

FOR RENT

LONGUEUIL
2265 Fernand-Lafontaine Boulevard

OFFICE
2,371 ft²
2,725 ft²
5,805 ft²



Jean-Guy PARENT

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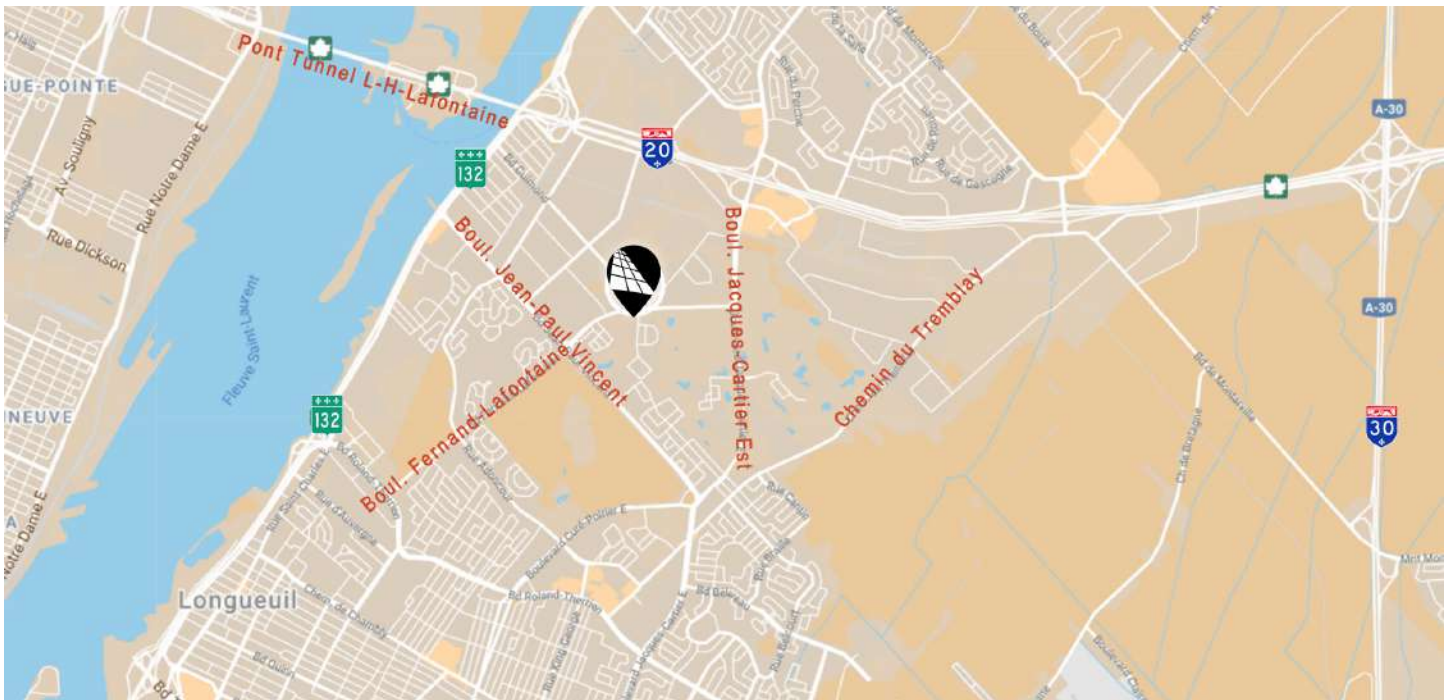
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HIGHLIGHTS

- Superb location, in the heart of Longueuil, with a sought-after architecture and superior quality construction
- Strategic location at the entrance of an industrial district (industrial and business zoning)
- At ± 2 km from Highway 20 (Exit 90)
- At ± 4 km from Route 132 (Roland-Therrien Blvd)
- New construction with **possibility of having the Landlord carry-out the tenant improvements**
- Office building for professional services
- Very bright with abundant windows
- Accessible to people with reduced mobility
- Elevators (2)
- Possibility of exterior signage on pylon (\$)
- Neighbouring Le Parcours du Cerf Golf Club
- Close to Complexe 20/20 in Boucherville (2 km)
- Existing tenants: Bernard & Brassard (legal services), Céritar Technologies, Ponton Guillot (Engineers) and Gestion d'Achats RAM



LOCATION

 Public Transit
25, 123, 673


 Main Roads
20, 132

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

DEMOGRAPHY (5 km Radius, excluding Montreal)

