

# FOR RENT

LONGUEUIL  
2265 Fernand-Lafontaine Boulevard

OFFICE  
2,371 ft<sup>2</sup>  
2,725 ft<sup>2</sup>  
5,805 ft<sup>2</sup>



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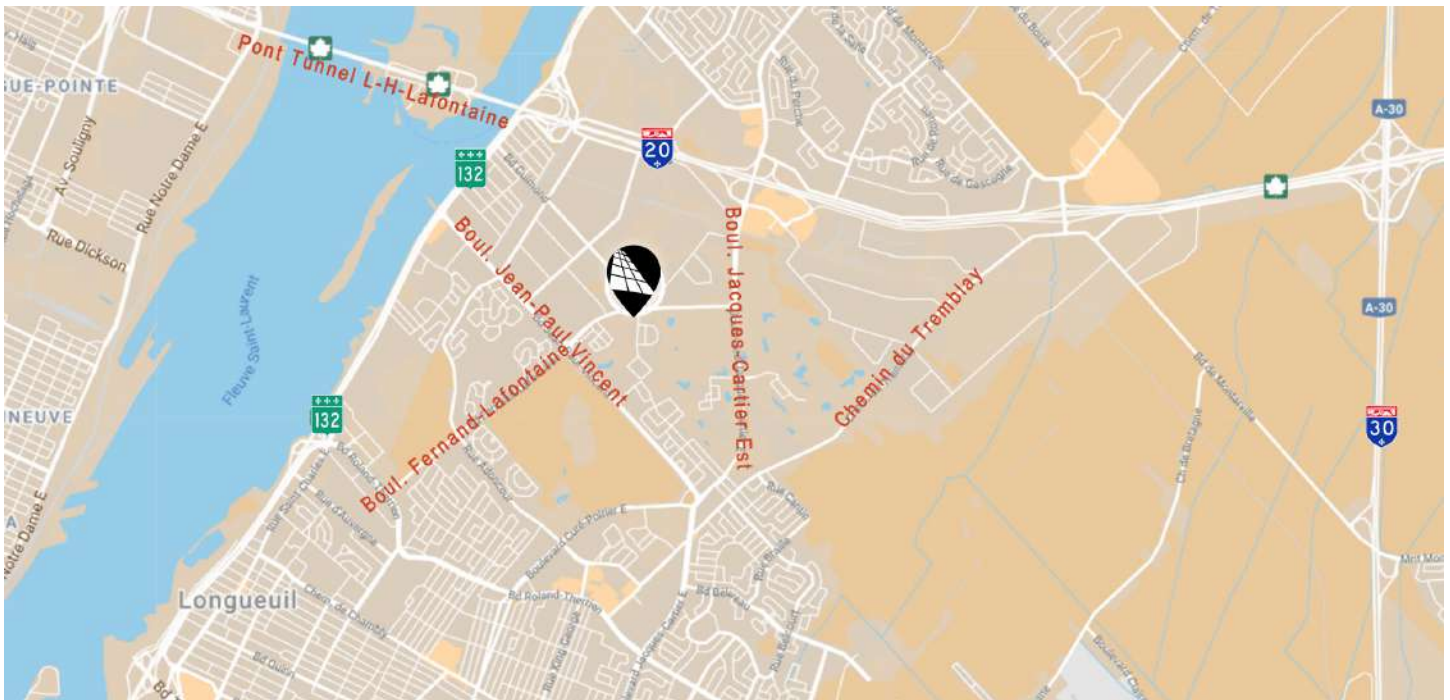
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# HIGHLIGHTS

