

FOR RENT

SAINT-JEAN-SUR-RICHELIEU

285, Saint-Luc Boulevard

COMMERCIAL | OFFICE

1,696 ft²

2,721 ft²



Suzy PARENT

Certified Real Estate Broker AEO

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INTERCOM
SERVICES IMMOBILIERS
Agence immobilière

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HIGHLIGHTS

- Located on a major artery (route 104), at a traffic-light intersection
- Close to main services, banks, restaurants, cafés, etc.
- Good visibility and accessibility
- New construction completed in 2021
- Ideal for professional offices and/or retail space
- Upscale building
- Contemporary architecture
- Abundant windows, plenty of natural light
- Elevator
- Layouts and configurations according to tenant's needs (subject to agreement between parties)
- Exterior signage on building permitted and signage on base available (\$)



LOCATION



Public Transit
#40, 96A, 96L



Main Roads
104 10 30 35



Bridge
Samuel de Champlain (35 km)

DEMOGRAPHY (5 km Radius)



48,488 Residents



40,476 Daytime Population



20,797 Households



\$123,147 Average Household Income

Sitewise - Estimated 2024 Statistics



GENERAL INFORMATION

Rent	To be discussed
Additional Rent (estimated)	\$9.50 / ft ²
Electricity / Energy	Metered

