

FOR RENT

LONGUEUIL

375, Roland-Therrien boulevard

OFFICE

1,806 ft²

2,479 ft²

4,397 ft²

10,065 ft²

10,205 ft²

CPA
Stantec

Michel LABBÉ

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

450 655-1334

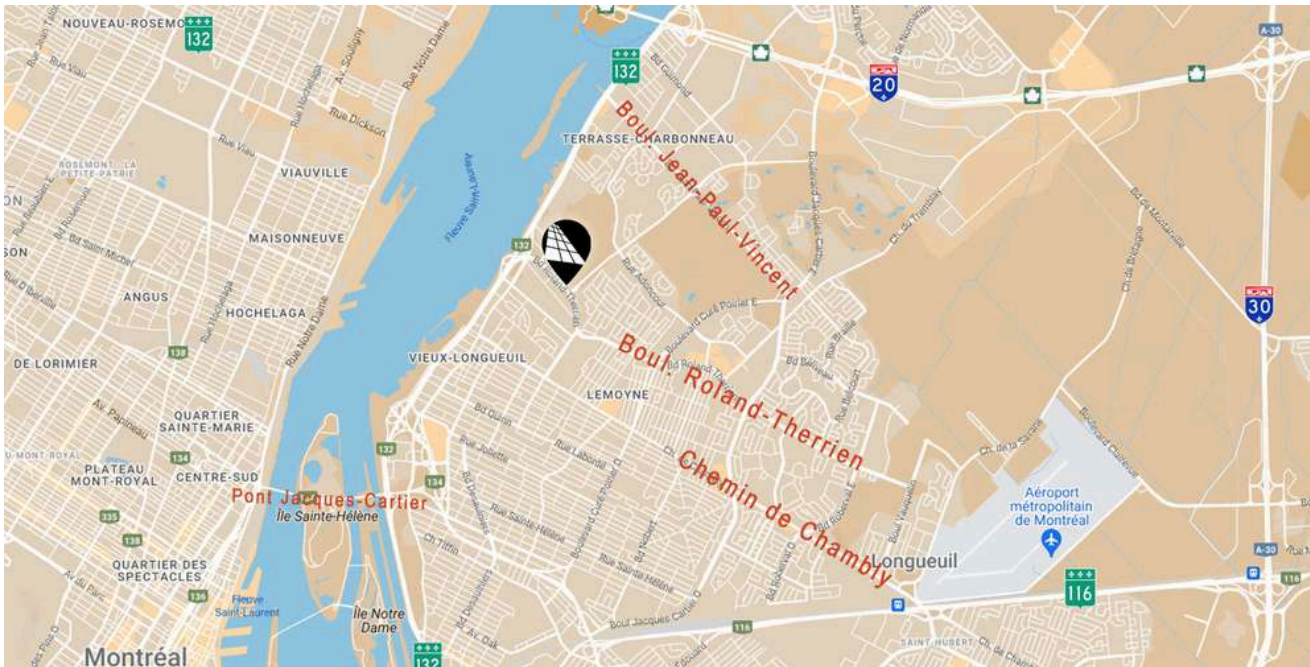
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HIGHLIGHTS

- Strategic location near Route 132
- Located on a busy boulevard (Roland-Terrien)
- Office space in a prestigious building
- Abundant fenestration
- Security guard 7 days a week
- Indoor parking available (\$)



LOCATION



Public Transit
#17, 76, 325, 700, 720,
730, 731



Main Roads
R132, A20, A30



Road Bridges
Louis-H.-La Fontaine Tunnel ($\pm 4,1$ km)
and Jacques-Cartier Bridge ($\pm 4,6$ km)

DEMOGRAPHY (5 km Radius, excluding Montreal)



145,010 Residents



151,396 Daytime Active Population



70,387 Households



\$ 112,269 Average Household Income

Sitewise - Estimated 2024 Statistics



GENERAL INFORMATIONS

Base Rent	Upun request
Additional Rent (estimated)	13.25\$ / ft²
Electricity / Energy	Included
Parking (interior)	27 stalls
Parking (exterior)	207 stalls

AVAILABLE AREAS

(approximate)

Suite 100	10,205 ft²
Suite 140	4,397 ft²
Suite 220	2,479 ft²
Suite 230	1,806 ft²
Suite 510	10,065 ft²

*Areas can be adapted to tenant's need

Main tenants :





