

# FOR RENT

**SAINTE-JULIE**

2113, Armand-Frappier Boulevard

**COMMERCIAL | OFFICE**

2,004 ft<sup>2</sup>



Michel LABBÉ


Certified Real Estate Broker AEO

[m.labbe@intercomsi.com](mailto:m.labbe@intercomsi.com)

**450 655-1334**

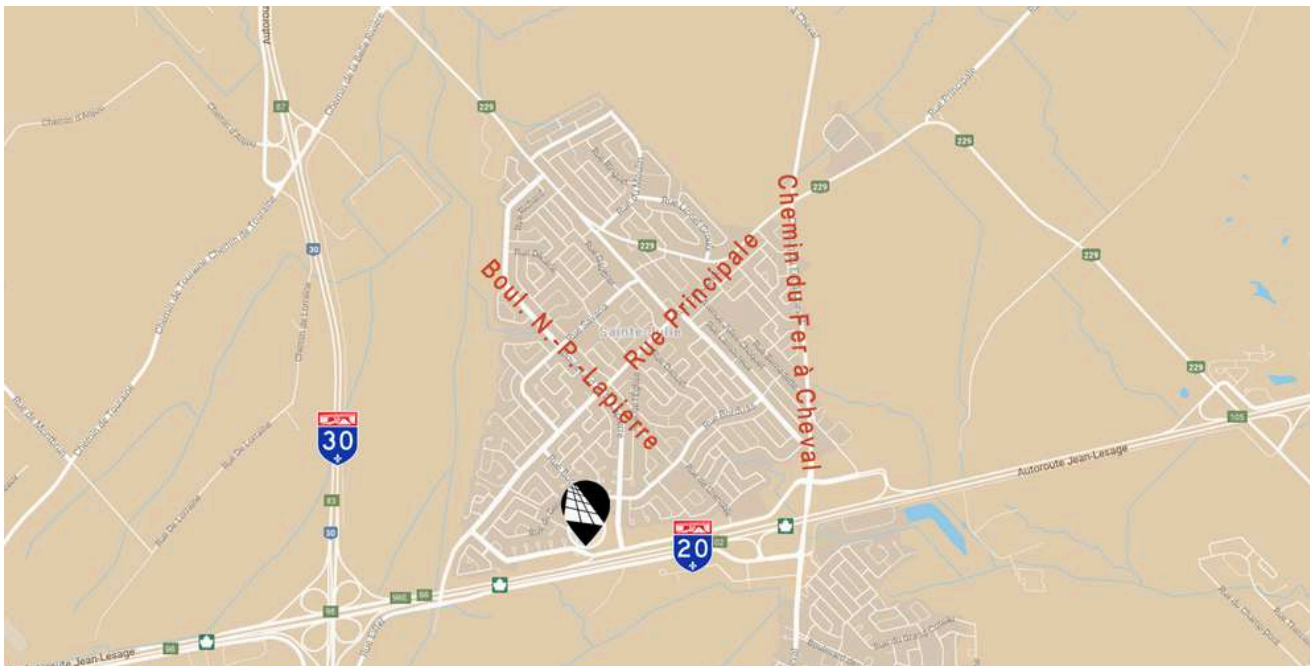


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# HIGHLIGHTS





- New construction built to suit tenant’s needs (upon agreement)
- Great visibility on the northeast side of Highway 20 (Exit 102)
- Average annual daily traffic flow is 82,000 crossings in front of the building (Transport Québec)
- Near residential sector
- 120 m from the Highway 20 West entrance, ± 2 km from the Sainte-Julie Park-and-Ride lot and Highway 30 (Exit 98 on the A20)
- Modern and refined architecture with large fenestration
- Signage available on building



## LOCATION

-  Public Transit  
#3, 6, 8, 7
-  Main Roads  
H20, H30
-  Road Bridge  
Louis-H.-La Fontaine tunnel  
(±10 km)

## DEMOGRAPHY (5km radius)

-  40,978 Residents
-  31,429 Daytime Population
-  15,740 Households
-  \$177,211 Average Household Income

