

FOR RENT

VARENNES

201, du Petit-Bois Road

OFFICES

3,391 ft²



Suzy PARENT

Certified Real Estate Broker AEO

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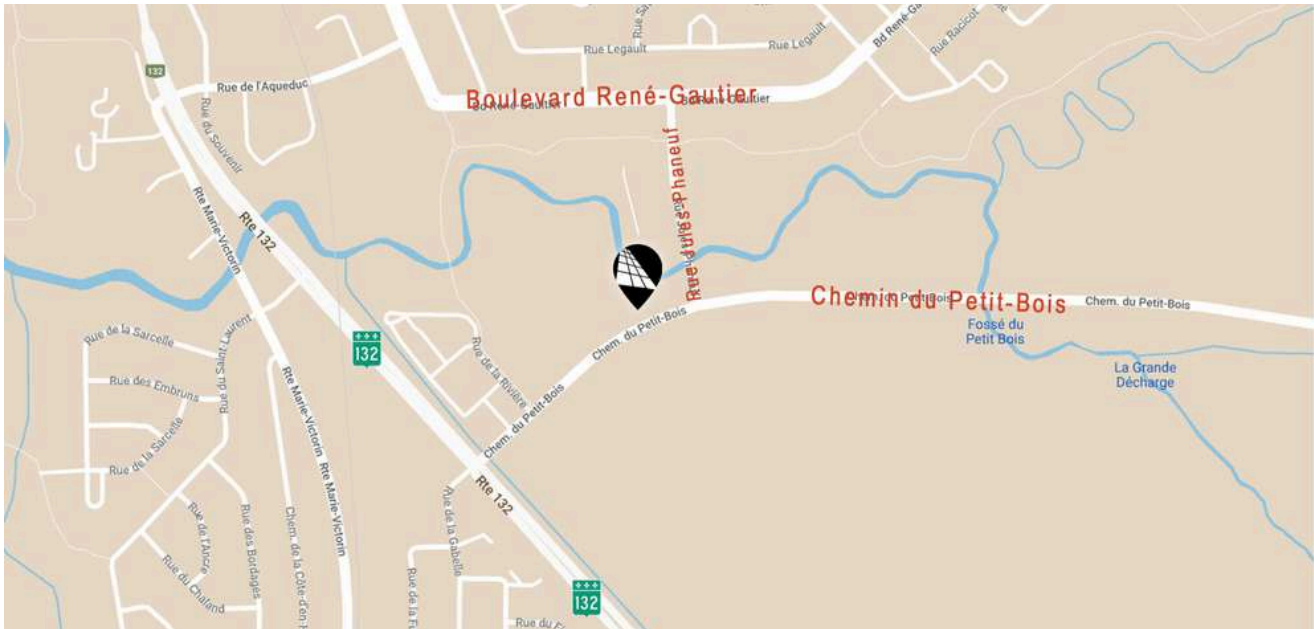


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HIGHLIGHTS

- Located at the entrance to the town of Varennes, adjacent to retail businesses and a residential area
- Optimal location, a stone's throw from Route 132
- Recent construction, modern architectural building with beautiful windows
- Located on the 2nd floor of a business (Uniprix)
- Premium quality layout, currently occupied by healthcare professionals (plan available)
 - 10 closed offices
 - Reception area
 - Waiting room
- Exterior signage available (\$)




LOCATION

 Public Transit
exo: 532, 709, 710, 720, 721, 722,
750, 751


 Main Roads
R132, H20

 Road Bridge
Louis-H.-La Fontaine Tunnel (12 km)

DEMOGRAPHY (5 km Radius)

 25 003 Residents

 21 179 Daytime Active Population

 9 923 Households

 \$ 153 172 Average Household Income

Sitewise - Estimated 2024 Statistics



GENERAL INFORMATION

Net Rent \$20.00 / ft²
 Additional Rent \$10.00 / ft²
 Electricity / Energy Excluded

Parking (shared) Ample
 Lease Term (min.) 5 years
 Availability To be discussed

AVAILABLE AREA


(approximate)

Suite 201 (2nd Floor) 3,391 ft²

TECHNICAL POINTS

 Construction 2015

 Zoning M-575

 Lot # 6 224 442

MAIN TENANTS:



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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