

FOR RENT

BOUCHERVILLE
110, de Mortagne Blvd

COMMERCIAL / OFFICE
5,419 ft²



Michel LABBÉ

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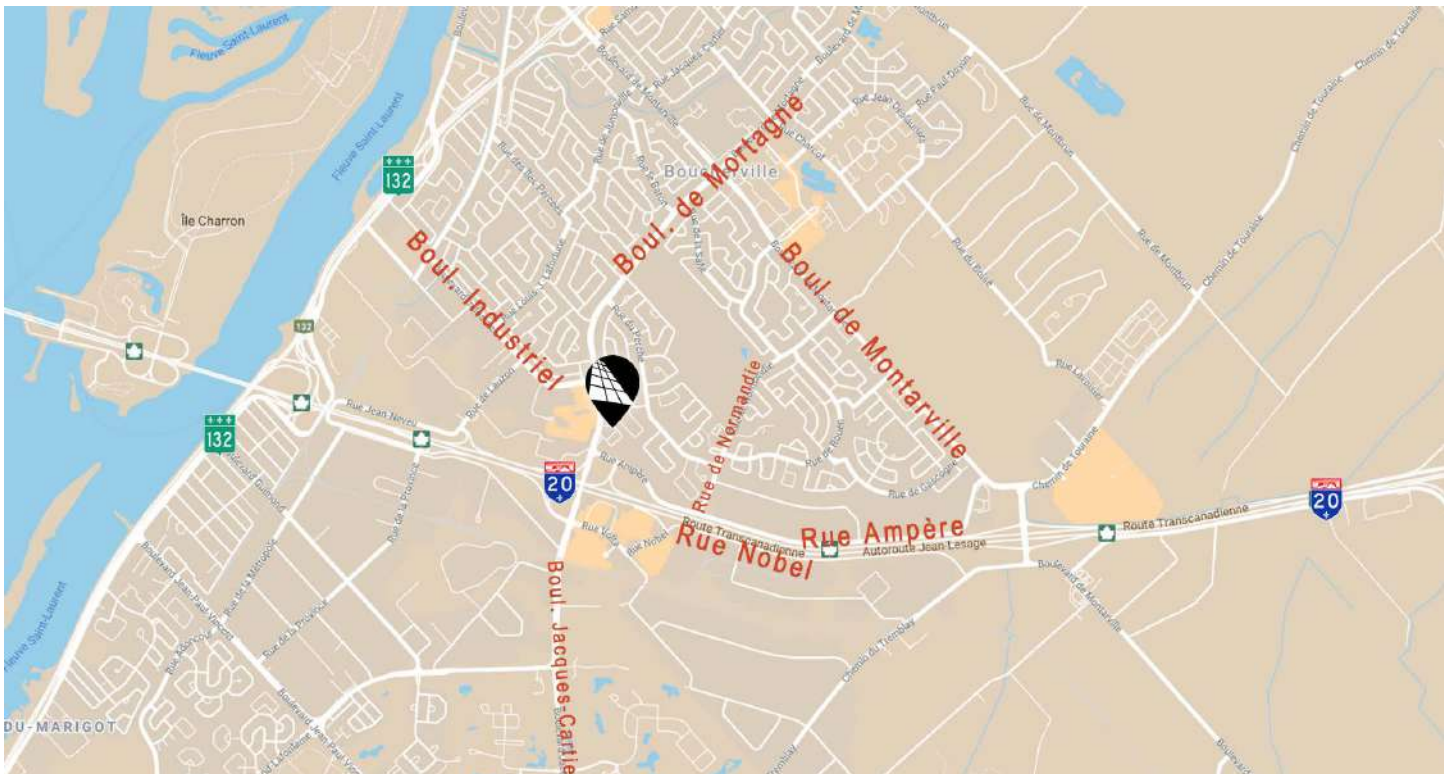
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HIGHLIGHTS

- Strategic location, with easy access to Highways 20, 25, 30 and 132
- Downtown Montreal is 18 km away
- Near a residential area
- Easy access to:
 - Highway 20 (exit 92, de Montagne Blvd) 650 m
 - Route 132 (exit 12, Marie-Victorin Blvd) ±3,3 km
- Nearby main services: restaurants, coffee shops, banks, grocery stores, gas stations, hotels, etc.
- Recent building (2013)
- Space is suitable for professionals office or/and local business
- Fully built office space (2015), with a installation of high quality
- Abundant fenestration and luminous space
- Exterior signage available on building and pylon sign



LOCATION

 Public Transit
#61, 83, 84, T89, T92, 161

 Main Roads
A20, R132

 Road Bridges
Louis-H.-La Fontaine Tunnel (±3 km) and Jacques-Cartier Bridge (±10 km)

DEMOGRAPHY (5 KM Radius)

 77,137 Residents

 32,066 Households

 \$130,934 Average Household Income

©Sitewise - Estimated 2021 Statistics



GENERAL INFORMATIONS

Net Rent	\$16.50 / ft ²
Additional Rent (estimate 2021)	\$10.44 / ft ²
Electricity / Energy	Excluded
Parking	± 160 stalls
Lease Term (minimum)	5 years
Availability	To be negotiated

Inclusion: Opportunity to buy furniture in place.

AVAILABLE AREA*

Suite #20 (2 nd floor)	5,419 ft ²
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** The area is approximative and subdivisible*



FEATURES

 Construction
2013

 Zoning
C-667

 Lot #
2 277 587, 2 279 816

 Security
Alarm System

 WC
Private

 Sprinklers
Yes

 A/C
Yes

 Heating
Heat Pump

 Roof
Flat Roof

 Exterior Cladding
Brick

 Elevator
No

SUITE 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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