*Sitewise - Estimated 2024 Statistics*



## GENERAL INFORMATION

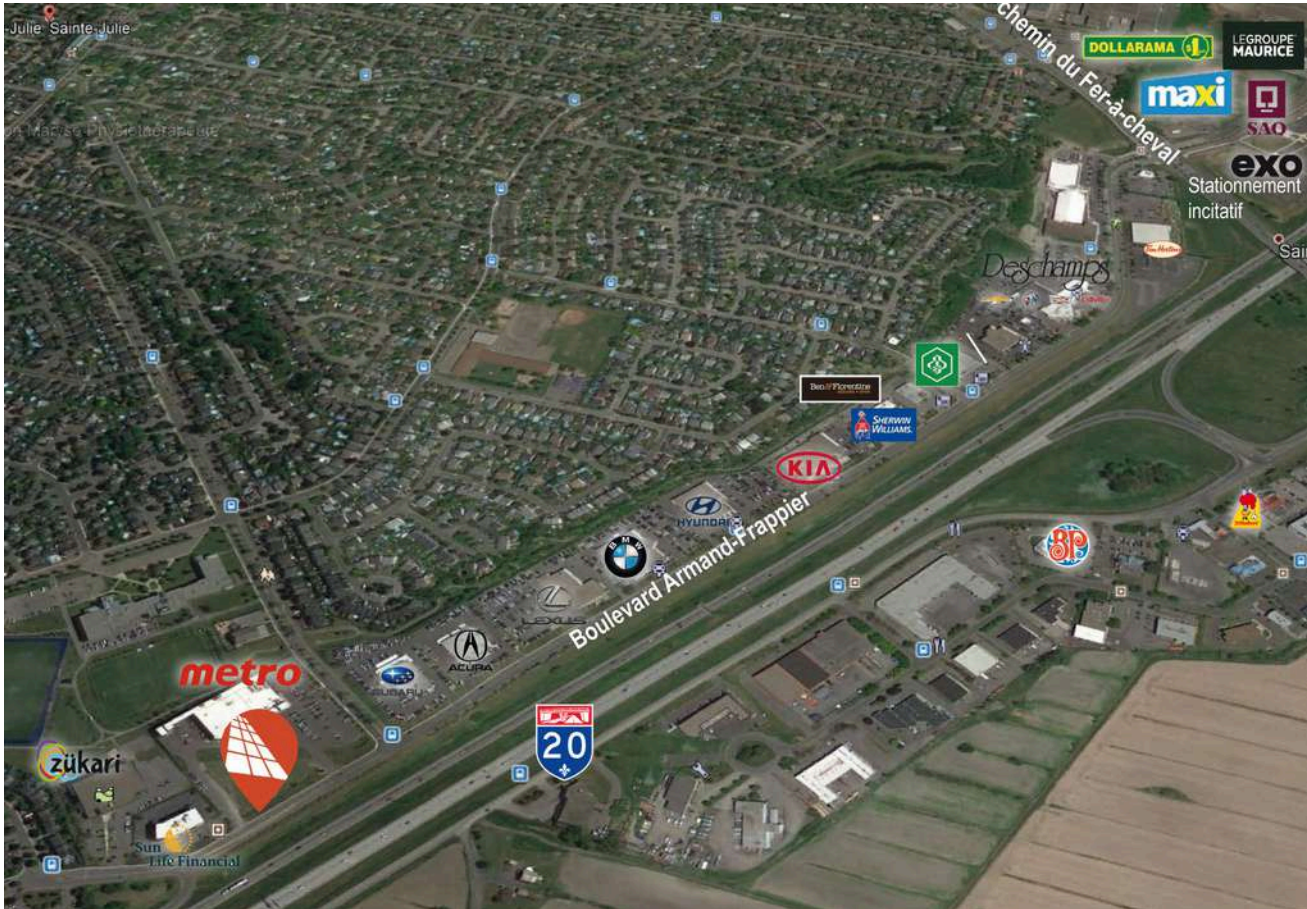
Net Rent	\$21.00 / ft <sup>2</sup>
Additional (estimated)	\$8.00 / ft <sup>2</sup>
Electricity / Energy	Excluded
Parking (shared)	316 stalls
Lease term (min.)	5 years
Availabilities	Immediate

## AVAILABLE AREA

	(approximative)
<b>Suite 203</b>	2,004 ft <sup>2</sup>
<b>Suite Level</b>	2nd Floor

