

FOR RENT

BOUCHERVILLE
2-91, de la Barre Street

OFFICE
7,542 ft²



Michel LABBÉ

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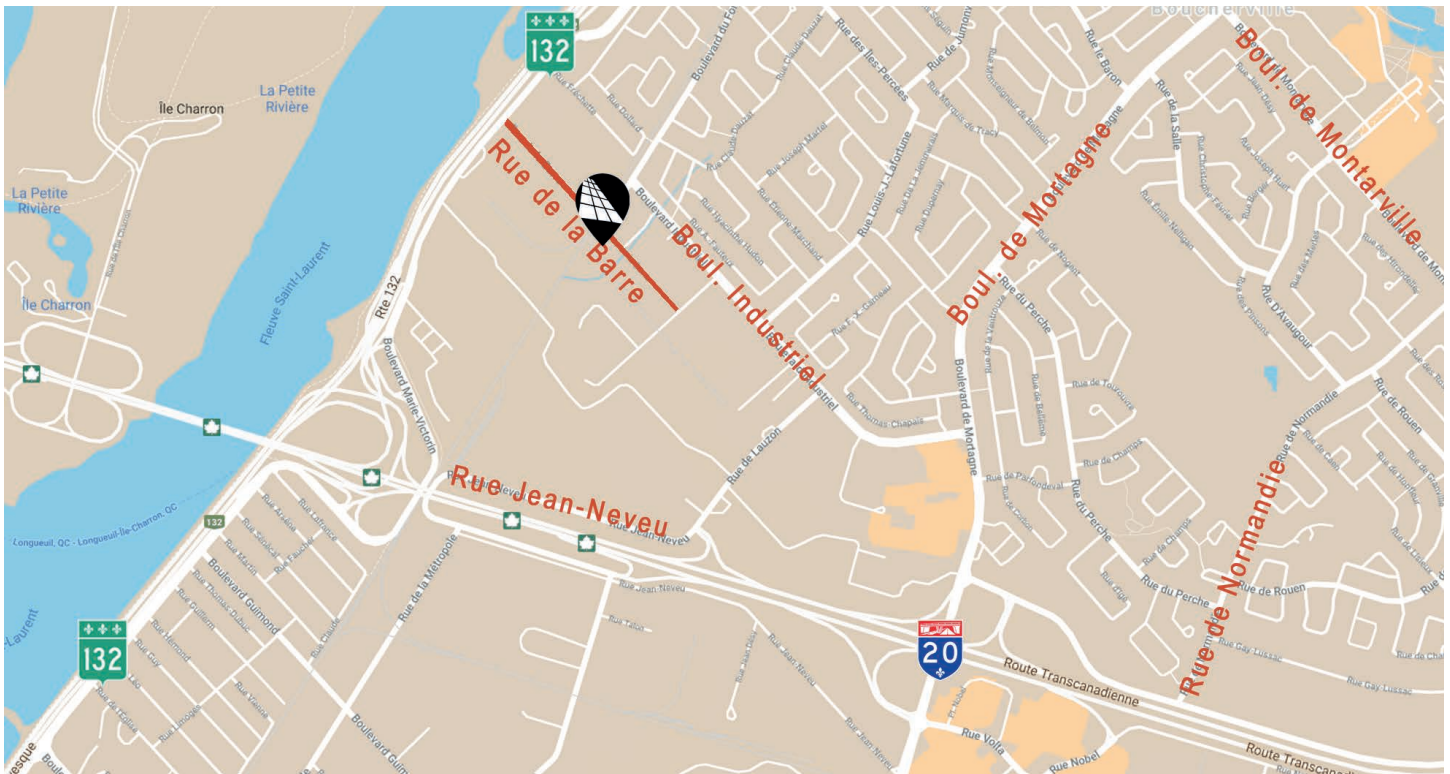
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HIGHLIGHTS

- Strategic location at the entrance of Lavoisier Industrial Park (Industrial and business zoning)
- Nearby main services: Restaurants, coffee shops, banks, grocery stores, gas stations, etc.
- Easy access to:
 - Highway 20 (Exit 91, Industriel Blvd / Métropole Street) ± 2 km
 - Route 132 (Exit 17, Marie-Victorin Blvd) ± 1 km
- Ideal for high technology, development or technical service companies
- Fully built-in office space
- Abundant fenestration and luminous space
- Exterior signage available on building (\$)



LOCATION



Public Transit
#81, 83, 84, T89



Main Roads
A20, R132



Road Bridges
Tunnel Louis-H.-La Fontaine (± 3 km) and
Jacques-Cartier Bridge (± 12 km)

DEMOGRAPHY (5 KM Radius, excluding Montreal)



67,809 Residents

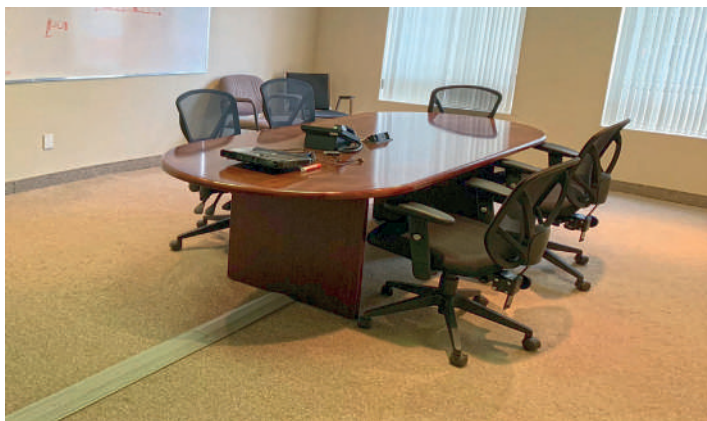


28,219 Households



\$137,134 Average Household Income

©Sitewise - Estimated 2021 Statistics



GENERAL INFORMATION

Gross Rent	\$16.50 / ft ²
Electricity / Energy	Included
Parking (shared)	± 40 stalls
Lease Term (minimum)	3 years
Occupancy	To be negotiated

