

# FOR RENT

**SAINT-JEAN-SUR-RICHELIEU**

285, Saint-Luc Boulevard

**COMMERCIAL | OFFICE**

1,696 ft<sup>2</sup>

2,721 ft<sup>2</sup>



**Suzy PARENT**

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**INTERCOM**  
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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

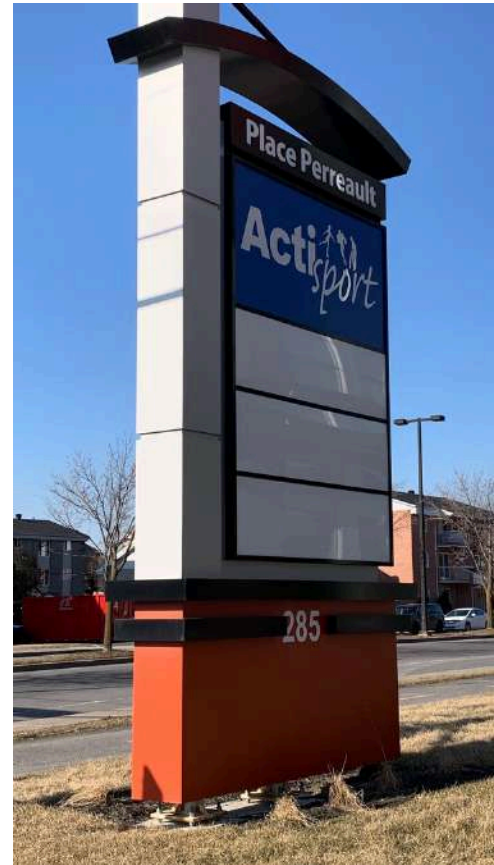


20,797 Households