 127,116 Residents

 77,773 Daytime Population

 55,554 Households

 \$98,820 Average Household Income

©Sitewise - Estimated 2021 Statistics



GENERAL INFORMATION

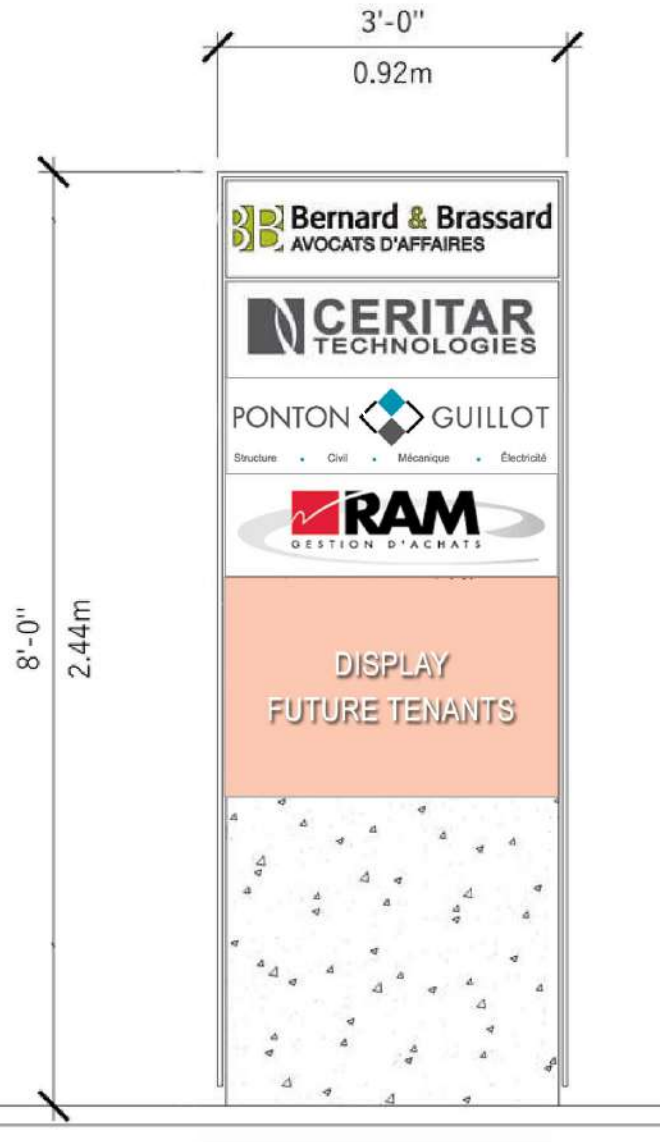
| | |
|-------------------------------------|---------------------------|
| Net Rent | \$18.25 / ft ² |
| Additional Rent (2023) | \$8.75 / ft ² |
| Electricity / Energy | Private meter |
| Number of floors | 4 |
| Parking (shared) | 110 stalls |
| Lease Term | 10 years |
| Tenant allowance (10 year Lease) | \$35.00 / ft ² |
| Availability | Immediate |

AVAILABLE AREAS*

| | |
|-----------------------------------|-----------------------|
| Suite 101 Ground Floor | 2,371 ft ² |
| Suite 201 2 nd Floor | 2,725 ft ² |
| Suite 302 3 rd Floor | 5,805 ft ² |

* These areas are approximate, subdivisible and subject to change according to tenant's requests.

Pylon Sign Project



FEATURES



Construction
2022



Lot #
3 205 454



Zoning
I21-099 (I1 et C2)



