

FOR RENT

LONGUEUIL

2265, Fernand-Lafontaine boulevard

OFFICE

2,371 ft²

2,725 ft²



Jean-Guy PARENT

Real Estate Broker
j.g.parent@intercomsi.com

Michel LABBÉ

Certified Real Estate Broker AEO
m.labbe@intercomsi.com



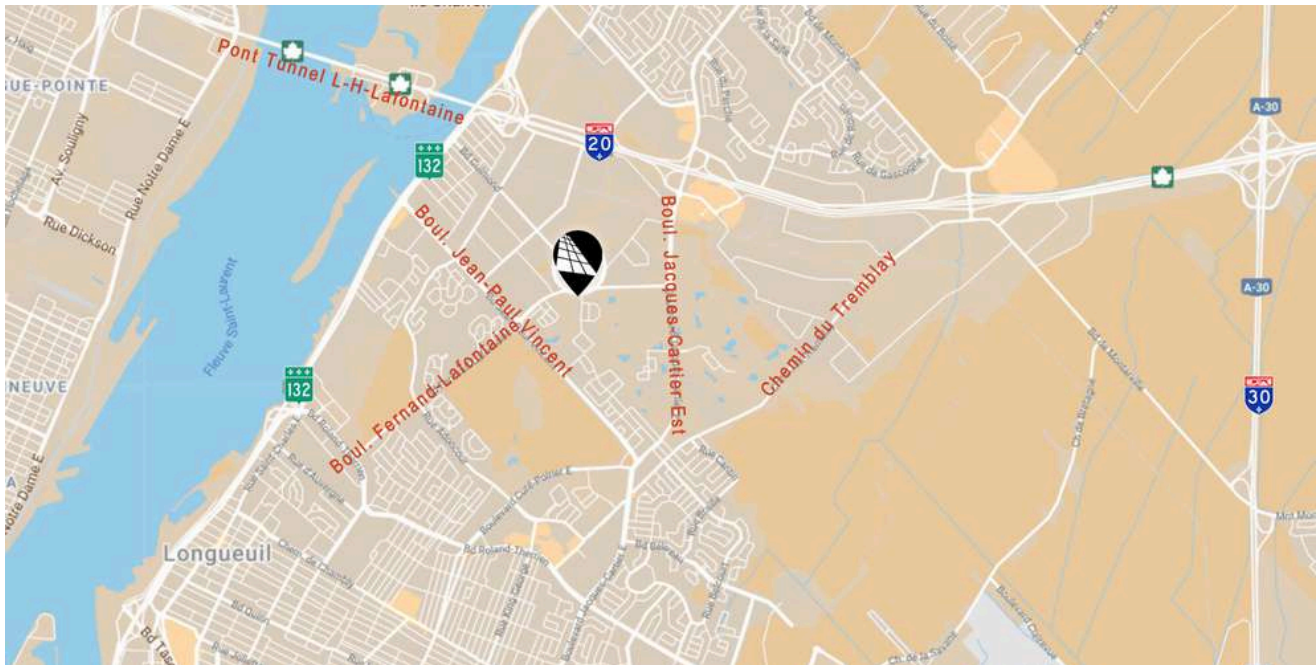
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450 655-1334

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HIGHLIGHTS

- Superb location in the heart of Longueuil, with sought-after architecture and superior quality construction
- Strategically located at the entrance to an industrial district (industrial and business zoning) and neighbouring to Le Parcours du Cerf Golf Club
- ± 2 km from Highway 20 (Exit 90) and ± 4 km from Route 132 (Roland-Therrien Blvd.)
- Close to Complexe 20/20 in Boucherville (2 km)
- New construction with many possibilities (Landlord carry-out the tenant improvements)
- Office building for professionals, very bright with abundant windows
- Elevators (2), accessible to people with reduced mobility
- Possibility of exterior signage on pylon (\$)



LOCATION



Public Transit
#25, 123, 673



Main Roads
A20, R132



Road bridges
Louis-H.-La Fontaine Tunnel (±8 km)
and Jacques-Cartier Bridge (±8 km)

DEMOGRAPHY

(5km radius, excluding Montreal)



130,475 Resident



145,401 Daytime Population



58,803 Households



\$ 126,898 Average Household Income

Sitewise - Estimated 2024 Statistics



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GENERAL INFORMATION

Net Rent	\$18.25 / ft ²
Additional Rent (2023)	\$8.50 / ft ²
Electricity / Energy	Private meter
Number of floors	4
Parking (shared)	110 stalls
Tenant allowance (10 year Lease)	\$35.00 / ft ²
Availability	Immediate

Main tenants:

Bernard & Brassard (legal services), Céritar Technologies, Ponton Guillot (Engineers) and Gestion d'Achats RAM

AVAILABLE AREAS

(approximations))

Suite 101 Ground Floor	2,371 ft ²
Suite 201 2nd Floor	2,725 ft ²



FEATURES



Construction
2022



Lot #
3 205 454



Zoning
I21-099 (I1 and C2)