\$123,147 Average Household Income

*Sitewise - Estimated 2024 Statistics*



## GENERAL INFORMATION

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

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

### Main tenants

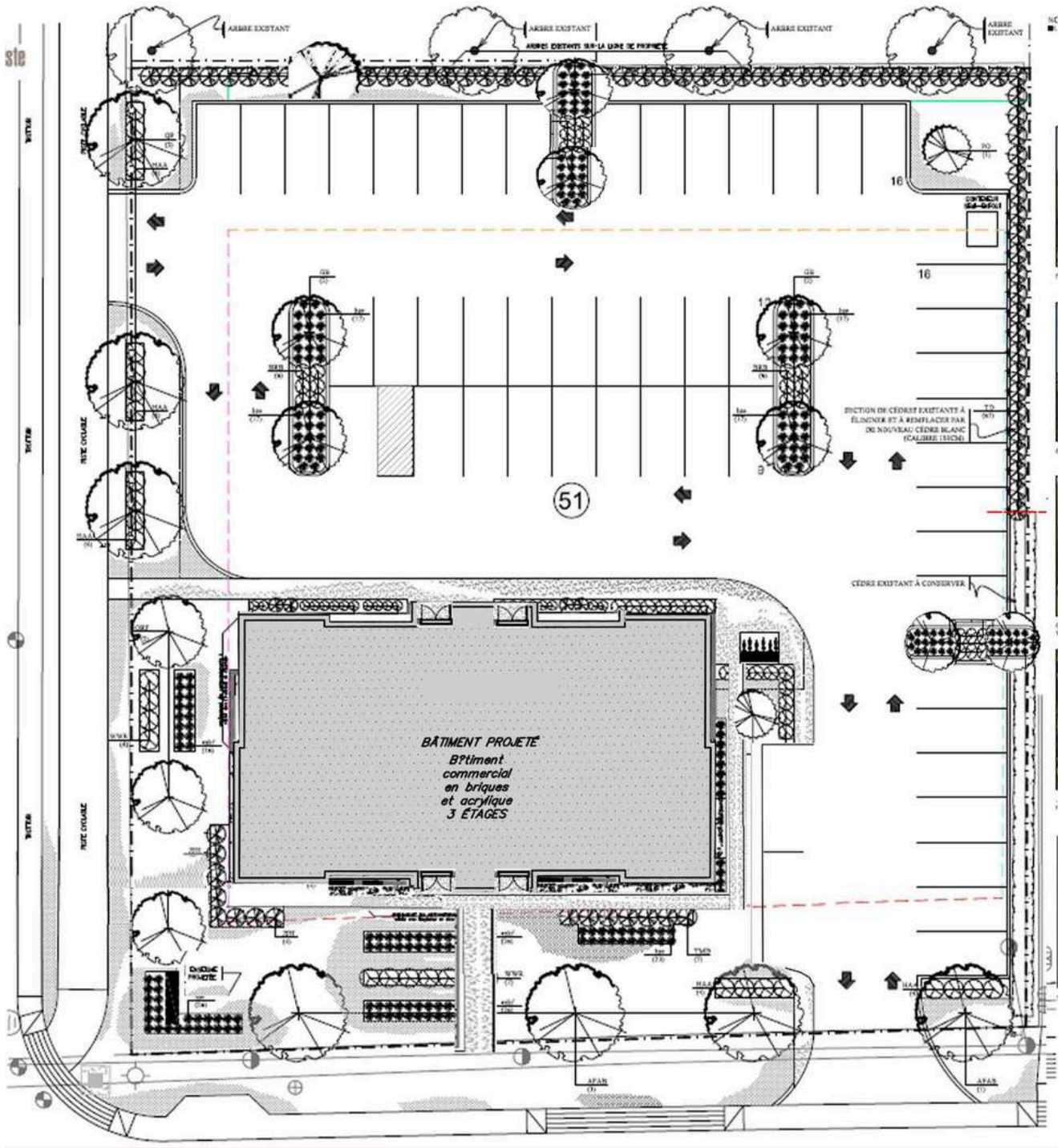


## AVAILABLE AREAS

(approximate)

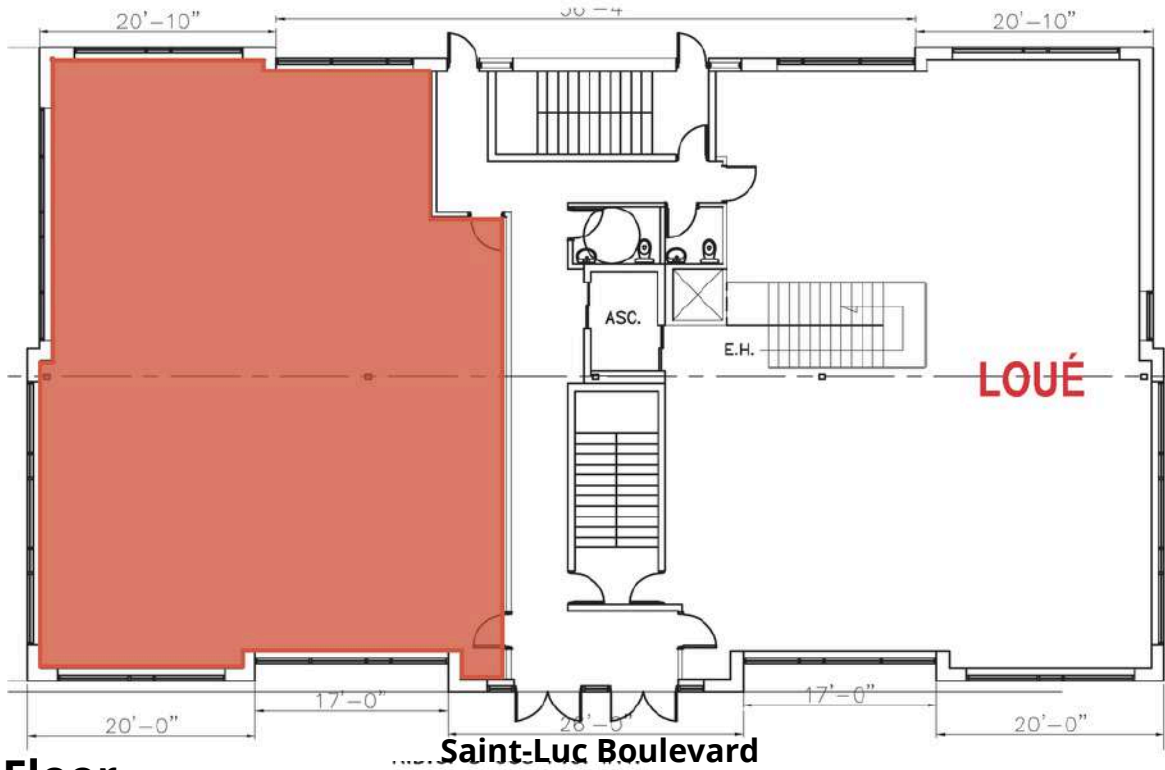
<b>Ground Floor</b>	2,721 ft <sup>2</sup>
<b>3rd Floor</b>	1,696 ft <sup>2</sup>



