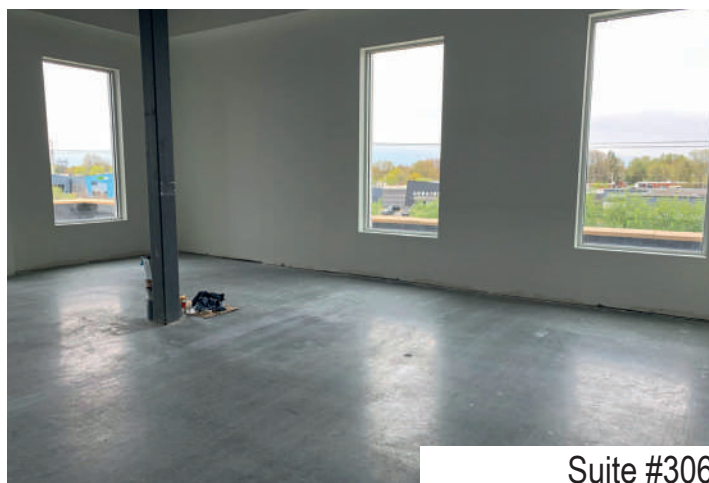
Suites #301 and 302



Suite #303



Suite #306



Suite #306

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



Jean-Guy
PARENT

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

Senior Partner
Real Estate Broker
j.p.parent@intercomsi.com

450 655-1334



INTERCOM
SERVICES IMMOBILIERS
Agence immobilière