

FOR RENT

LONGUEUIL

2360, Marie-Victorin Boulevard

OFFICE

1 108 ft²

1 604 ft²

OR 2 712 ft²



Michel LABBÉ

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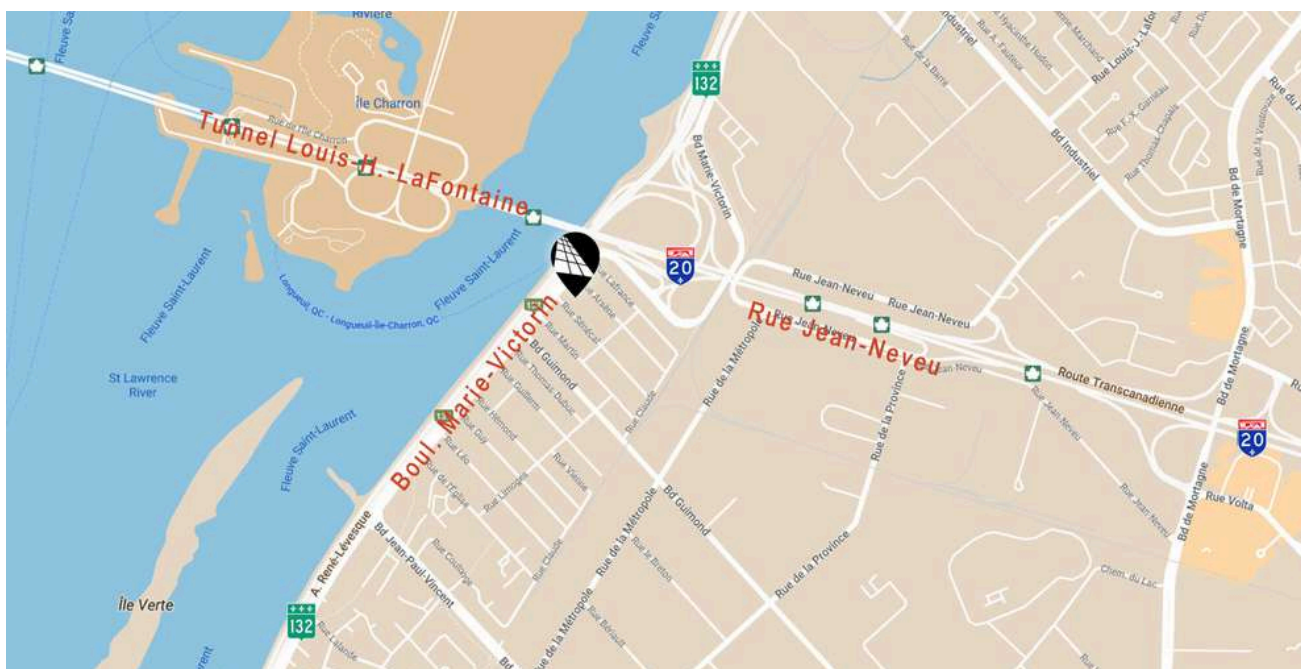
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HIGHLIGHTS



- Strategic location, easy access to Highway 20 and Route 132
- Fast access to Montreal, 500 m from the Louis-H.-La Fontaine Tunnel
- Excellent highway visibility
- Average annual daily traffic flow of 82,000 vehicles in front of the building
- Ideal for professional offices
- Fully-equipped office space
- Abundant fenestration, bright lighting



LOCATION

-  Public Transit
#25 and 81
-  Main Roads
R132, A20, A30
-  Road Bridges
Louis-H.-LaFontaine Tunnel (500 m)
and Jacques-Cartier Bridge (±8,6 km)

DEMOGRAPHY (5 km Radius, excluding Montreal)

-  82 802 Residents
-  103 970 Daytime Active Population
-  36 483 Households
-  \$143 724 Average Household Income

Sitewise - Estimated 2024 Statistics



GENERAL INFORMATION

Gross Rent \$25.00 / ft²
 Electricity / Energy Included
 Maintenance of leased premises Excluded

Parking (shared) 30 stalls
 + street parking allowed

Lease Term (min.) 5 years

Availability Immediate

AVAILABLE AREA

(approximate)