A/C
Yes



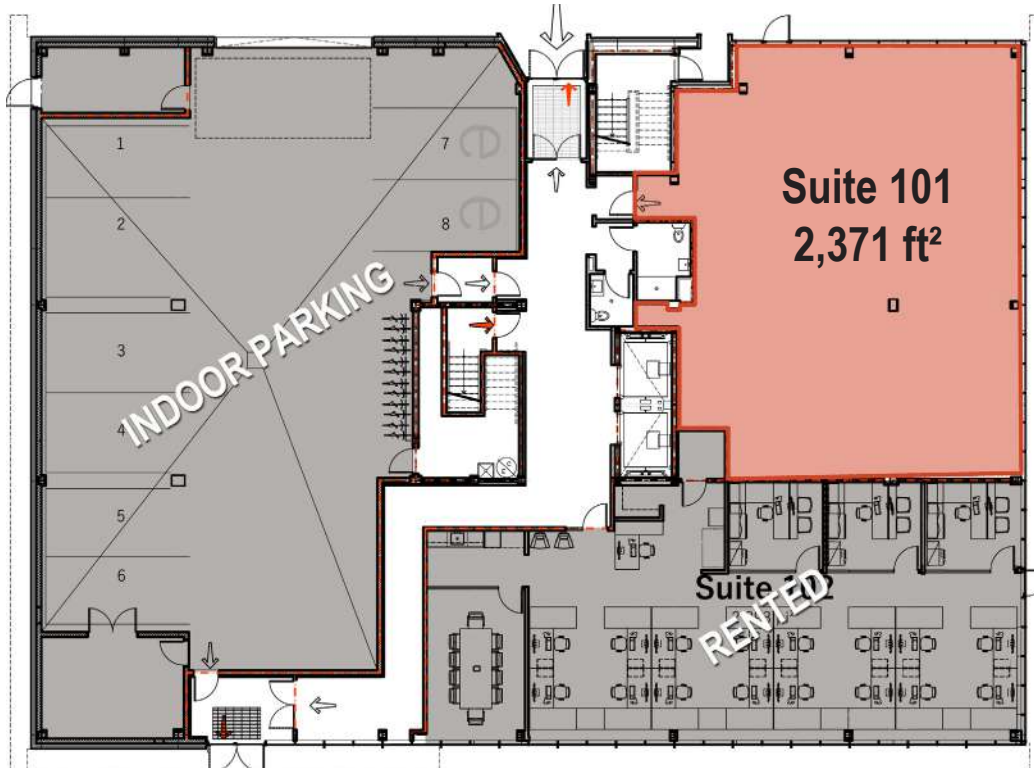
Elevators
2



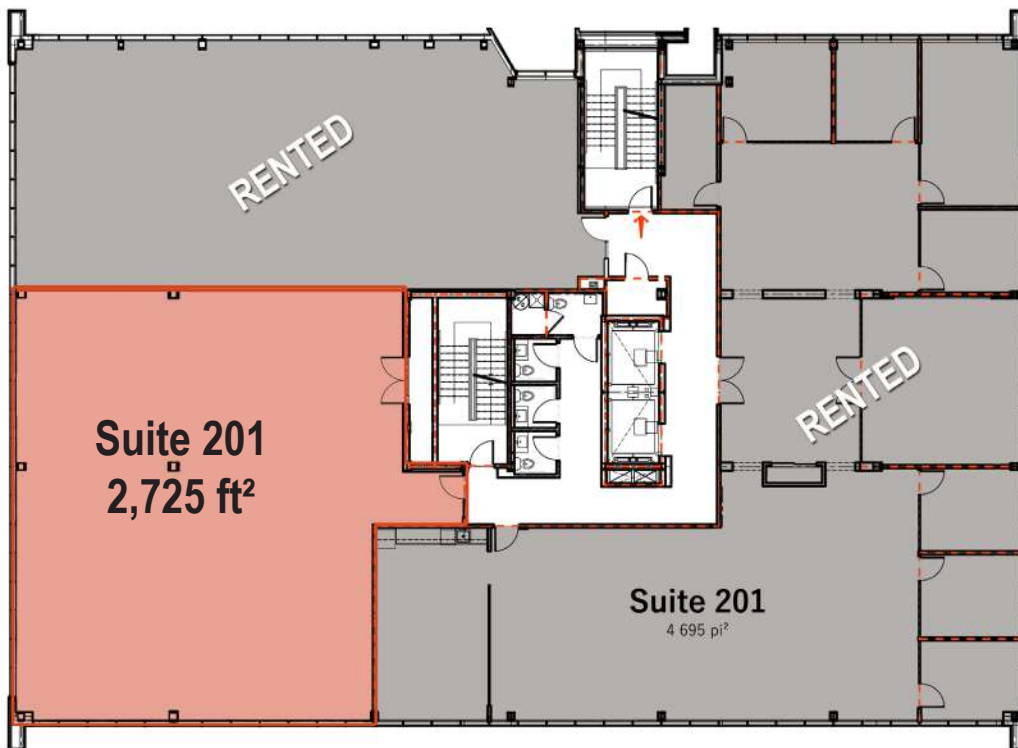
W/C
Public

PLANS

Ground Floor

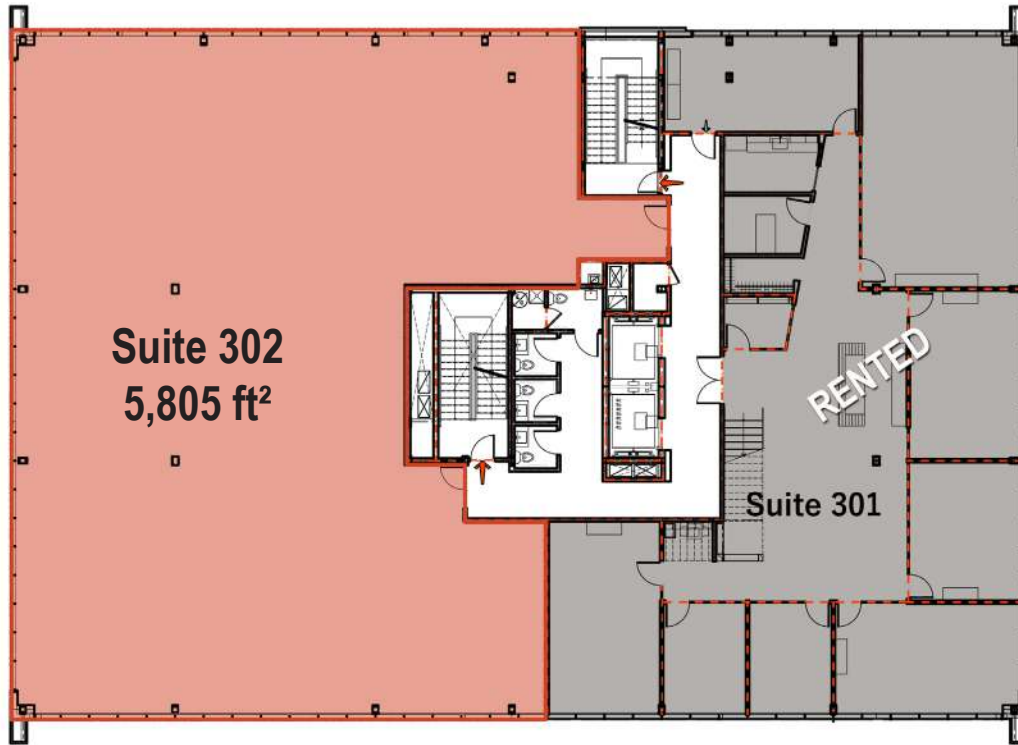


2nd Floor

