

# FOR RENT

**SAINTE-JULIE**

1990, Léonard-de-Vinci Street

**COMMERCIAL**

3,145 ft<sup>2</sup>



Michel LABBÉ

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**450 655-1334**

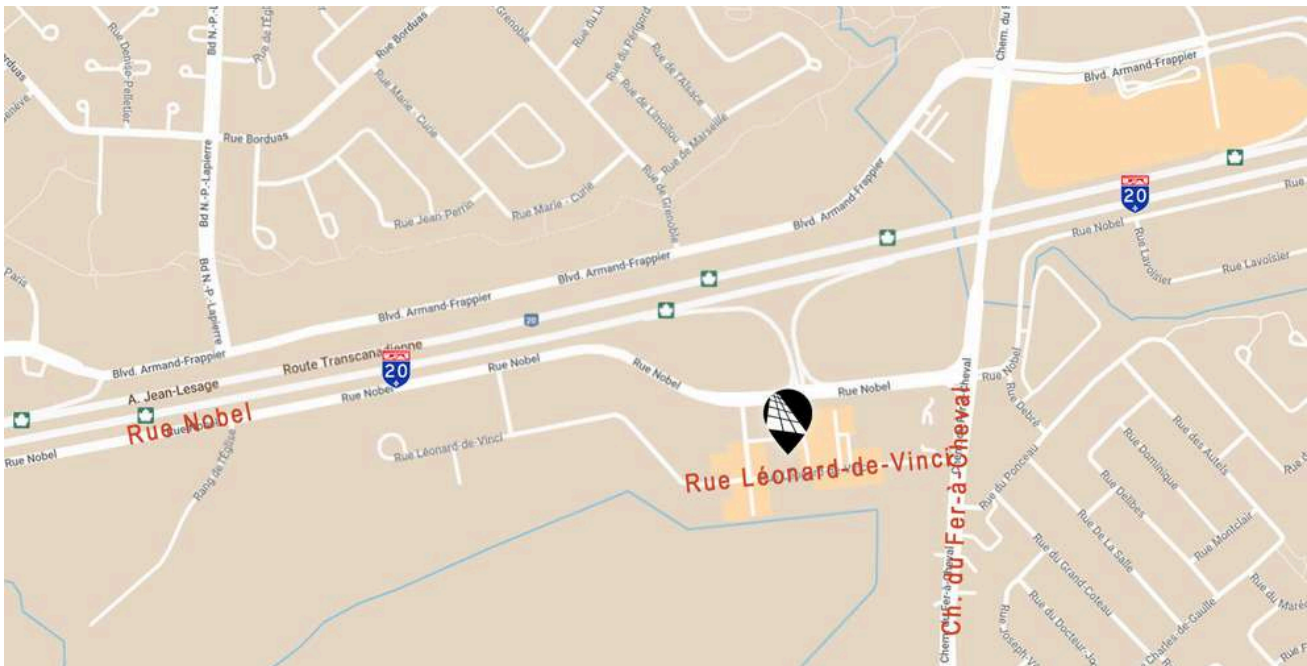


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# HIGHLIGHTS

- Conveniently located near Highway 20 (±250 m)
- Close to many services and restaurants
- Close to residential area
- Ideal for retail or professional services
- Fully-equipped premises:
  - 2 locker rooms with showers
  - Large room
- Access to shared conference room upstairs
- Pylon signage available (\$)







## LOCATION

-  Public Transit  
T32  
Stationnement incitatif (± 1 km)
-  Main Roads  
A20, A30
-  Road Bridge  
Louis-H.-La Fontaine Tunnel (15 km)

## DEMOGRAPHY

(5 km Radius)

-  40,057 Residents
-  30,347 Daytime Active Population
-  15,127 Households
-  \$ 176,058 Average Household Income

Site-wise - Estimated 2024 Statistics





## GENERAL INFORMATION

Net Rent	\$21.00 / ft <sup>2</sup>
Additional Rent	\$8.29 / ft <sup>2</sup>
Electricity / Energy	Metered
Parking (shared)	Ample
Lease Term (min.)	5 years
Availability	30 days

## AVAILABLE AREA

(approximate)

