

# FOR RENT

SAINT-HUBERT

3839, Taschereau Blvd

OFFICE

385 ft<sup>2</sup>

530 ft<sup>2</sup>

600 ft<sup>2</sup>

750 ft<sup>2</sup>

1,000 ft<sup>2</sup>

1,190 ft<sup>2</sup>



Suzy PARENT

Partner

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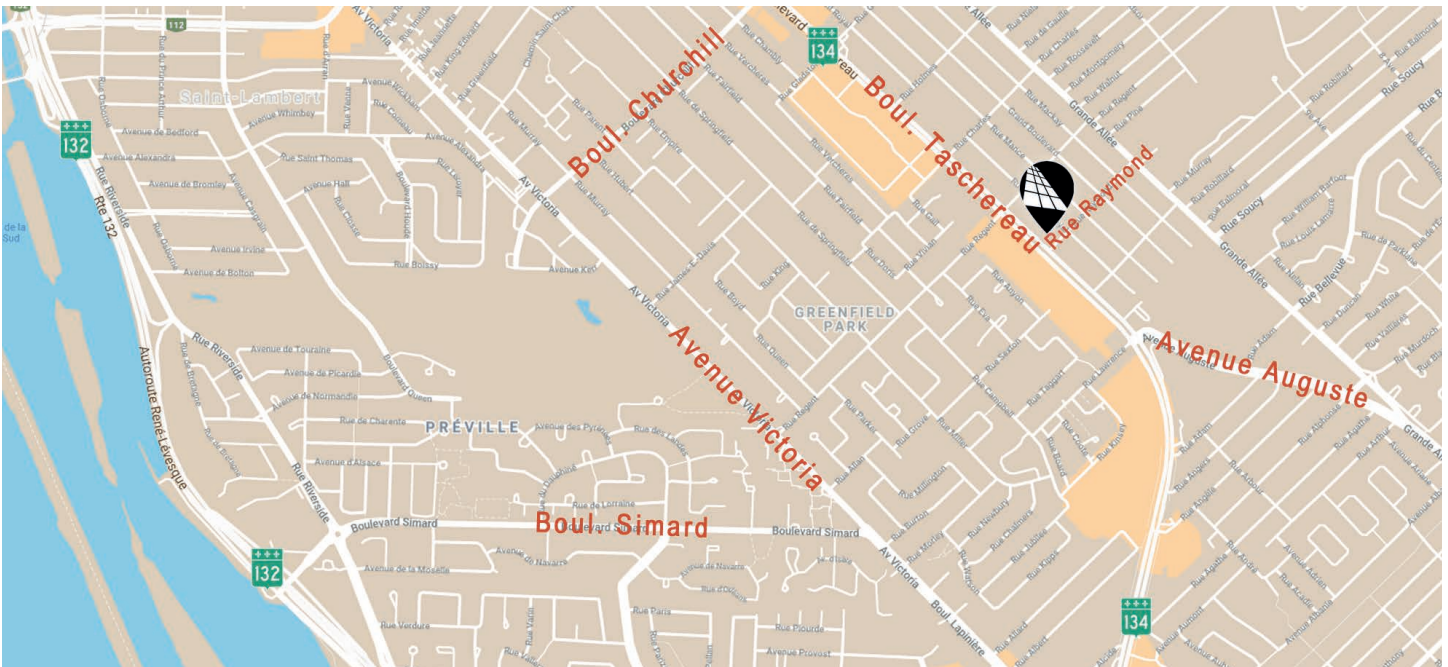
**450 655-1334**




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# 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 LeMoynes 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 (±4,3 km),  
Samuel-de-Champlain Bridge (±6,2 km) and  
Jacques-Cartier Bridge (±6,3 km)

