

FOR RENT

BOUCHERVILLE

1190, Nobel Place

OFFICE

2,552 ft²



Michel LABBÉ

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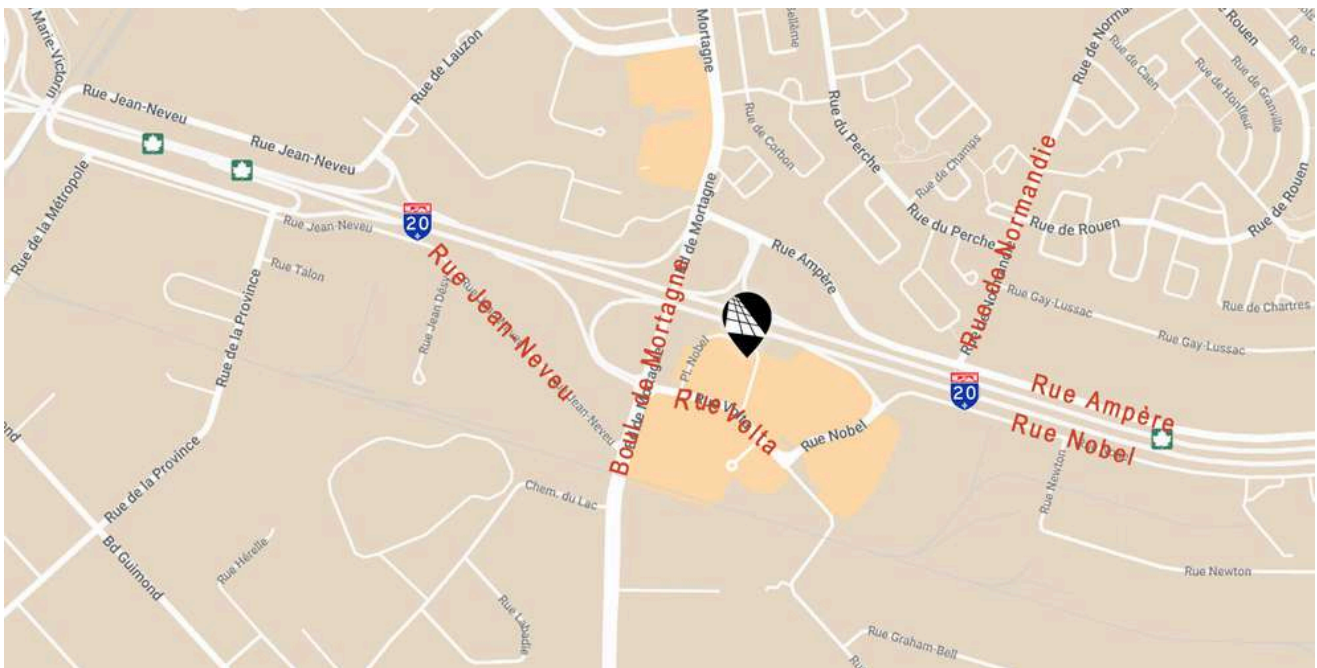


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HIGHLIGHTS

- Exceptional highway visibility, fronting on Highway 20
- Less than 25 minutes from downtown Montreal
- Close to many services and Complexe 20/20
- Average annual daily traffic flow is 67,000 passages in front of the building (atlas du transport)
- Fully equipped, high-quality offices, ideal for professionals
- Bright with abundant windows



LOCATION

- Public Transit
RTL: 25, 123, T89
- Main Roads
H20, H30, R132
- Road Bridges
Louis-H.-La Fontaine Tunnel (3 km)
and Jacques-Cartier Bridge (10 km)

DEMOGRAPHY (5 km Radius, excluding Montreal)

- 91,685 Residents
- 118,497 Daytime Active Population
- 38,886 Households
- \$ 154,195 Average Household Income

Sitewise - Estimated 2024 Statistics



GENERAL INFORMATION

Net Rent	\$22.00 / ft ²
Additional Rent	\$10.00 / ft ²
Electricity / Energy	Included
Maintenance	Included
Parking (shared)	Ample
Lease Term (min.)	5 years
Availability	Immediate

AVAILABLE AREA

(approximate)

Suite 201 (2nd Floor)

2,552 ft²

Main tenants:





TECHNICAL POINTS



Construction
2003



Zoning
C-673



Lot #
2 515 391,
2 515 443



A/C
Yes



Heating
Geothermal energy



W/C
Shared



Elevator
Yes (1)



Number of floors
3

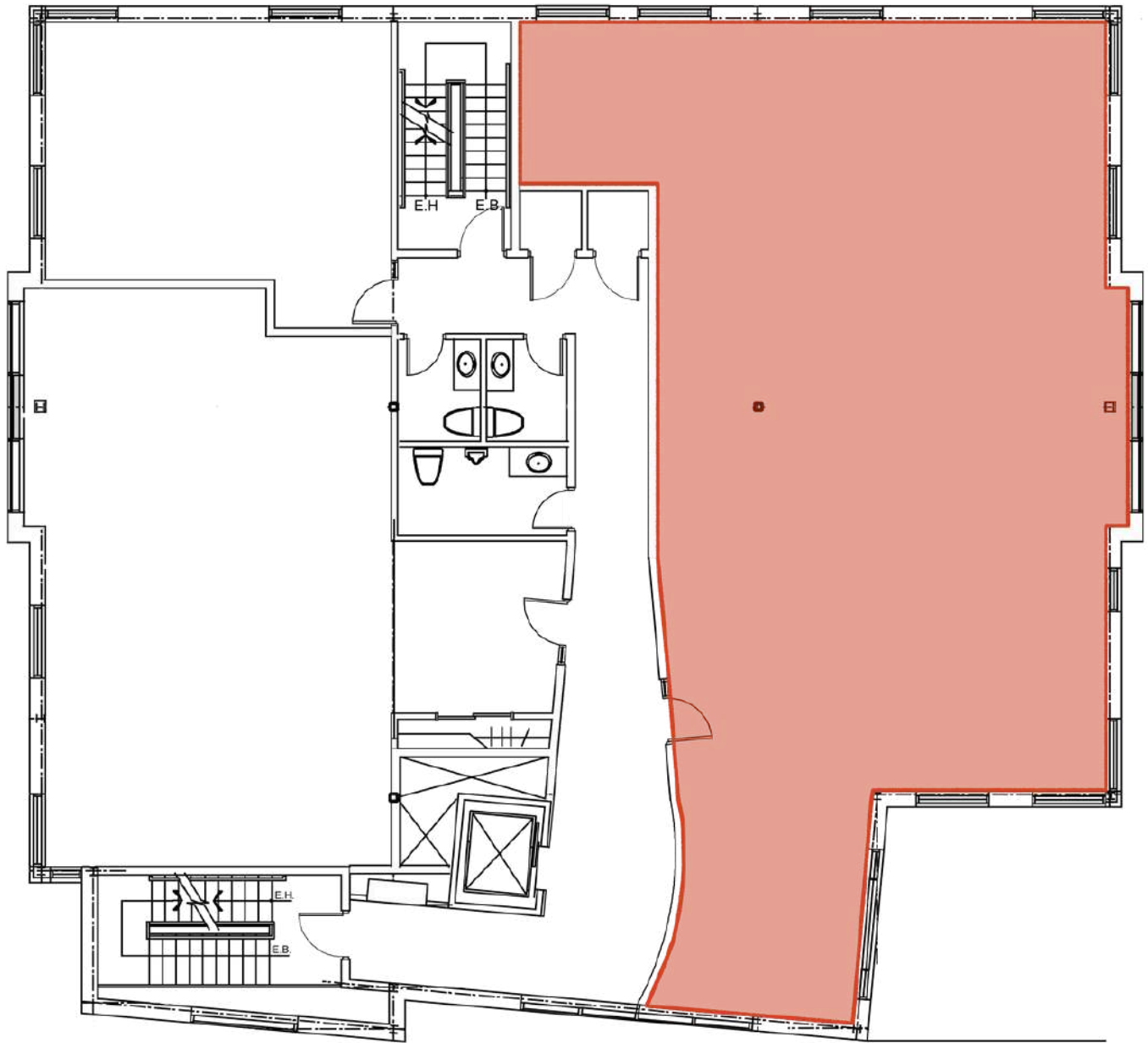


Security
Intrusion alarm



Certification
Energy-efficient

PLAN - Suite 201



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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