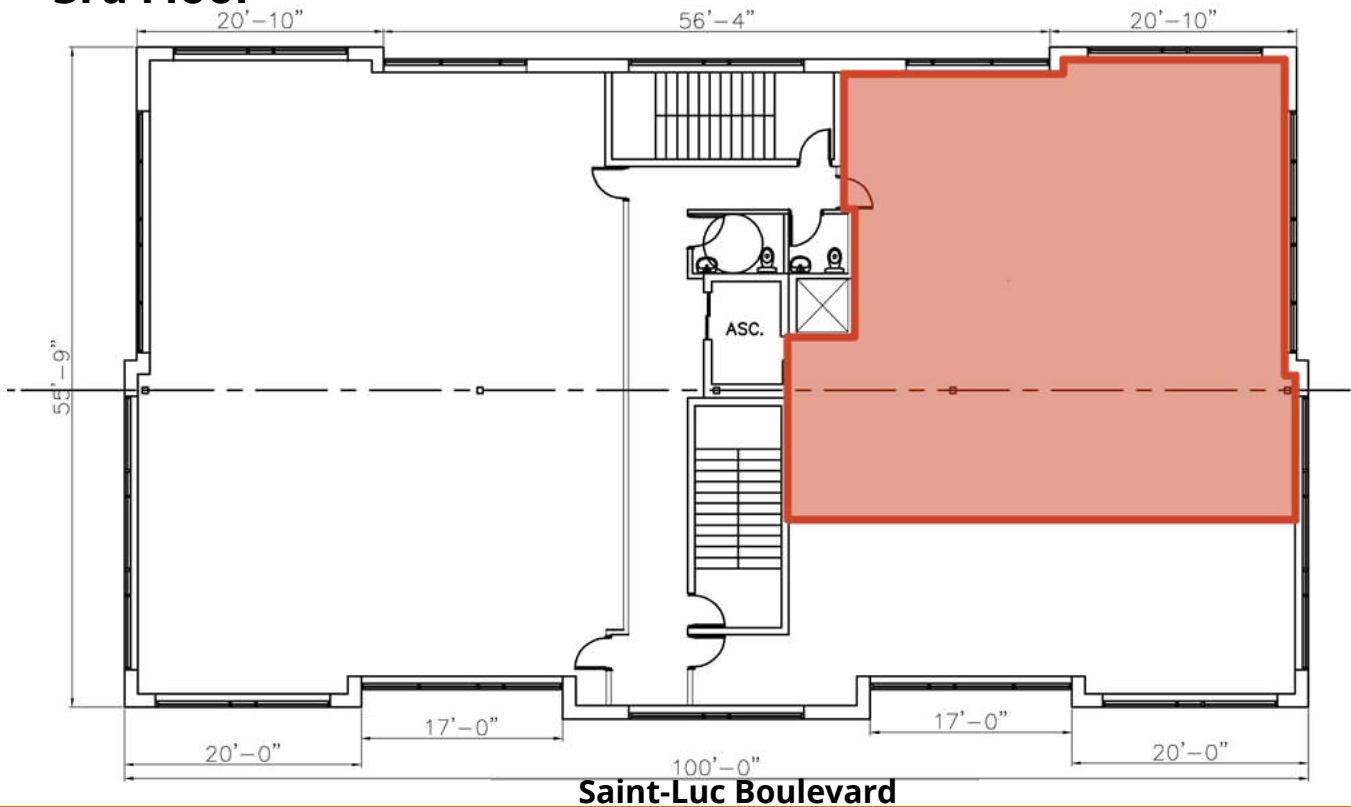


# PLAN

## 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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