## DEMOGRAPHY (5 KM Radius)

 249,214 Residents

 104,648 Households

 \$ 85,881 Average Household Income

©Sitewise - Estimated 2021 Statistics

# COMMON SPACES



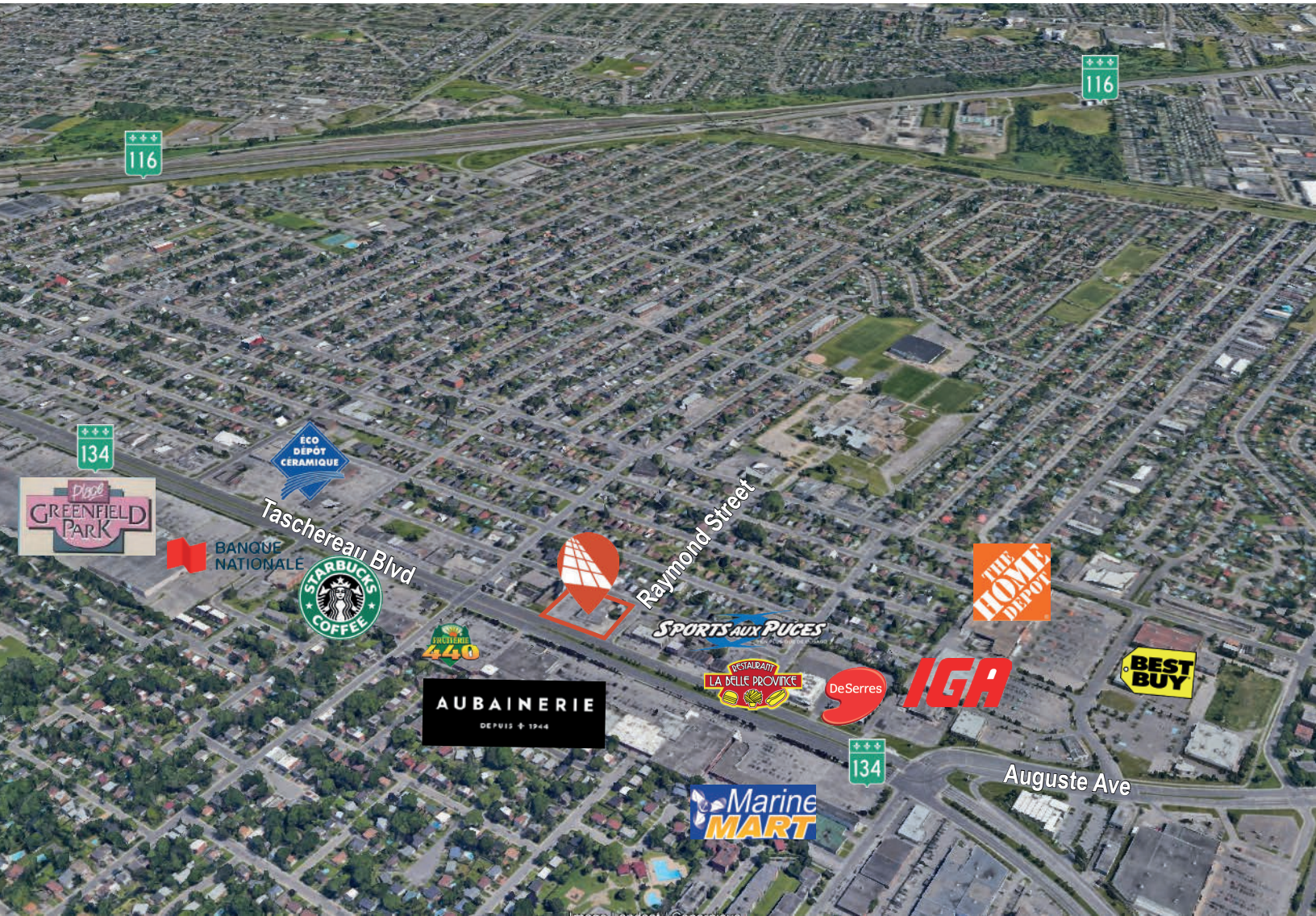
## GENERAL INFORMATION

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

## AVAILABLE SPACES\*

|              |                             |
|--------------|-----------------------------|
| <b>Total</b> | <b>4,455 ft<sup>2</sup></b> |
| Suite #301   | 530 ft <sup>2</sup>         |
| Suite #302   | 385 ft <sup>2</sup>         |
| Suite #303   | 1,000 ft <sup>2</sup>       |
| Suite #304   | 1,190 ft <sup>2</sup>       |
| Suite #305   | 600 ft <sup>2</sup>         |
| Suite #306   | 750 ft <sup>2</sup>         |

