

FOR RENT

LONGUEUIL

893, Guimond Boulevard

OFFICE

1,121 ft²



Michel LABBÉ

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SERVICES IMMOBILIERS
Agence immobilière

   intercomsi.com

HIGHLIGHTS

- Suitable for professional's offices
- Fully fitted-out office spaces, shared offices
- Access to 2 conference rooms, a locker room, and a fully equipped kitchen (kitchen accessories and coffee included)
- Abundant and bright fenestration
- 24/7 access with key card, interior and exterior security cameras, and alarm system
- Wheelchair accessible
- Housekeeping (once a week), snow removal, and landscaping included
- Option for exterior signage on a monument base
- 2 reserved parking spaces (charging station available)
- Close to residential area



LOCATION



Public Transit
20, 25, 29, 120, 123, 673



Main Roads
A20, R132



Road Bridges
Louis-H.-La Fontaine Tunnel (± 4 km)
et Jacques-Cartier Bridge (± 8 km)

DEMOGRAPHY

(5 km radius, excluding Montreal)



123,144 Residents



63,795 Daytime Active Population

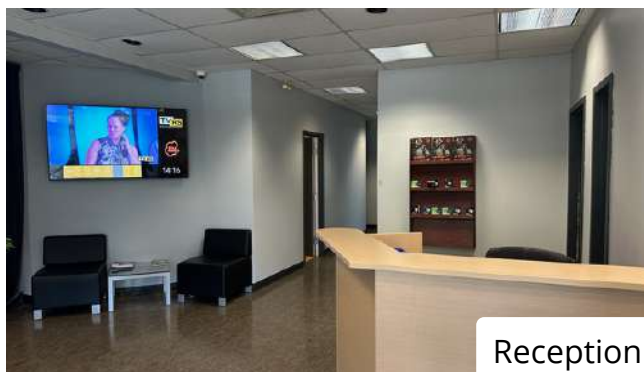


54,575 Households



\$129,254 Average Household Income

Sitewise - Estimated 2025 Statistics



Reception



Office



Conference room



Kitchen

GENERAL INFORMATION

Gross Rent	\$ 22.00 / ft ²
Electricity / Energy	Included
Parking (shared)	5 stalls
Parking (reserved)	2 stalls

AVAILABLE AREA

(approximate)

First floor	
Local 10	1,121 ft ²
Availability	Immediate



TECHNICAL POINTS



Zoning
I31-111



Lot #
2 588 573



Sprinklers
Yes



Exterior Cladding
Brick



Heating
Electricity



Air Conditioning
Yes



Levels
1



Signage
On base



Security
Security
Cameras



Washrooms
Public



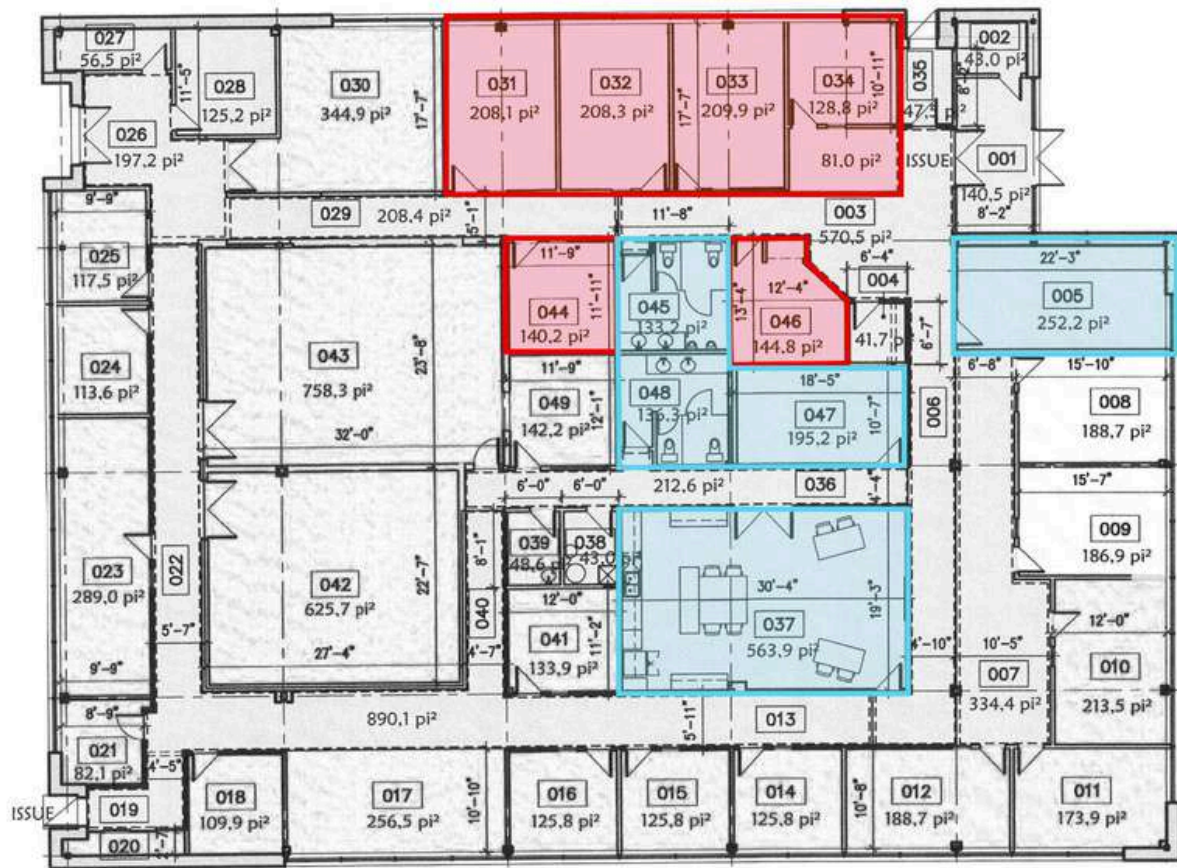
Furnished
Yes



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PLAN - FIRST FLOOR

FIRST FLOOR



(Guimond Blvd.)

FOR RENT COMMON AREAS

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.



Michel
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