**Suite #101 | Ground Floor** 3,145 ft<sup>2</sup>

### Main tenants:





## TECHNICAL POINTS



Construction  
2015



Zoning  
C-151

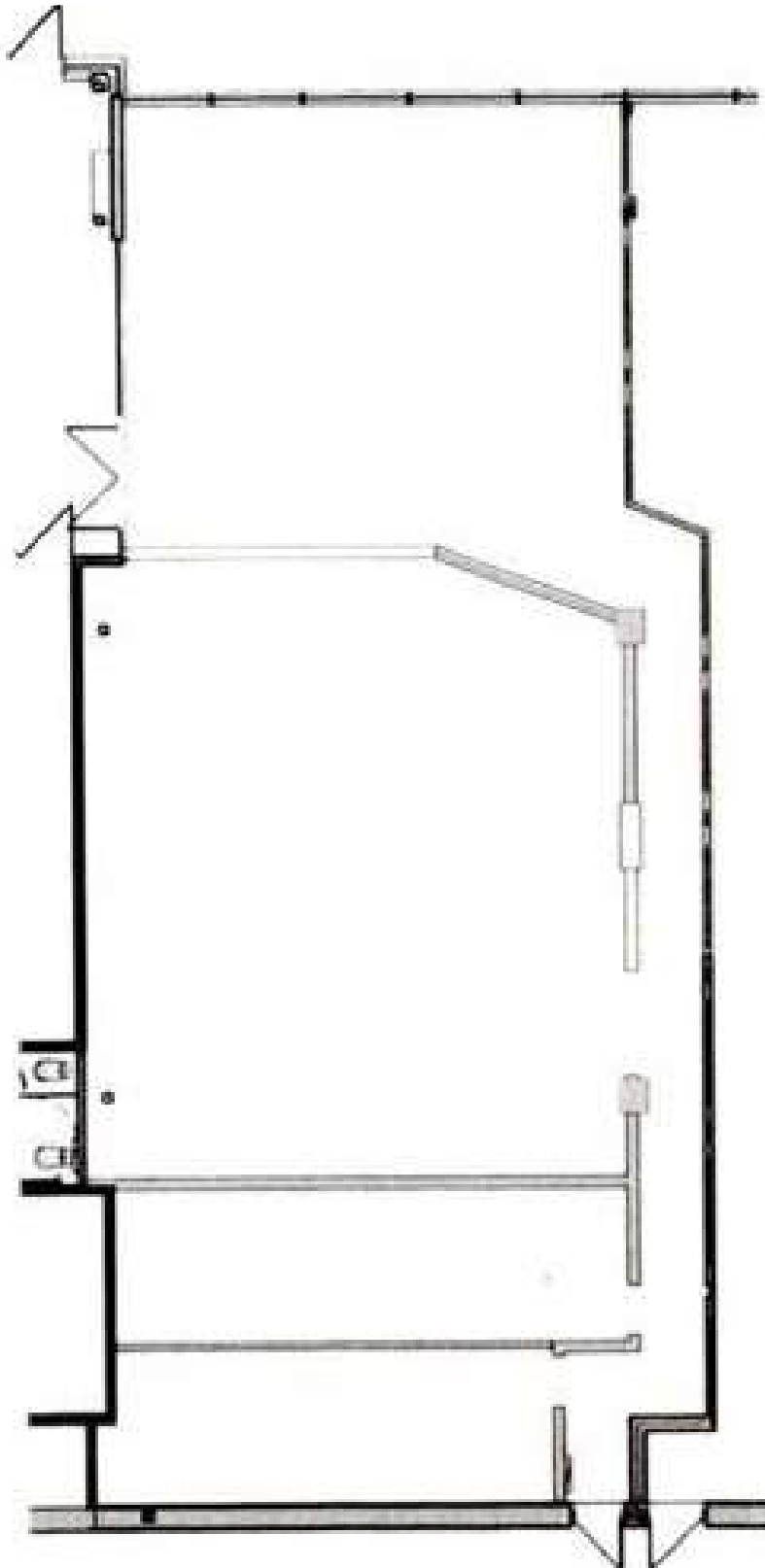


Lot #  
5 432 674



# PLAN

## Léonard-de-Vinci Street





## 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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