*\*These areas are approximate and subdividable*



## FEATURES

 Cadastre  
6 359 542

 Zoning  
C-773

 Construction  
2021

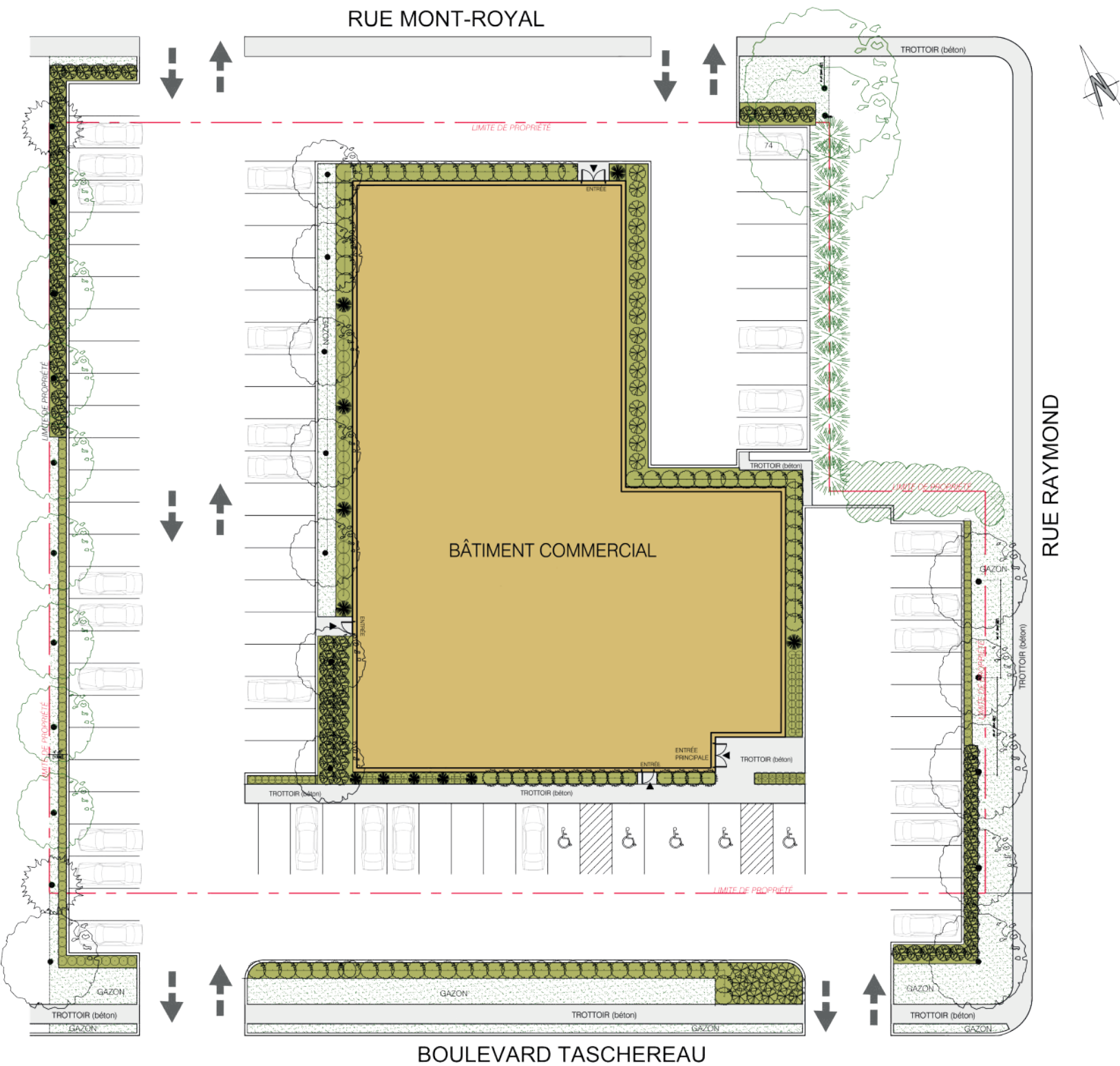
 Elevator  
1

 Roofing  
Flat Roof

 A/C  
Yes

 Exterior cladding  
Acrylic, masonry (brick) and metallic

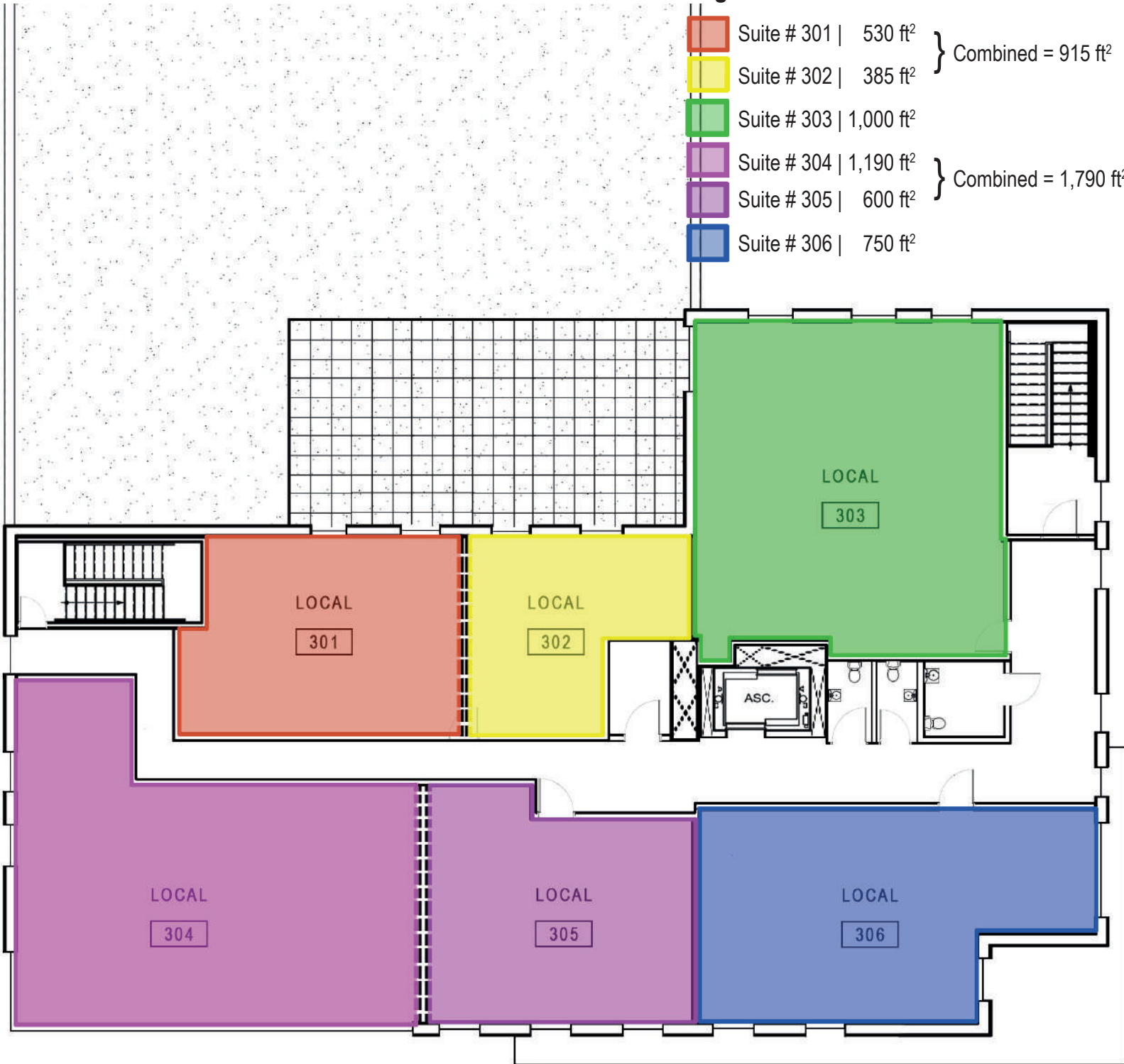
# LAYOUT PLAN



# 3<sup>rd</sup> FLOOR PLAN

## Legend

- Suite # 301 | 530 ft<sup>2</sup>
- Suite # 302 | 385 ft<sup>2</sup> } Combined = 915 ft<sup>2</sup>
- Suite # 303 | 1,000 ft<sup>2</sup>
- Suite # 304 | 1,190 ft<sup>2</sup>
- Suite # 305 | 600 ft<sup>2</sup> } Combined = 1,790 ft<sup>2</sup>
- Suite # 306 | 750 ft<sup>2</sup>



SUZY PARENT

JEAN-GUY PARENT

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Suite #301 and 302



Suite #303



Suite #304 and 305



Suite #304 and 305



Suite #306



Suite #306

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*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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