TECHNICAL POINTS



Construction
1990



Zoning
C21-020



Lot #
2 009 049



Toilette
Shared



Universal access
Yes



Elevators
2

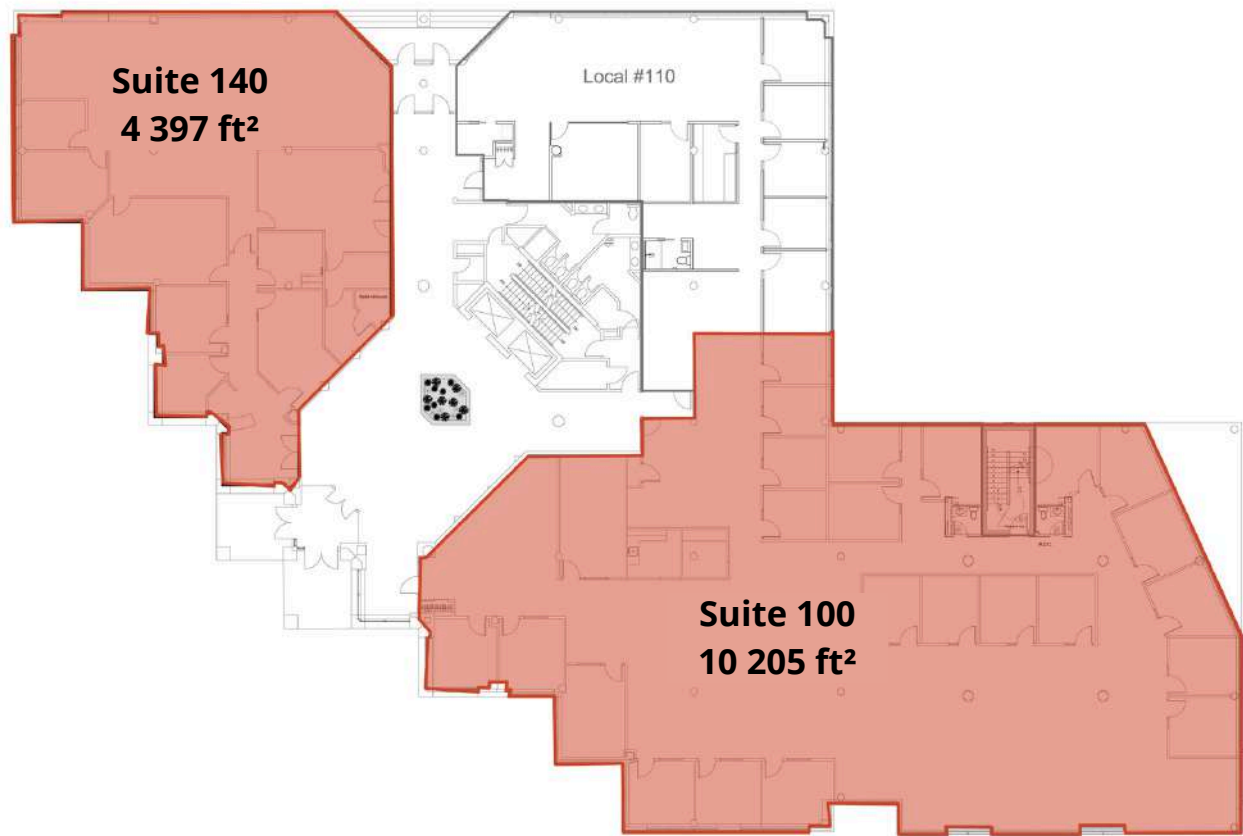


Sprinklers
Yes (basement &
ground floor)

