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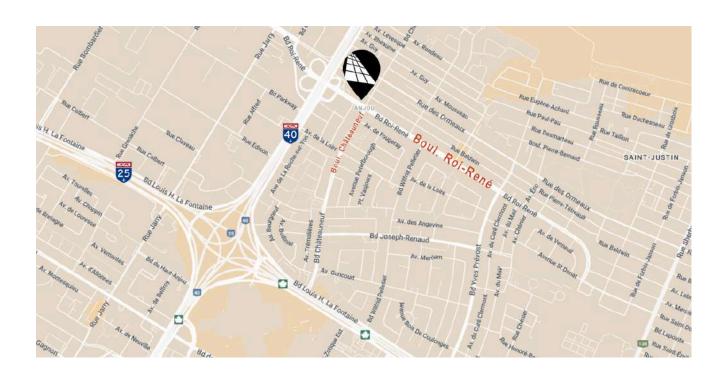
INTERCOM SERVICES IMMOBILIERS Agence immobilière

450 655-1334



#### **HIGHLIGHTS**

- Easily accessible from Highway 40 (Exit 82)
- Located on a main road (Roi-René Blvd)
- Near the future extension of the Montreal Metro Blue Line
- Close to a residential neighborhood
- Construction project currently underway
- Modern architecture with large windows
- Exterior signage available
- Ideal for neighborhood and local businesses



### **LOCATION**



Public Transit 28, 85, 141, 428, 448, 449



Main Roads H40





Olivier-Charbonneau Bridge (6.5 km) and Louis-H.-Lafontaine Tunnel (6.5 km)

#### **DEMOGRAPHY** 5 km radius



90,194 Residents



97,388 Daytime Active Population



36,702 Households



\$ 96,942 Average Household Income

Sitewise - Estimated 2025 Statistics



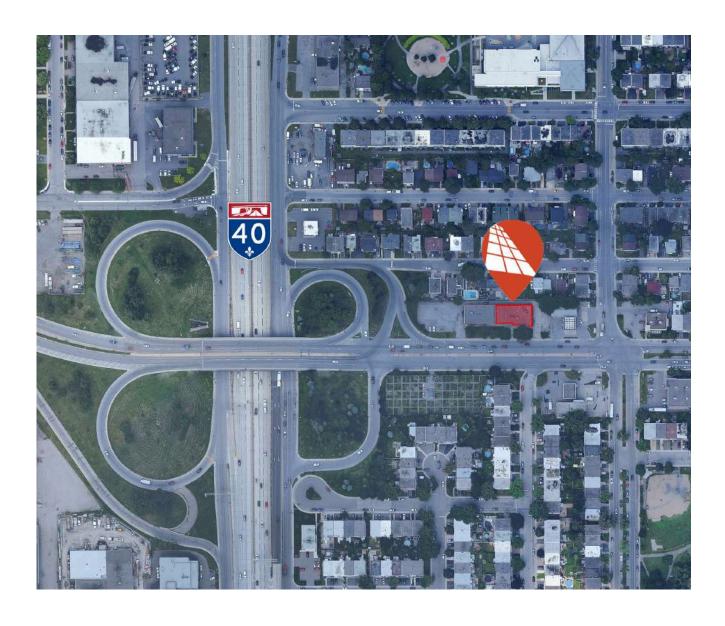
### **GENERAL INFORMATIONS**

### **AVAILABLE AREAS**

(approximative)

 $\begin{array}{lll} \text{Net rent} & \text{To be discussed} \\ \text{Additional rent} & 21.00 \$ / \ \text{ft}^2 \\ \text{Electricity / Energy} & \text{Excluded} \end{array}$ 

Parking (Shared) 36 spaces Availability Fall 2025 **Space | RDC** 1,500 to 5,500 ft<sup>2</sup>



## **TECHNICAL POINTS**









# **PLAN**



#### A REAL ESTATE EXPERTISE THAT KEEPS ON GROWING

INTERCOM is there to assist in the decisionmaking 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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