Parking (shared)	Ample
Lease Term (min.)	5 years
Occupancy	Immediate

Main tenants

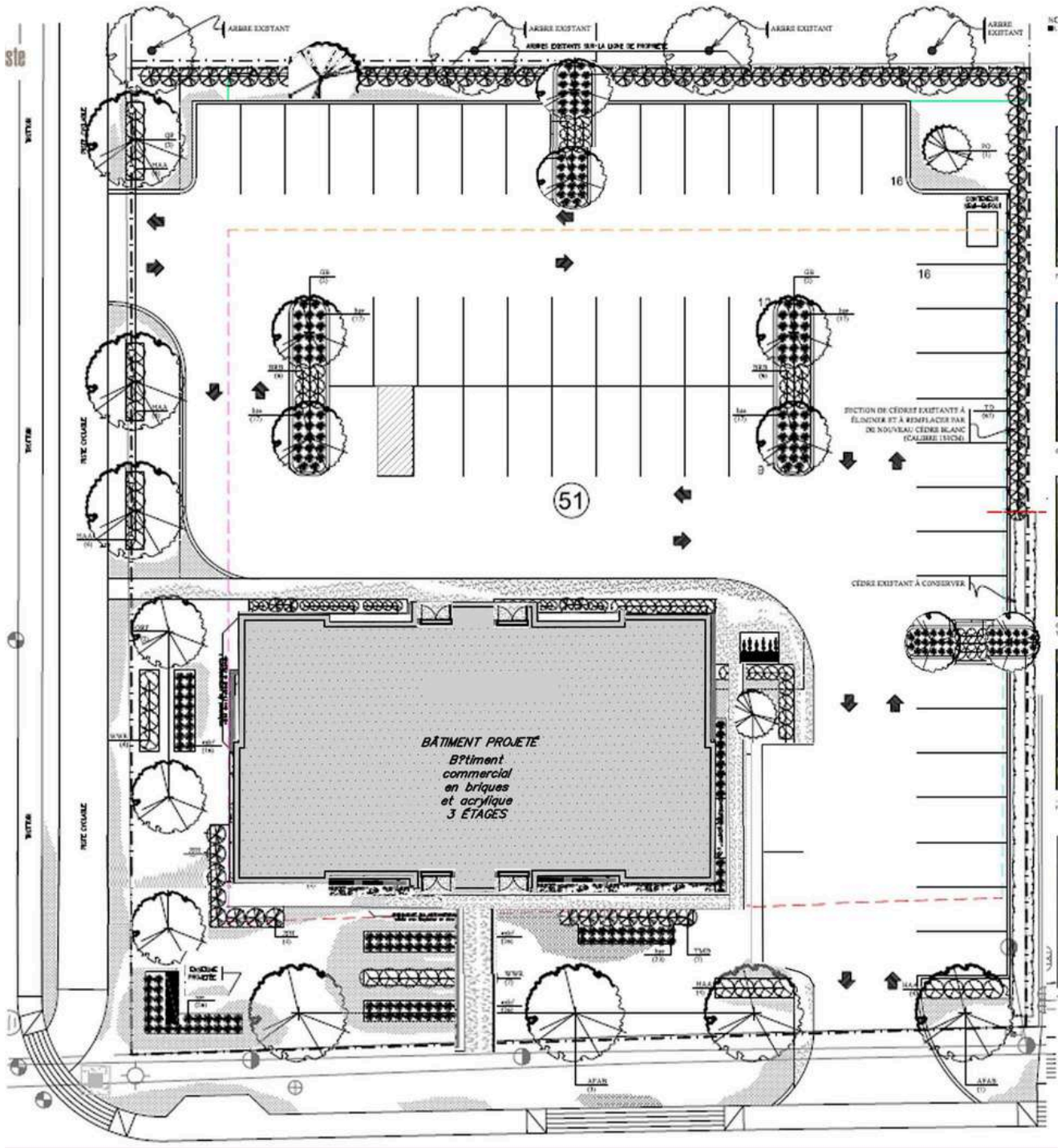


AVAILABLE AREAS

(approximate)

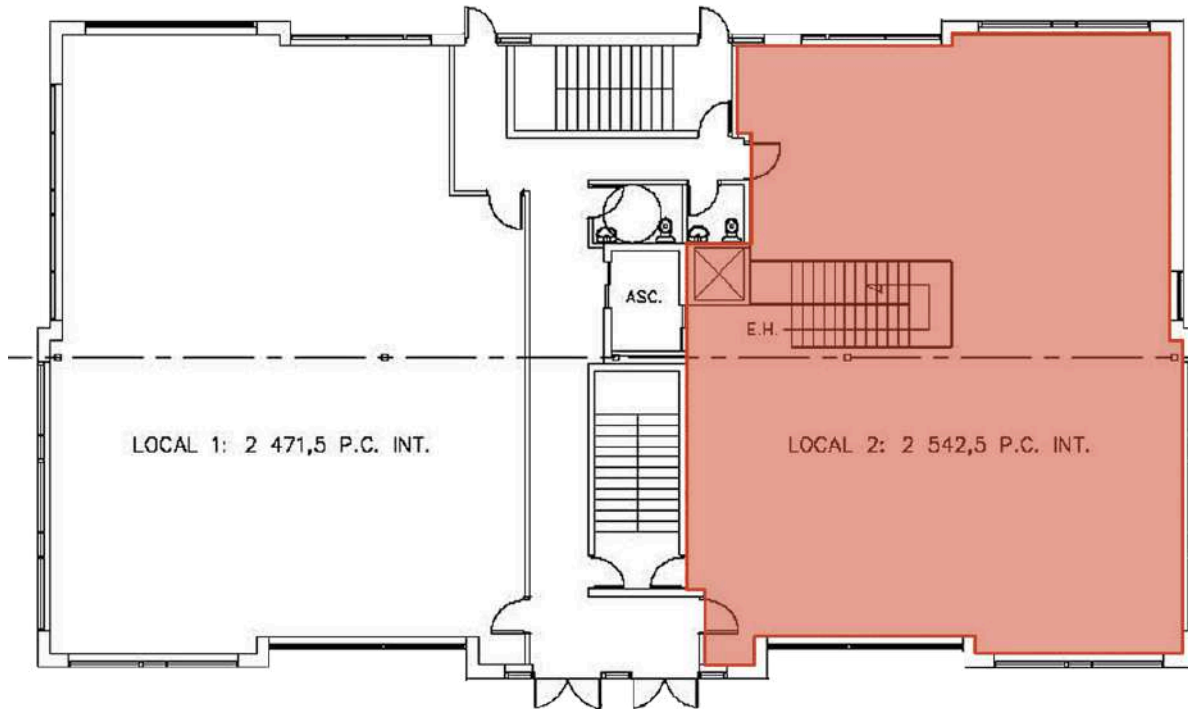
Ground Floor	2,721 ft ²
3rd Floors	1,696 ft ²