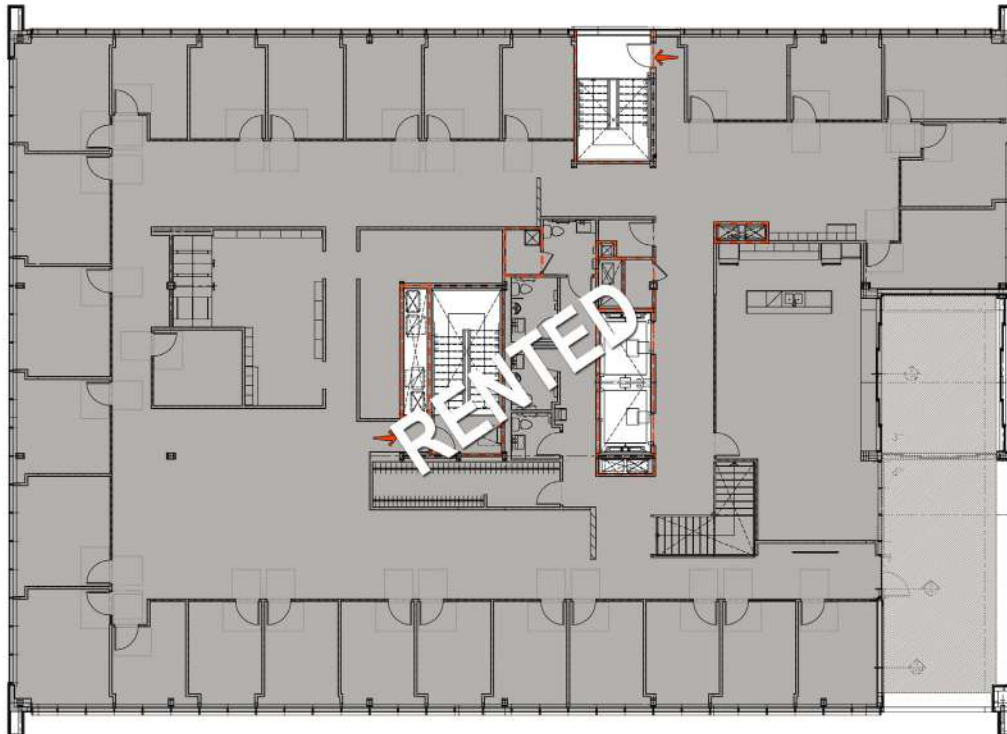


PLANS

3rd Floor



4rd Floor



IMPLANTATION 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.



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