### Other Tenants of the property:





## FEATURES



Construction  
2021



Zoning  
C-417



Lot #  
5 552 018



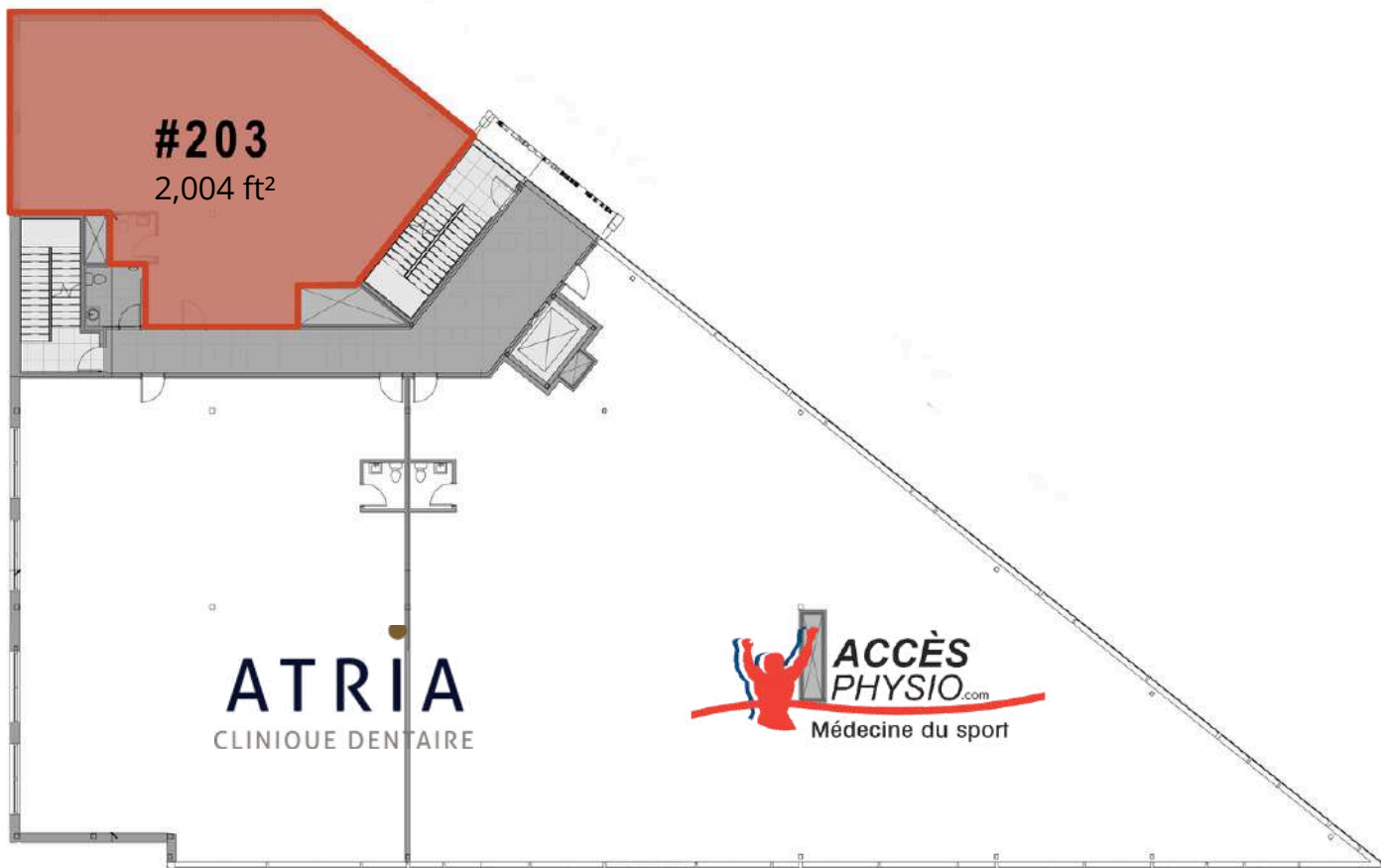
A/C  
Yes



Elevator  
Yes (1)



# PLAN



## 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](mailto:m.labbe@intercomsi.com)

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\*Immobilier Michel Labbé inc.

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