- 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

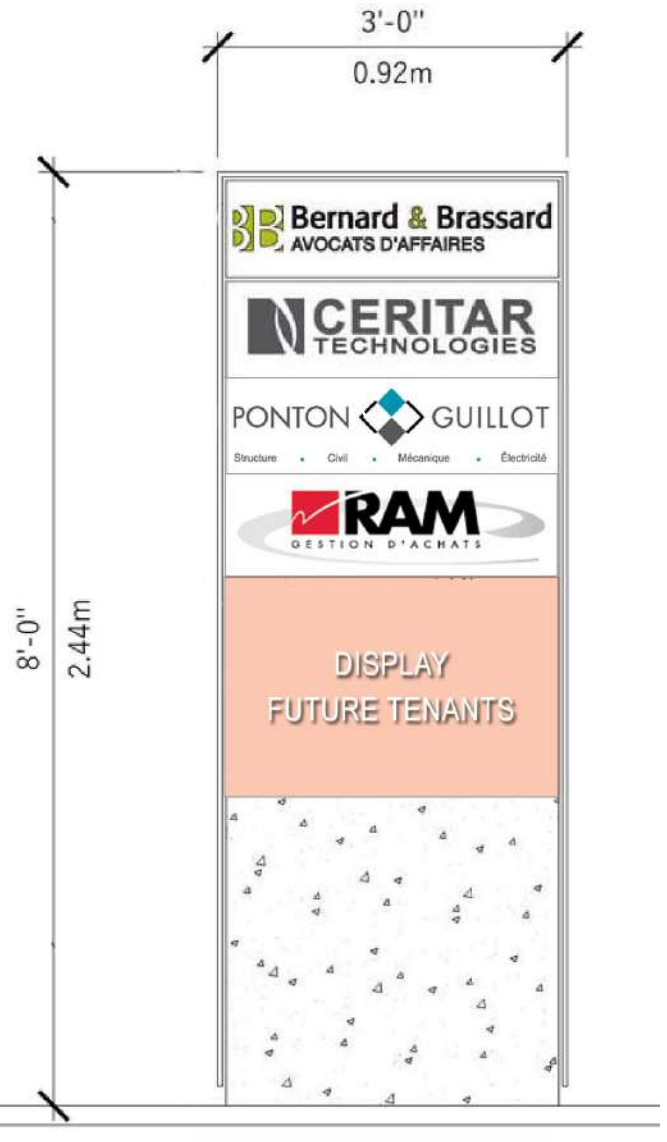
Net Rent	\$18.25 / ft <sup>2</sup>
Additional Rent (2023)	\$8.75 / ft <sup>2</sup>
Electricity / Energy	Private meter
Number of floors	4
Parking (shared)	110 stalls
Lease Term	10 years
Tenant allowance (10 year Lease)	\$35.00 / ft <sup>2</sup>
Availability	Immediate

## AVAILABLE AREAS\*

Suite 101   Ground Floor	2,371 ft <sup>2</sup>
Suite 201   2 <sup>nd</sup> Floor	2,725 ft <sup>2</sup>
Suite 302   3 <sup>rd</sup> Floor	5,805 ft <sup>2</sup>

