

# FOR RENT

**VARENNES**

201, du Petit-Bois Road

**OFFICES**

3,391 ft<sup>2</sup>



**Suzy PARENT**

Certified Real Estate Broker AEO

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**450 655-1334**

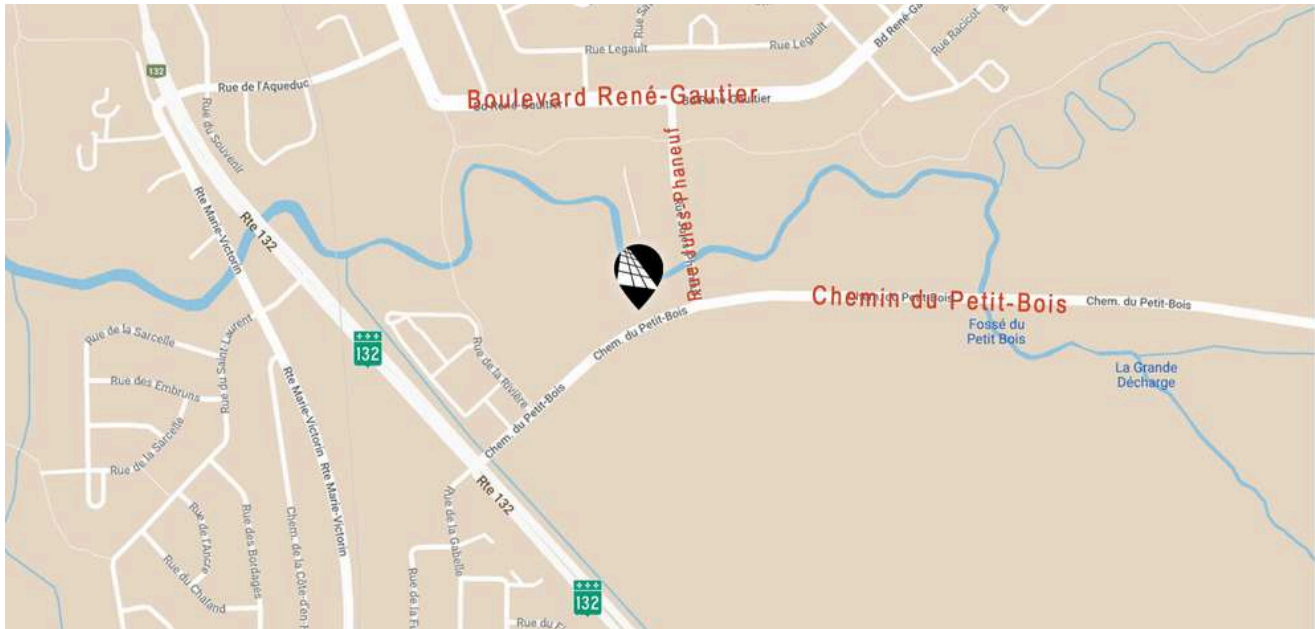


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# HIGHLIGHTS

- 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), Elevator
- 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



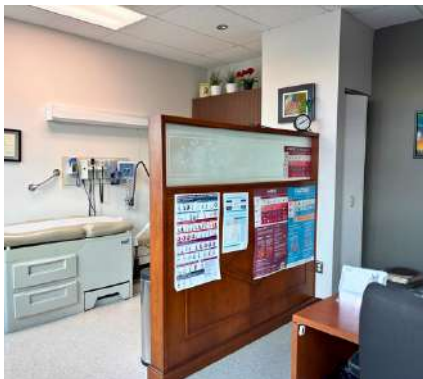
\$ 153 172 Average Household Income

*Sitewise - Estimated 2024 Statistics*



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## GENERAL INFORMATION

Net Rent \$20.00 / ft<sup>2</sup>  
 Additional Rent \$10.00 / ft<sup>2</sup>  
 Electricity / Energy Excluded

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

## AVAILABLE AREA


(approximate)

**Suite 201 (2nd Floor)** 3,391 ft<sup>2</sup>

## TECHNICAL POINTS

 Construction 2015

 Zoning M-575

 Lot # 6 224 442

 Elevator Yes

## 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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