

FOR RENT

SAINTE-JULIE

1990, Léonard-de-Vinci Street

OFFICE

1,958 ft²



Michel LABBÉ

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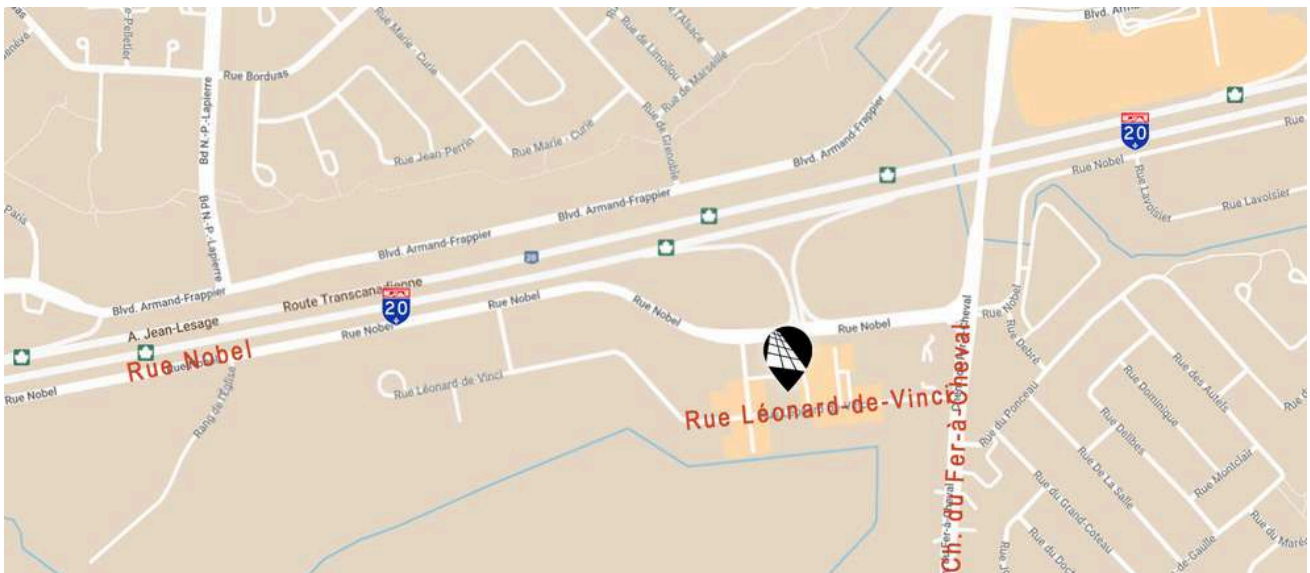


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HIGHLIGHTS

- Conveniently located near Highway 20 (±250 m)
- Close to many services and restaurants
- Close to residential area
- Ideal for business office or professional services
- High-quality existing fixtures and fittings (2015):
 - 9 closed offices
 - 1 conference room (8 people)
 - 1 reception area
 - Kitchenette and storage space
- 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

Sitewise - Estimated 2024 Statistics



GENERAL INFORMATION

Net Rent	\$21.50 / ft ²
Additional Rent	\$8.29 / ft ²
Electricity / Energy	Metered
Parking (shared)	Ample
Lease Term (min.)	5 years
Availability	Immediate

AVAILABLE AREA

(approximate)

Suite #202 | 2nd Floor

1,958ft²

Main tenants:

SPADI'ORO
CENTRE DE SANTÉ MÉDICO-ESTHÉTIQUE

CENTRE DE SANTÉ DENTAIRE
DES *Hauts-Bois*

BLOC
Québécois
Stéphane Bergeron, Député de Montarville

STUDIO MADA
COURS DE GROUPE ÉNERGISANTS

Isothermic
Portes et fenêtres

Clinique podiatrique
SAINTE-JULIE



TECHNICAL POINTS



Construction
2015



Zoning
C-151



Lot #
5 432 674



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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November 7th, 2024