Exclusion: Interior cleaning

AVAILABLE AREAS*

Building	31,351 ft ²
Total leasable areas	7,542 ft²
Ground Floor	2,280 ft ²
Mezzanine	5,262 ft ²

* These areas are approximate



FEATURES



Construction
1974



Renovation
1984 - 2022



Zoning
I-1002



Lot #
2 274 841



Roof
Flat roof



Exterior cladding
Aluminium and brick



Security
Alarm System



W/C
Private



Sprinklers
High Efficiency
Sprinkler
(ESFR caliber)



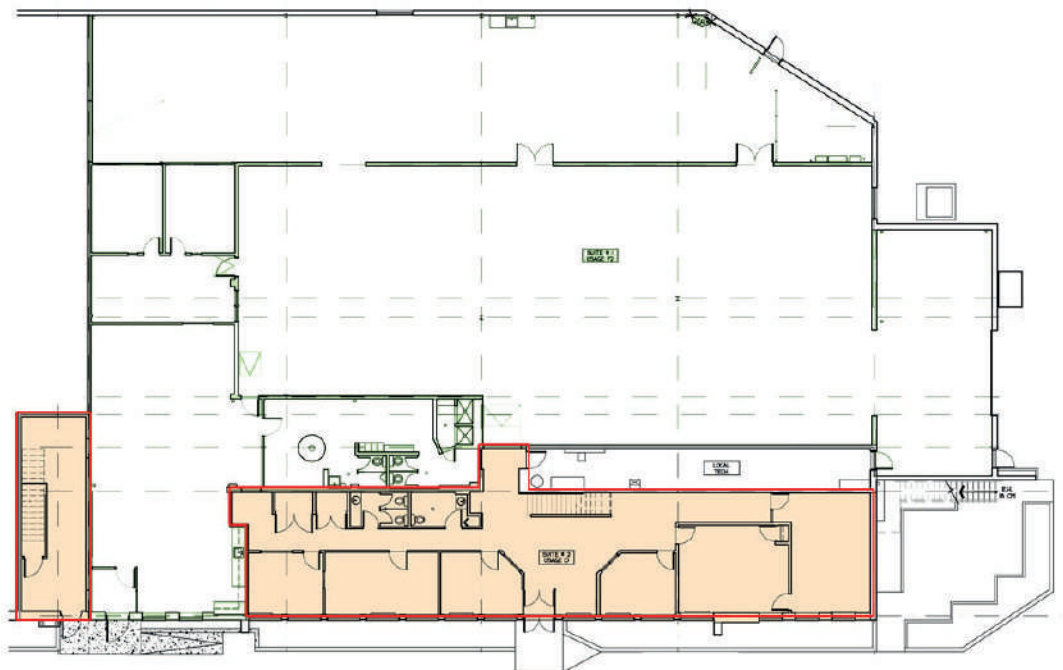
A/C
Yes



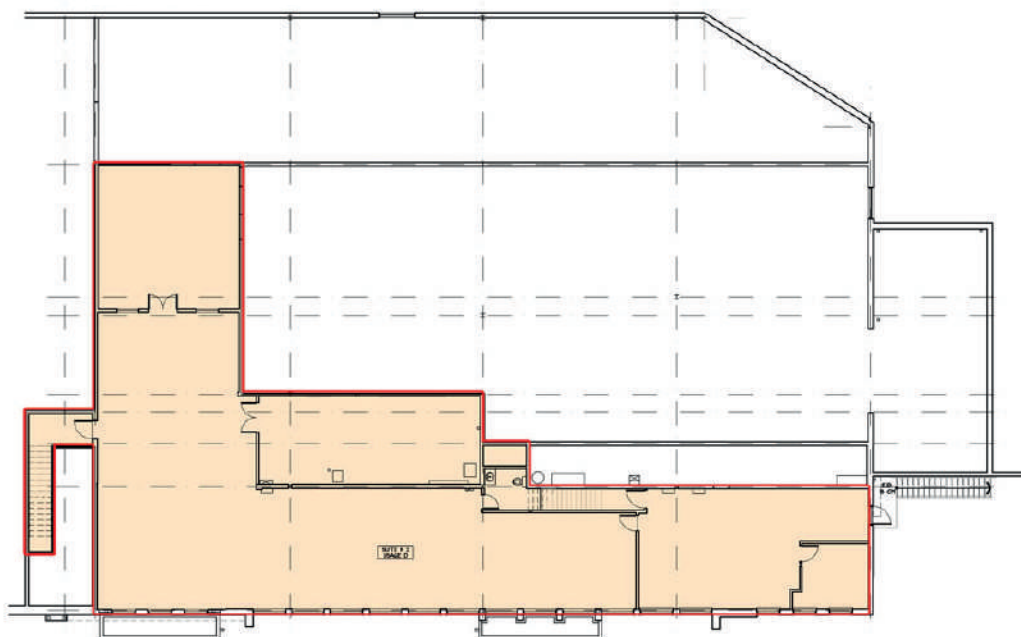
Heating
Natural Gas/ Electric

PLANS

Ground Floor



2nd Floor



Available area

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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