

# FOR RENT

**BOUCHERVILLE**

1190, Nobel Place

**OFFICE**

2,645 ft<sup>2</sup>



**Michel LABBÉ**

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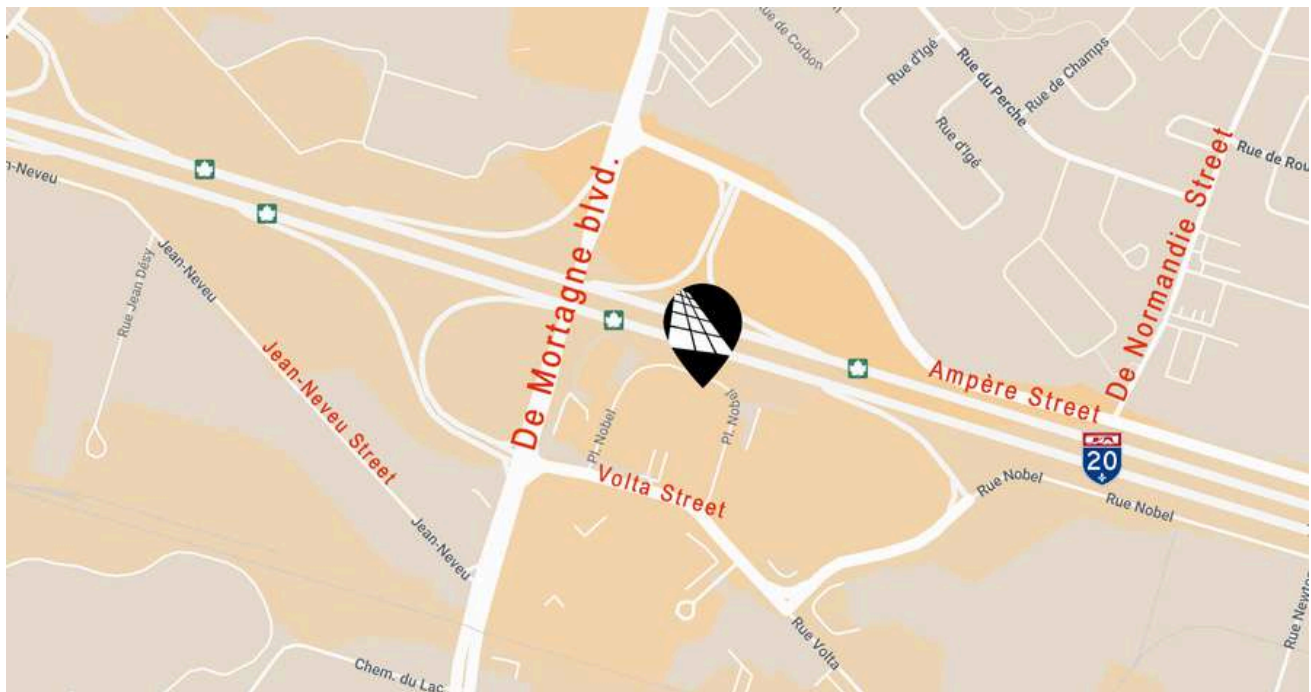


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# HIGHLIGHTS

- Exceptional highway visibility, fronting on Highway 20
- Less than 25 minutes from downtown Montreal
- Close to many services and Complexe 20/20
- Average annual daily traffic flow is 67,000 passages in front of the building (atlas du transport)
- Fully equipped, high-quality offices, ideal for professionals
- Bright with abundant windows



## LOCATION



Public Transit  
RTL: 25, 123, T89



Main Roads  
H20, H30, R132



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

## DEMOGRAPHY (5 km Radius, excluding Montreal)



91,454 Residents



109,877 Daytime Active Population



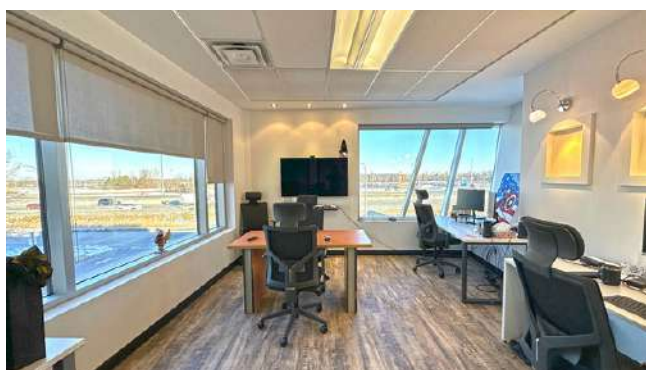
38,907 Households



\$ 151,780 Average Household Income

*Sitewise - Estimated 2024 Statistics*





## GENERAL INFORMATION

Net Rent	\$22.00 / ft <sup>2</sup>
Additional Rent	\$10.00 / ft <sup>2</sup>
Electricity / Energy	Included
Maintenance	Included
Parking (shared)	Ample
Lease Term (min.)	5 years
Availability	Immediate