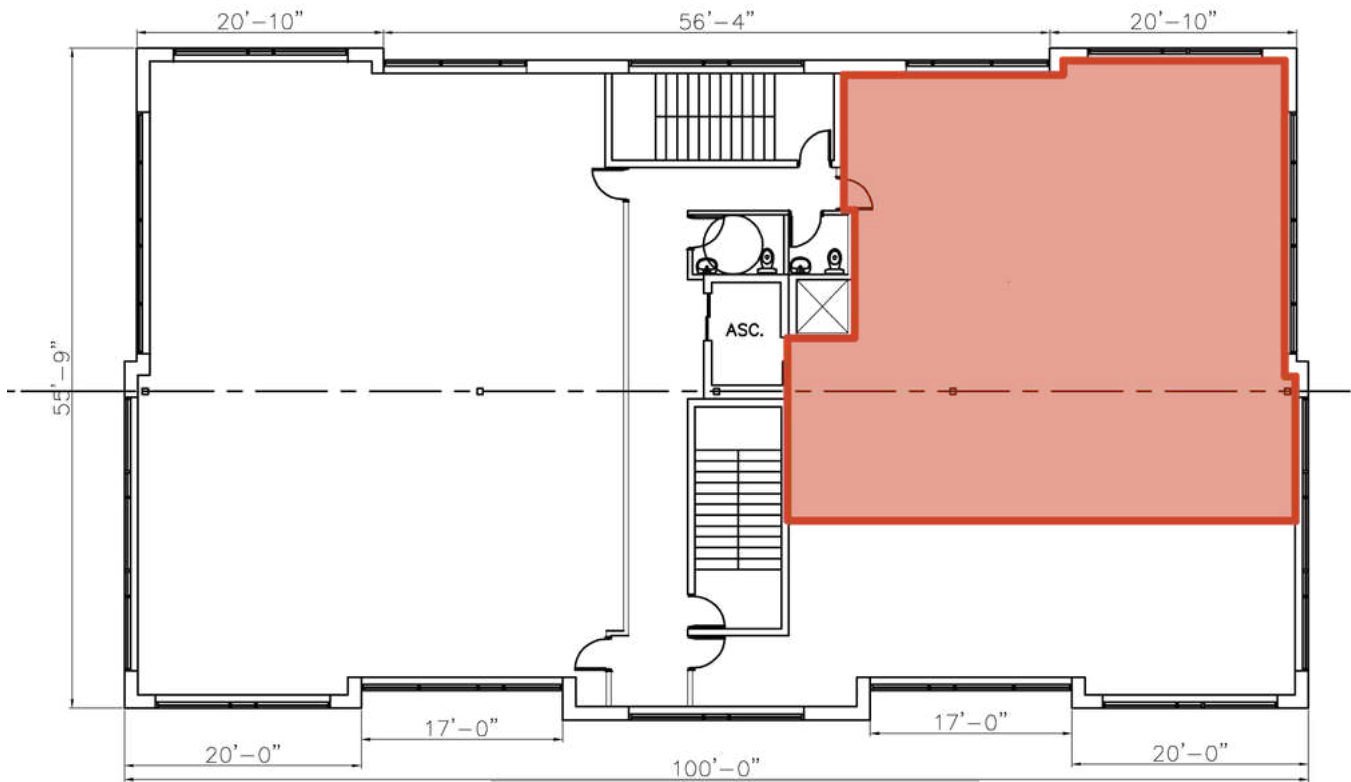


PLAN

Ground Floor



3rd Floor



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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