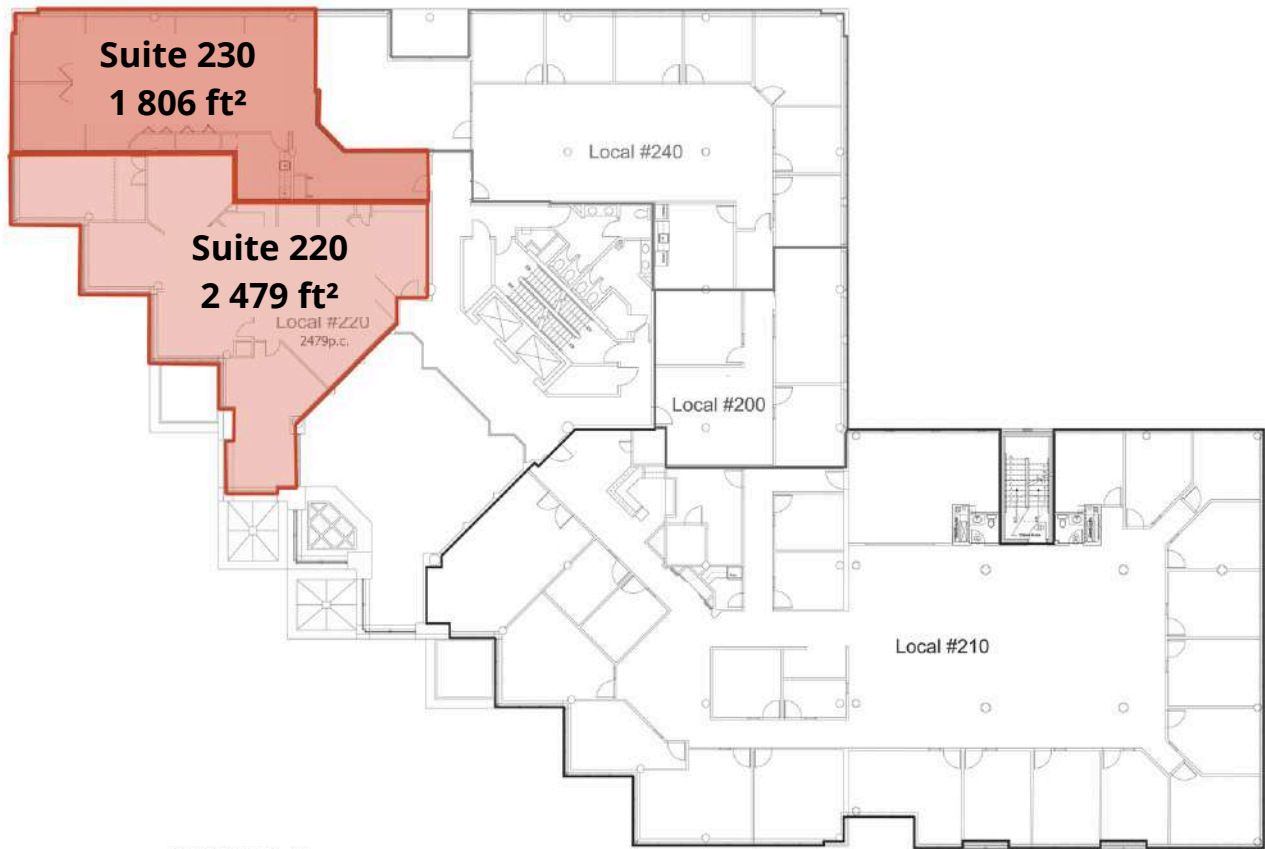


Clear Height
± 10'

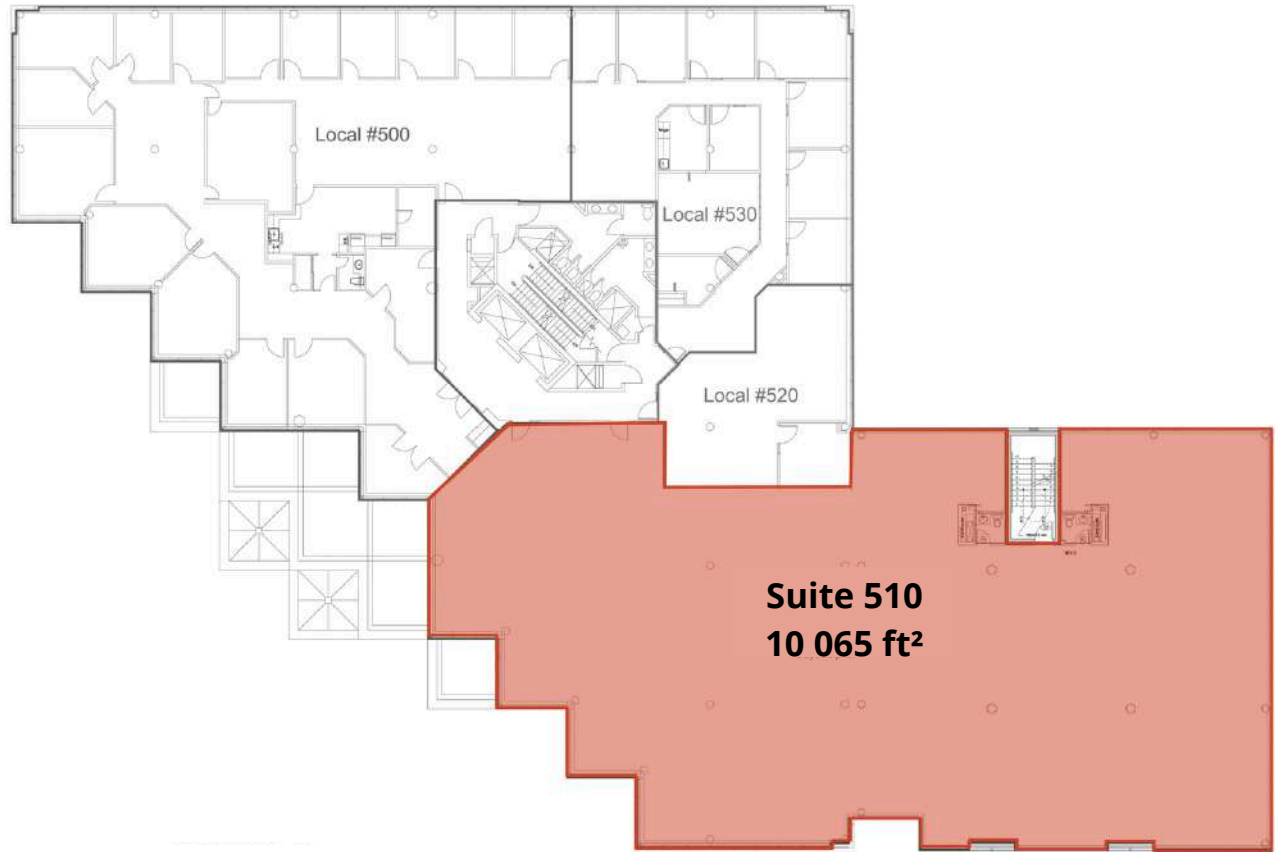
PLAN - Ground floor



PLAN - 2nd floor



PLAN - 5th floor



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 23th, 2024