\* 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



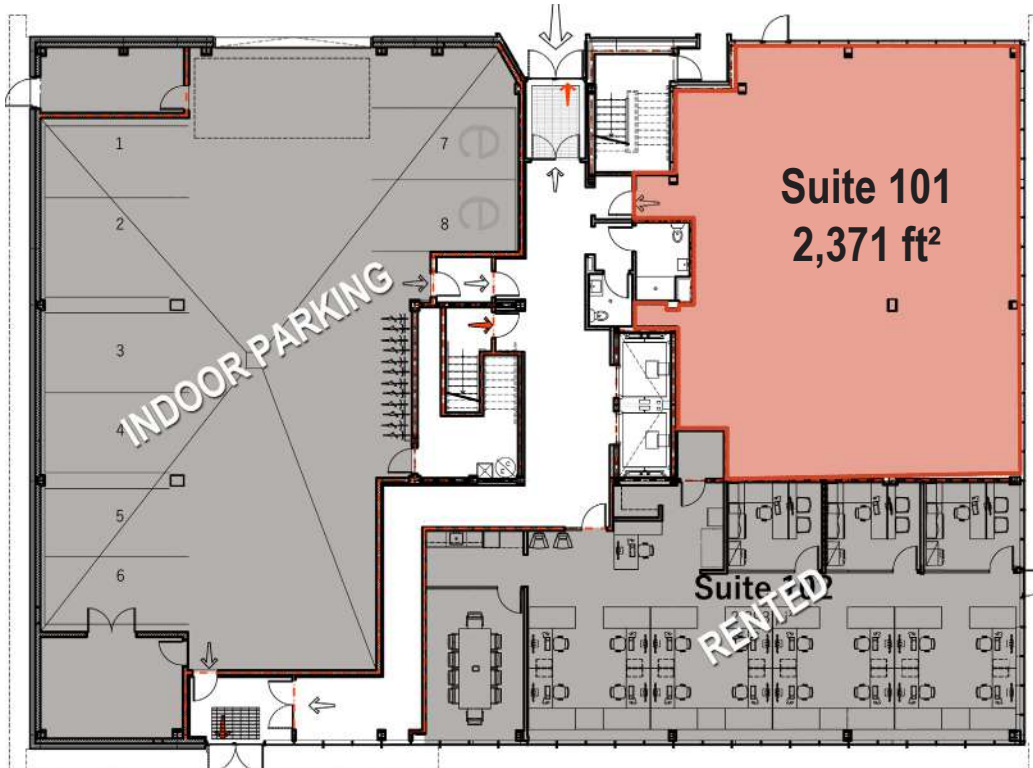
Elevators  
2



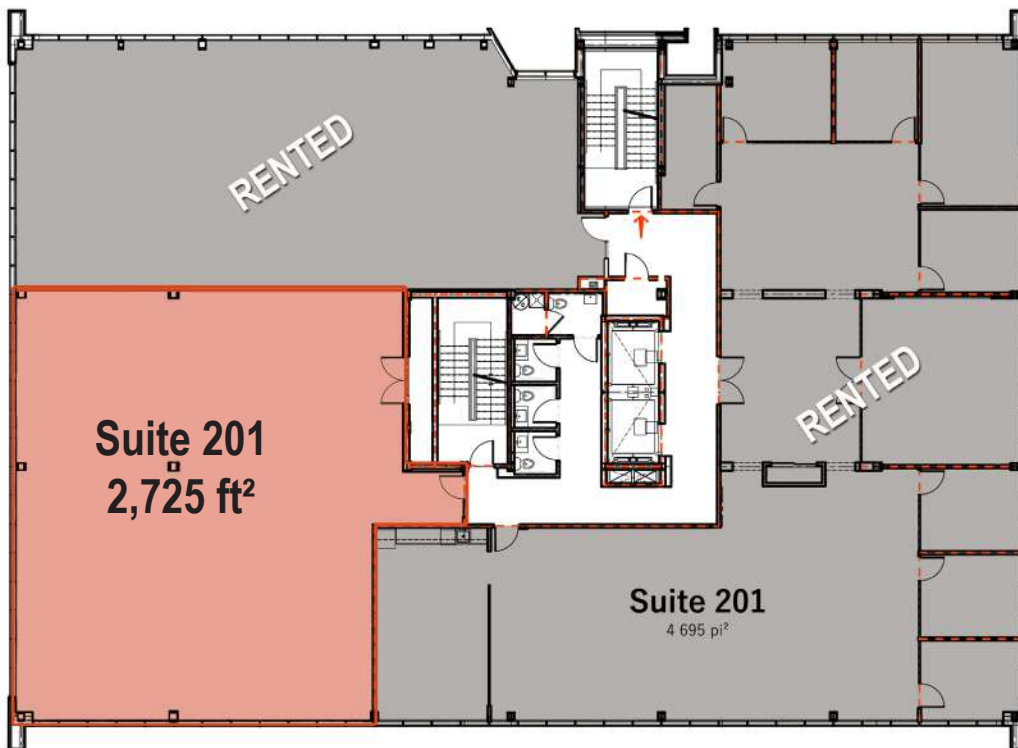
W/C  
Public

# PLANS

## Ground Floor

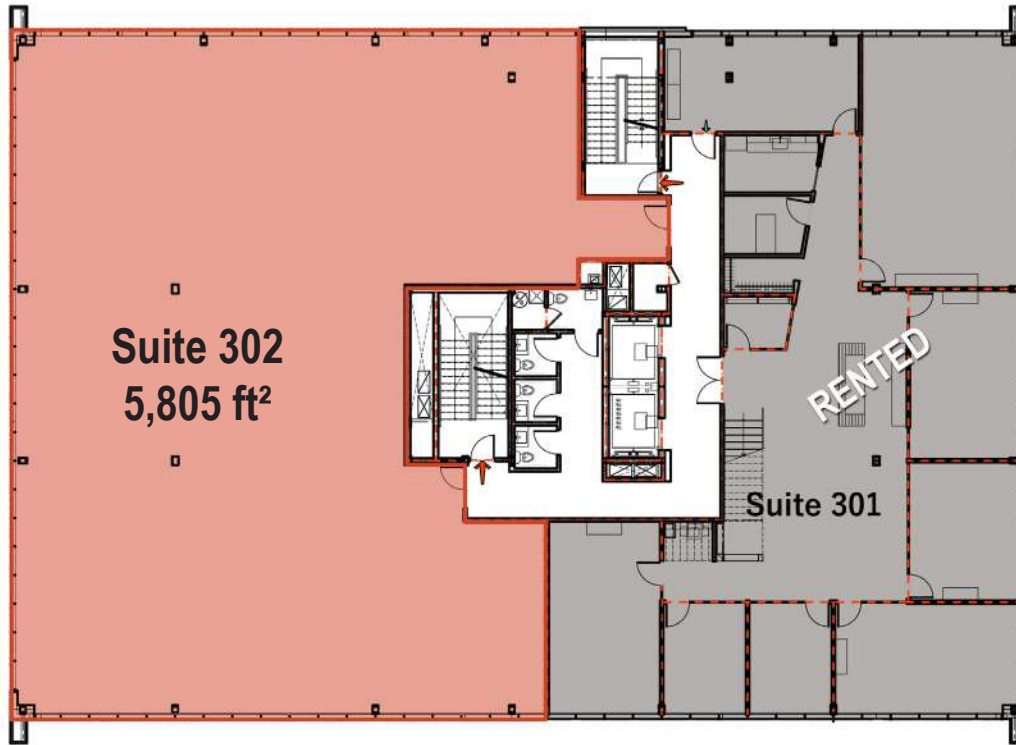