Office #1	1,604 ft ²
Office #2	1,108 ft ²
	<hr/>
	2,712 ft ²

Suites level Ground Floor

Main tenants:





TECHNICAL POINTS



Construction
1981



Renovation
2005



Zoning
C21-081



Lot #
2 587 577



A/C
Yes



Heating
Electric

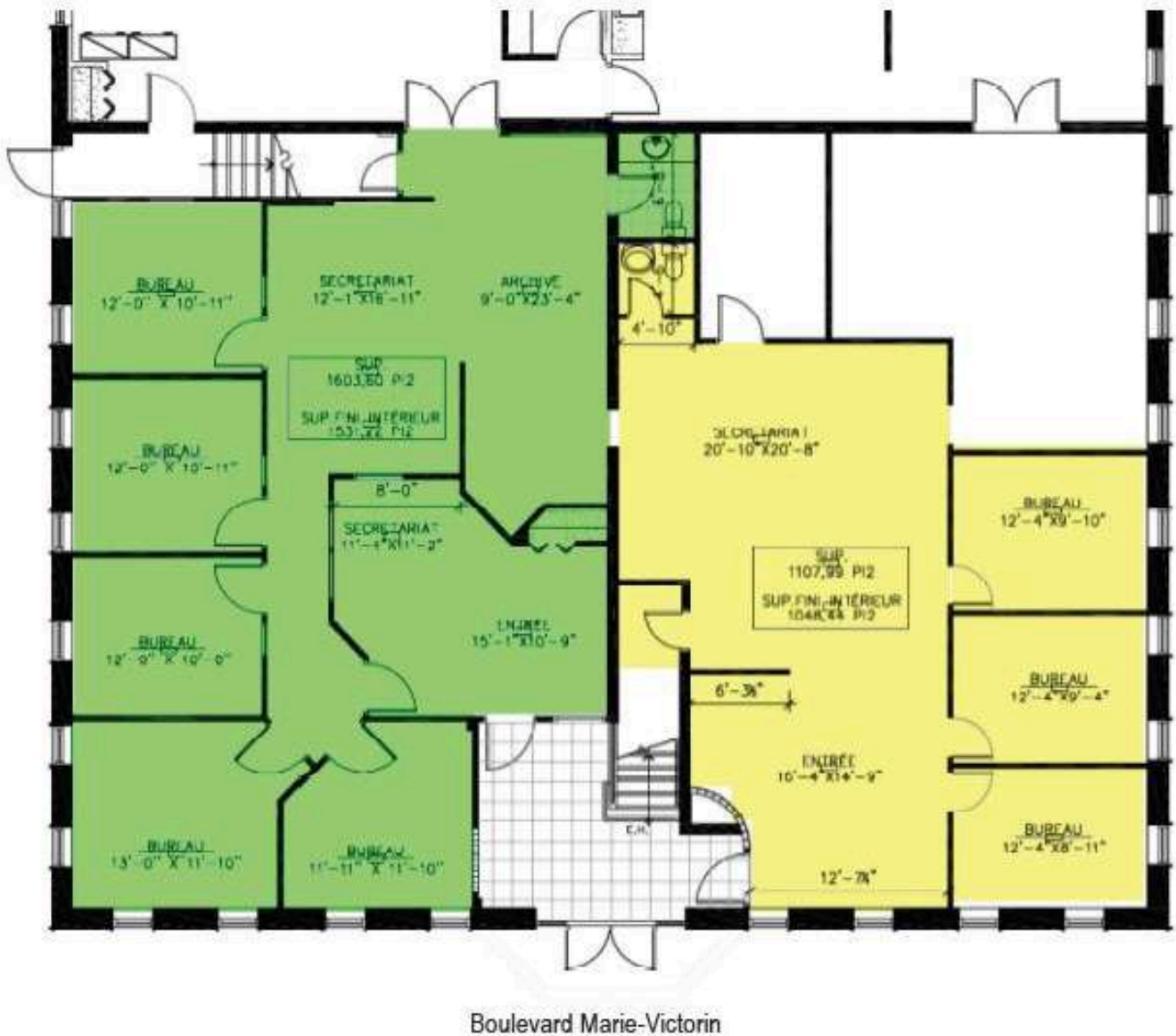


W/C
Private

PLAN

Office 1,604 ft²

Office 1,108 ft²



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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October 10th, 2024