A/C
Yes



Elevators
2



W/C
Public

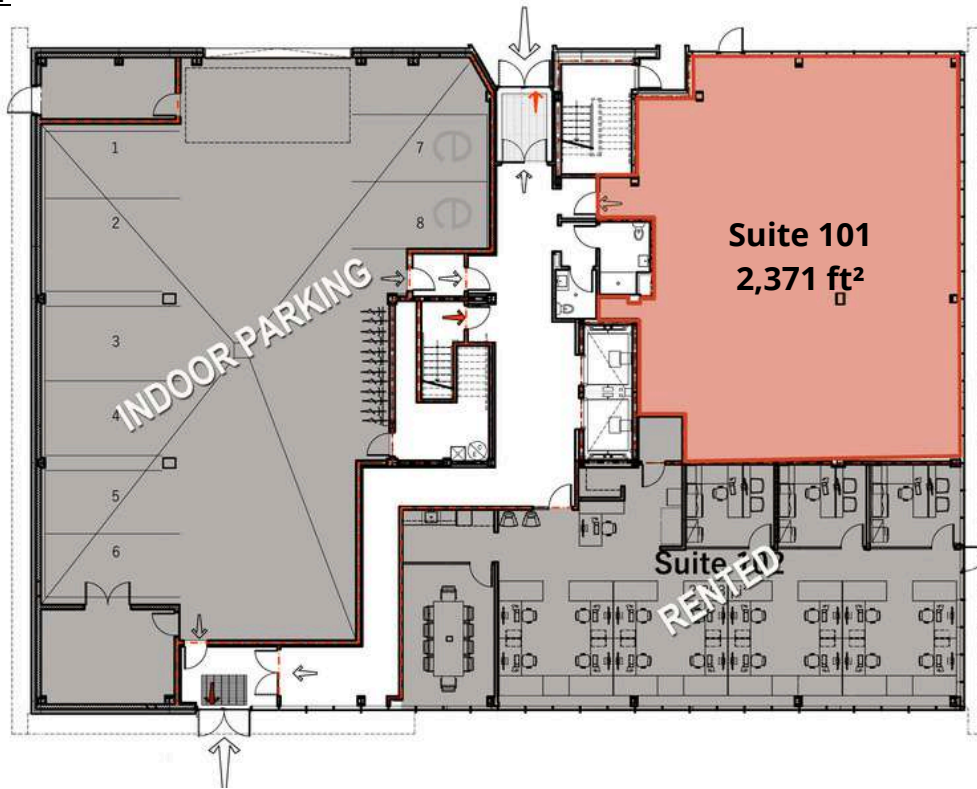


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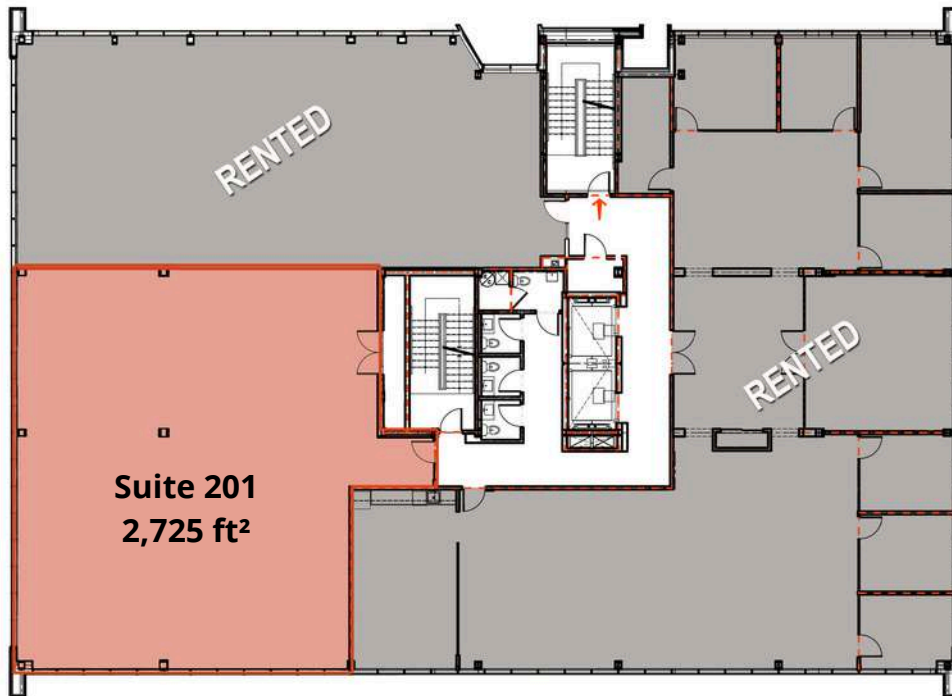
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PLANS

Ground Floor



2nd Floor



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JEAN-GUY PARENT
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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

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*Immobilier Michel Labbé inc.

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