## 2<sup>nd</sup> Floor

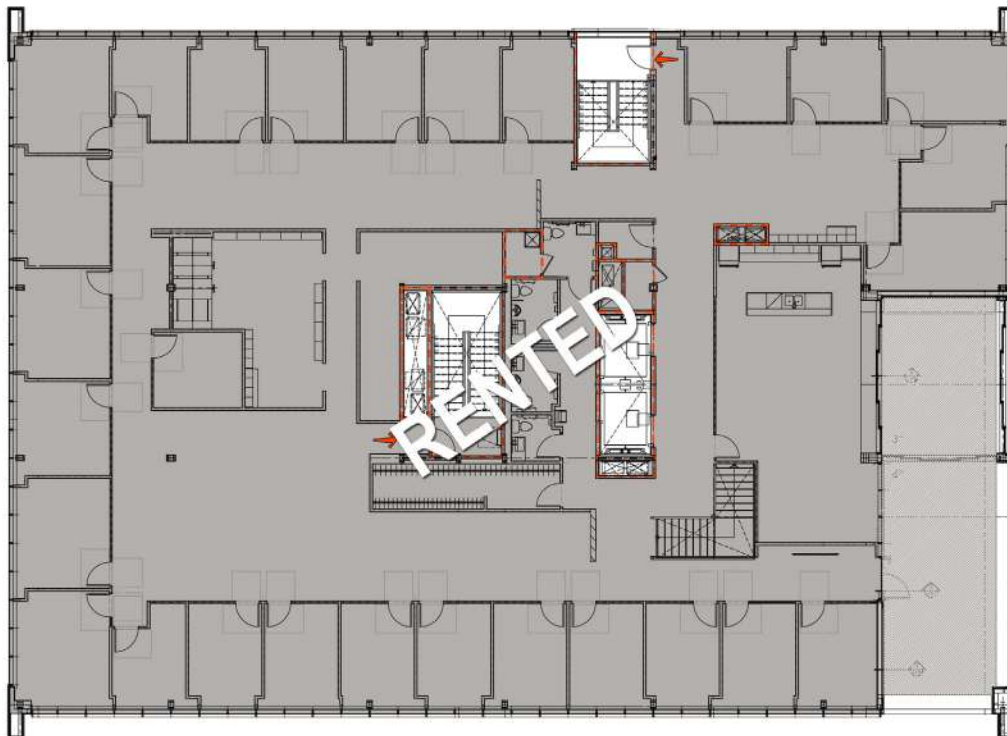


# PLANS

## 3<sup>rd</sup> Floor



## 4<sup>rd</sup> 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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