

FOR RENT

BOUCHERVILLE

1190, Nobel Place

OFFICE

2,552 ft²



Michel LABBÉ

Immobilier Michel Labbé inc.
Certified Real Estate Broker AEO
m.labbe@intercomsi.com

450 655-1334

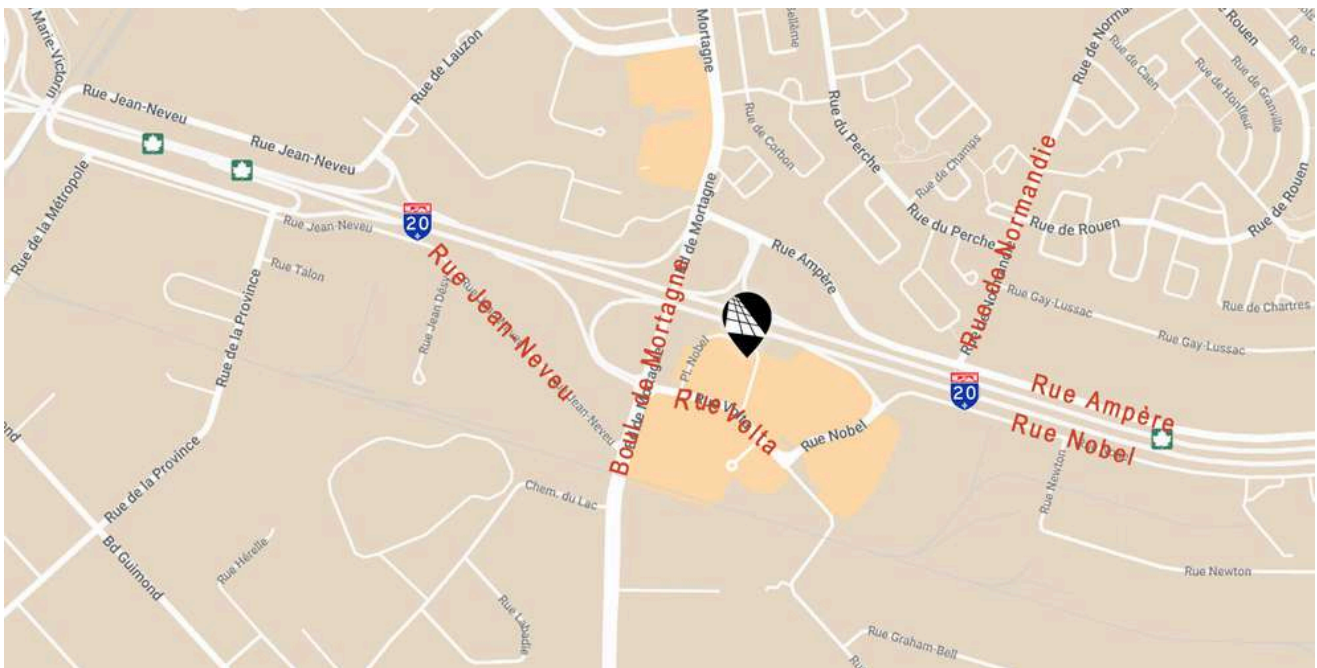


INTERCOM
SERVICES IMMOBILIERS
Agence immobilière




 intercomsi.com

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

Site-wise - 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

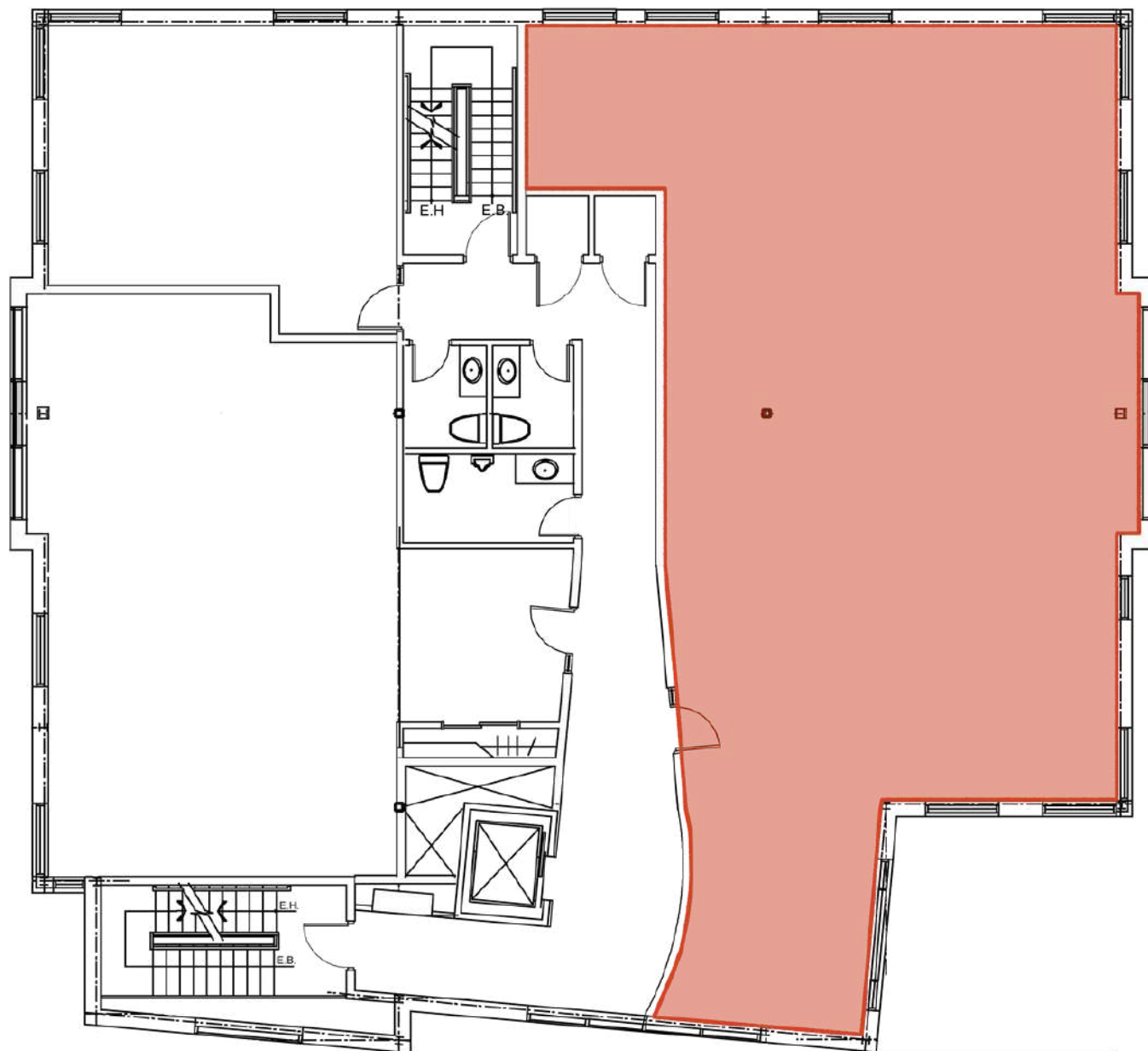


Security
Intrusion alarm



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.



Michel
LABBÉ

Partner
Certified Real Estate Broker AEO
m.labbe@intercomsi.com

450 655-1334



INTERCOM
SERVICES IMMOBILIERS
Agence immobilière

This document has been prepared by Intercom Services Immobiliers for advertising and general information only. Intercom Services Immobiliers assumes no responsibility for any error or whatsoever omission. This information is submitted to the best of our knowledge and is subject to change without notice. This publication is the copyrighted property of Intercom Services Immobiliers and/or its licensor(s) © 2024 All rights reserved

November 7th, 2024