## AVAILABLE AREA

(approximate)

<b>Suite 201 (2nd Floor)</b>	<b>2,645 ft<sup>2</sup></b>
Subdividable	

### Main tenants:





## TECHNICAL POINTS



Construction  
2003



Zoning  
C-673



Lot #  
2 515 391,  
2 515 443



A/C  
Yes



Heating  
Geothermal energy



W/C  
Shared



Elevator  
Yes (1)



Number of floors  
3

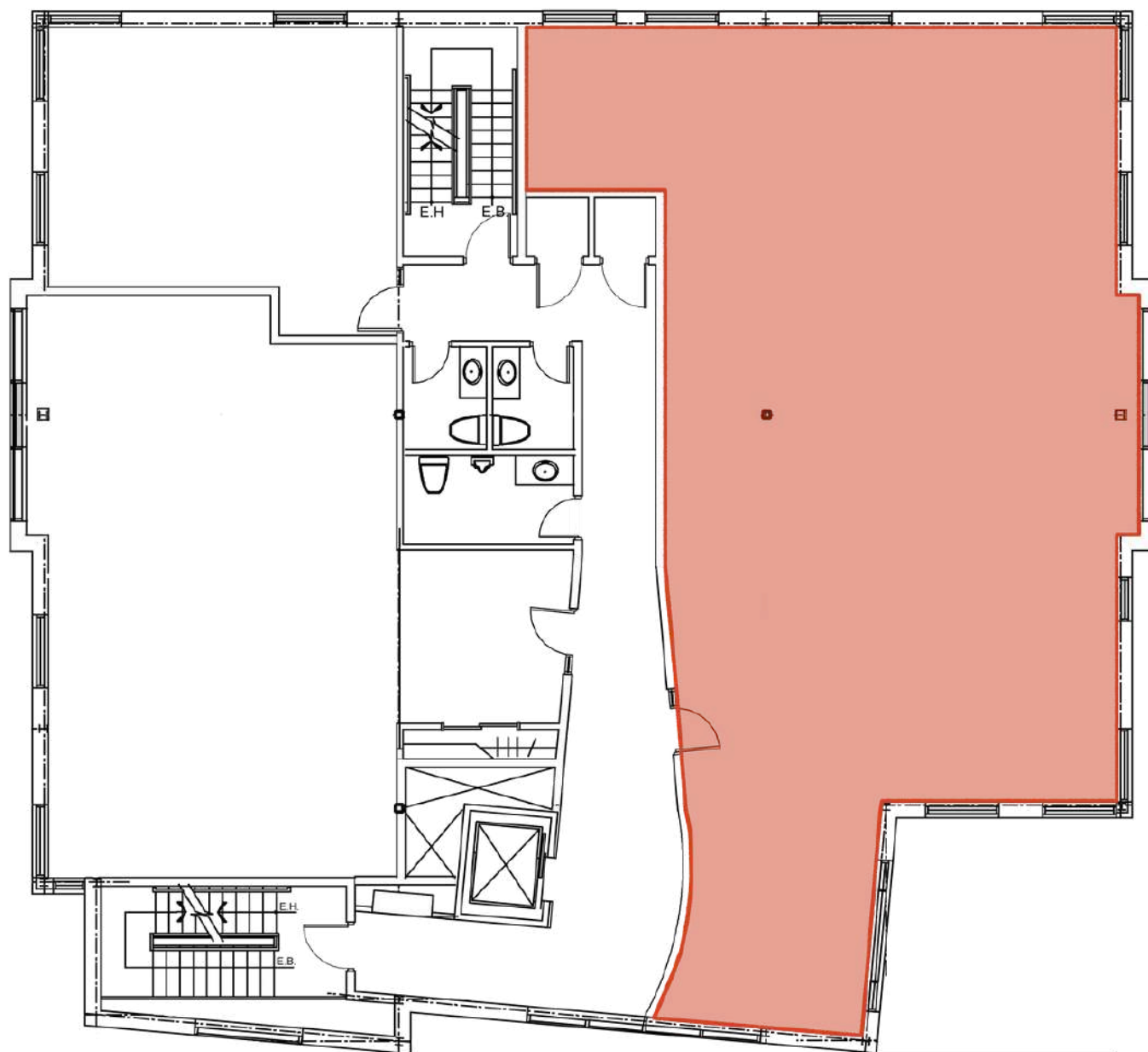


Security  
Intrusion alarm



Certification  
Energy-efficient

## PLAN - Suite 201





## 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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