FOR RENT BOUCHERVILLE 1190 Place Nobel **OFFICE** 2,552 ft²

Michel LABBÉ

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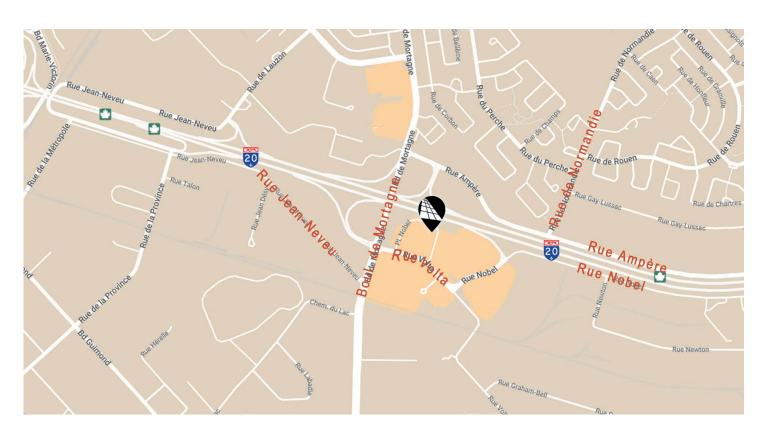
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HIGHLIGHTS

- Exceptional Highway visibility
- Prime location with excellent access to Highway 20
- Less than 25 minutes from Downtown Montreal
- Located near all services: restaurants, entertainment and commercial services of the Complexe 20/20
- The average annual daily traffic flow is 91,000 crossings in front of the building
- Space is suitable for professional offices

- Fully furnished, high quality office space
- Very bright with abundant windows
- Accessibility to people with reduced mobility
- Elevator
- Signage on pedestal available (\$)



LOCATION



20, 22, 25, 30, 61, 120, 123, 132, 161, 185, 461, T89 Main Roads



#20, 30, 132



Louis-H-La Fontaine Tunnel (±3 km), Jacques-Cartier Bridge (±10 km) and Victoria Bridge (±13 km)

DEMOGRAPHY (5 km Radius, excluding Montreal)



87,095 Residents



65,681 Daytime Active Population



36,295 Households



\$123,510 Average Household Income

©Sitewise - Estimated 2021 Statistics









GENERAL INFORMATION

Gross Rent \$32.00 / ft²
Electricity / Energy Included
Maintenance Included

Parking (shared) Ample
Lease Term (minimum) 5 years
Availability April 1st, 2023

AVAILABLE AREA*

Total leasable area2,552 ft²
Suite Level
2nd floor

* This area is approximate

Neighbouring tenants:







FEATURES





Zoning C-673

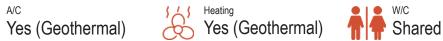




Number of Floors





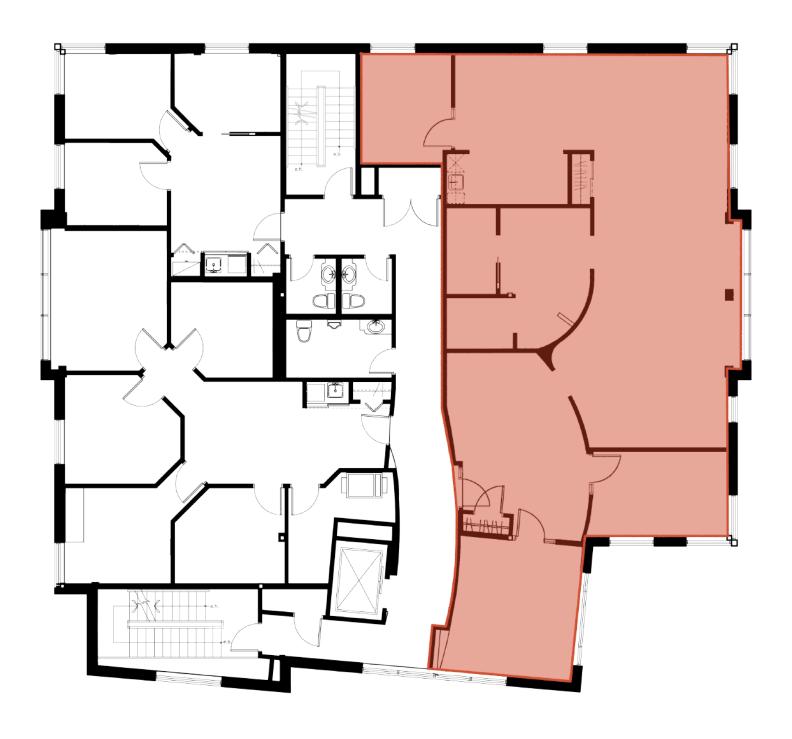




Elevator







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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