



Renovated building



Abundant fenestration

For Lease | 345-371 Saint-Jean Street - Longueuil

# Office space in **Vieux-Longueuil**

Recently renovated building located in the heart of the Vieux-Longueuil and within walking distance of the popular St-Charles Street West. From 1,215 to 4,448 square feet available. Competitive rent and possibility of turnkey solution. Close to routes 132, 112 and 116, the Longueuil Université-de-Sherbrooke metro station and easily accessible by public transit.

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# Property Overview

<b>Address</b>	345-371 Saint-Jean Street, Longueuil
<b>Location</b>	In the heart of the Vieux-Longueuil, close to many services, restaurants and public transit
<b>Number of floors</b>	3
<b>Floor size</b>	Various
<b>Parking</b>	Ample parking Free exterior for visitors and available for tenant 1:500 SF
<b>Available spaces</b>	Between 1,215 & 4,448 SF of contiguous space Possibility of turnkey solution
<b>Gross Rent</b>	Negotiable
<b>Included fees</b>	Electricity
<b>Excluded fees</b>	Cleaning services
<b>Occupancy</b>	Immediate





# Location Overview

## Neighborhood

- Restaurants and bistros
- Grocery stores
- Banks
- Pharmacy
- Dental clinic
- Professionals (notaries, lawyers, accountants)
- Marie-Victorin Park
- Jacques-Perron Library

## Highlights



RTL bus  
74



6 minutes from  
Jacques-Cartier  
Bridge



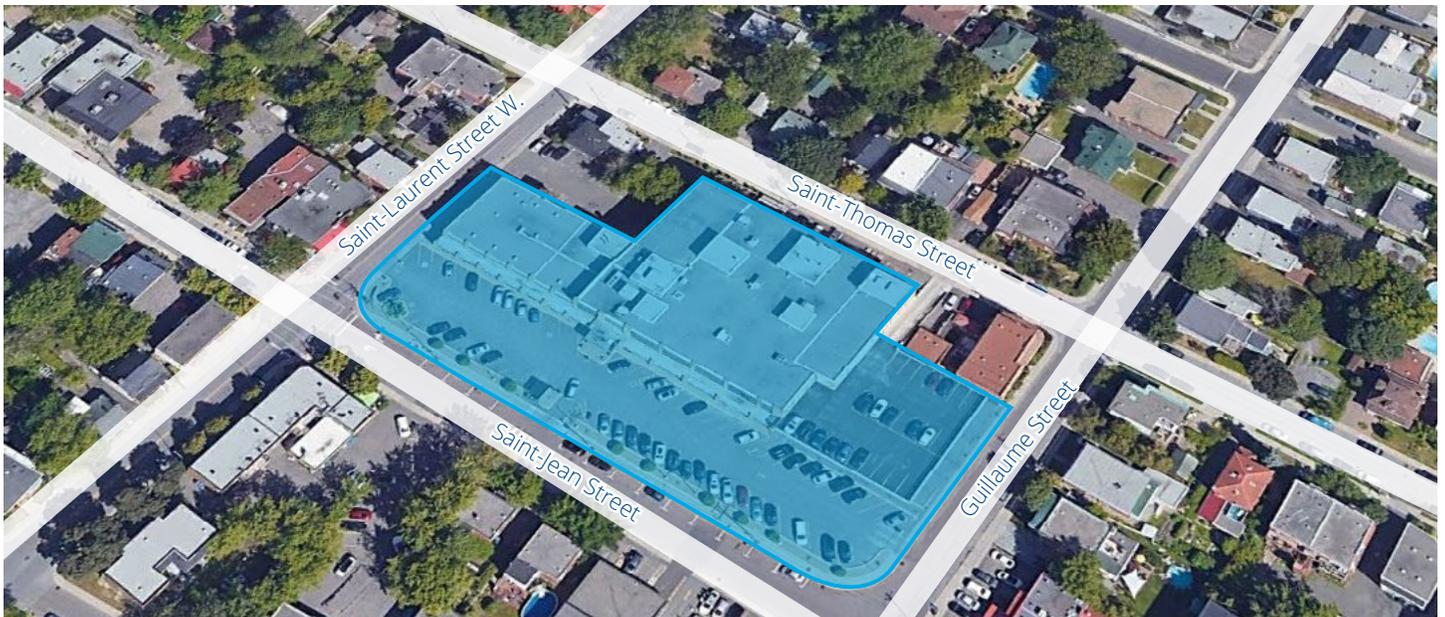
7 minutes by bus  
from Longueuil  
metro Université-de-  
Sherbrooke



200 m from  
the self-service  
bicycle station



Routes 132, 116,  
112, Taschereau  
Blvd. and Chambly  
Road



# Nearby services



Marina

Jacques-Ferron Library

Longueuil Université de Sherbrooke

Jacques-Cartier Bridge

# CENTRE VÉRONNEAU

365

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