

FOR RENT

BOUCHERVILLE
1190 Place Nobel

OFFICE
1,250 ft² and 2,552 ft²



Michel LABBÉ

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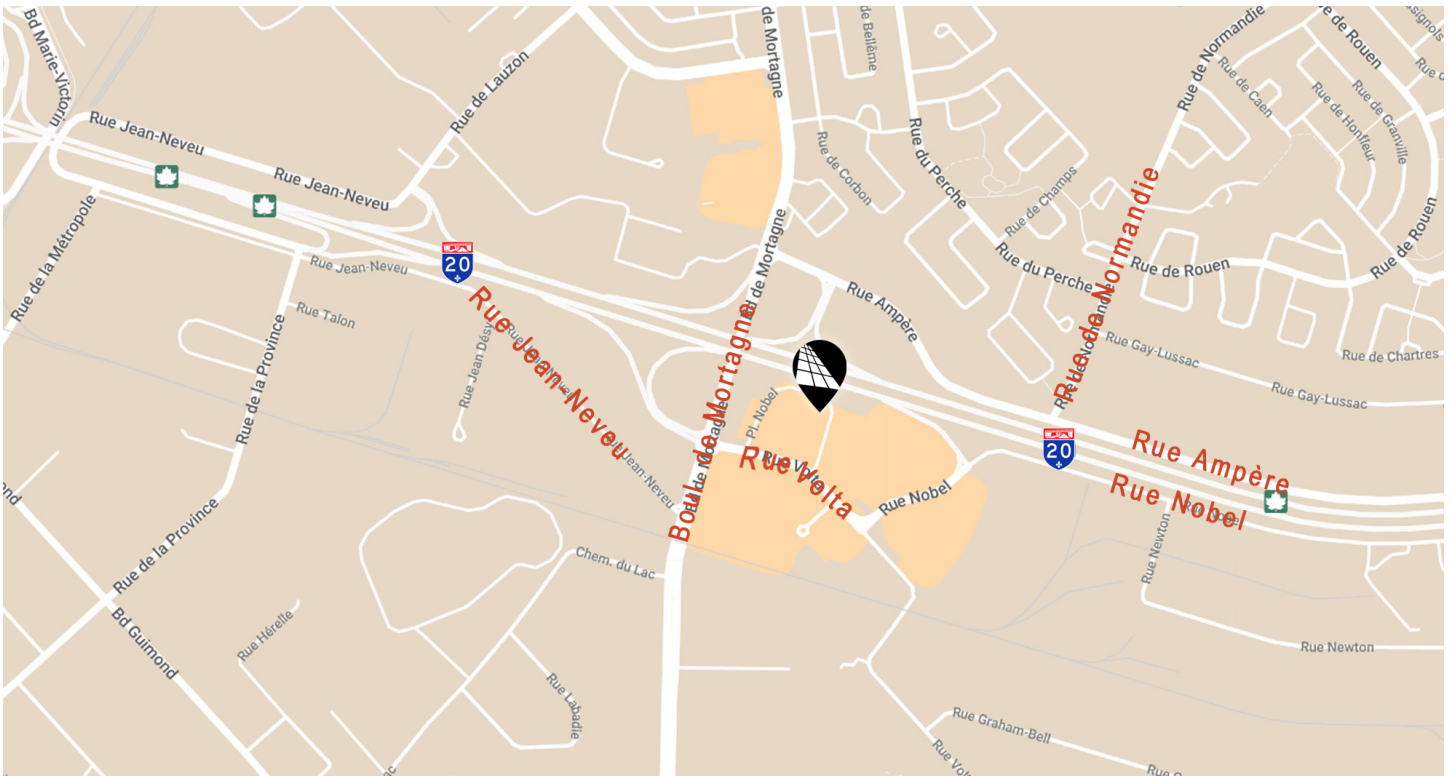
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HIGHLIGHTS





- 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 (\$)



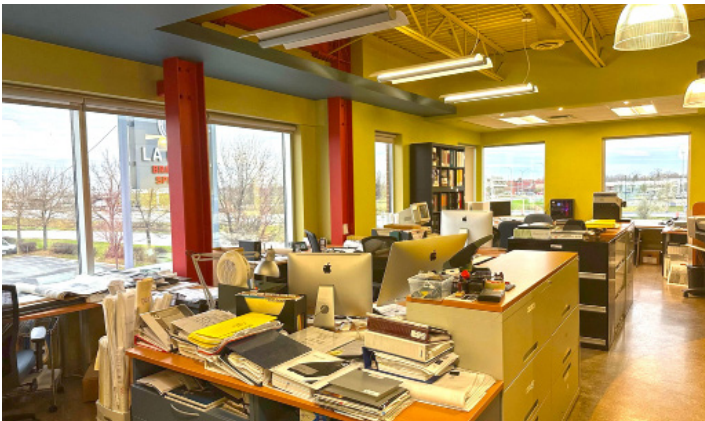
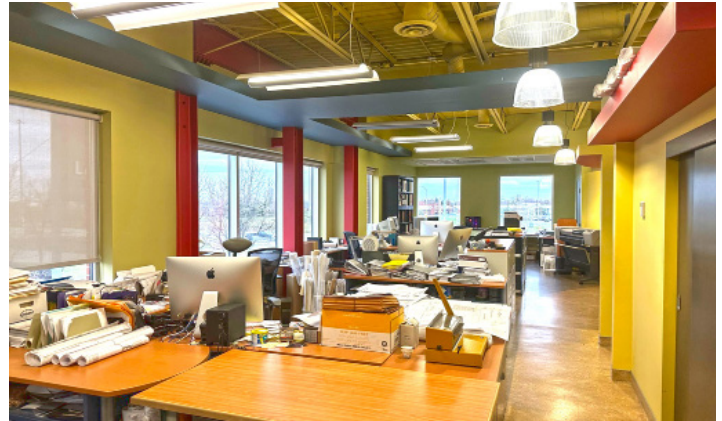
LOCATION

-  Public Transit
20, 22, 25, 30, 61, 120, 123, 132, 161, 185, 461, T89
-  Main Roads
#20, 30, 132
-  Road Bridges
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 / ft ²
Electricity / Energy	Included
Maintenance	Included
Parking (shared)	Ample
Lease Term (minimum)	5 years
Availability	April 1 st , 2023

AVAILABLE AREA*

Leasables areas	
Suite 201 (2 nd floor)	2, 552 ft ²
Suite 204 (2 nd floor)	1, 250 ft ²

** This area is approximate*

Neighbouring tenants:





FEATURES



Construction
2003



Zoning
C-673



Lot #
2 515 391,
2 515 443



Number of Floors
3



A/C
Yes (Geothermal)



Heating
Yes (Geothermal)



W/C
Shared



Elevator
1



Security
Intruder Alarm

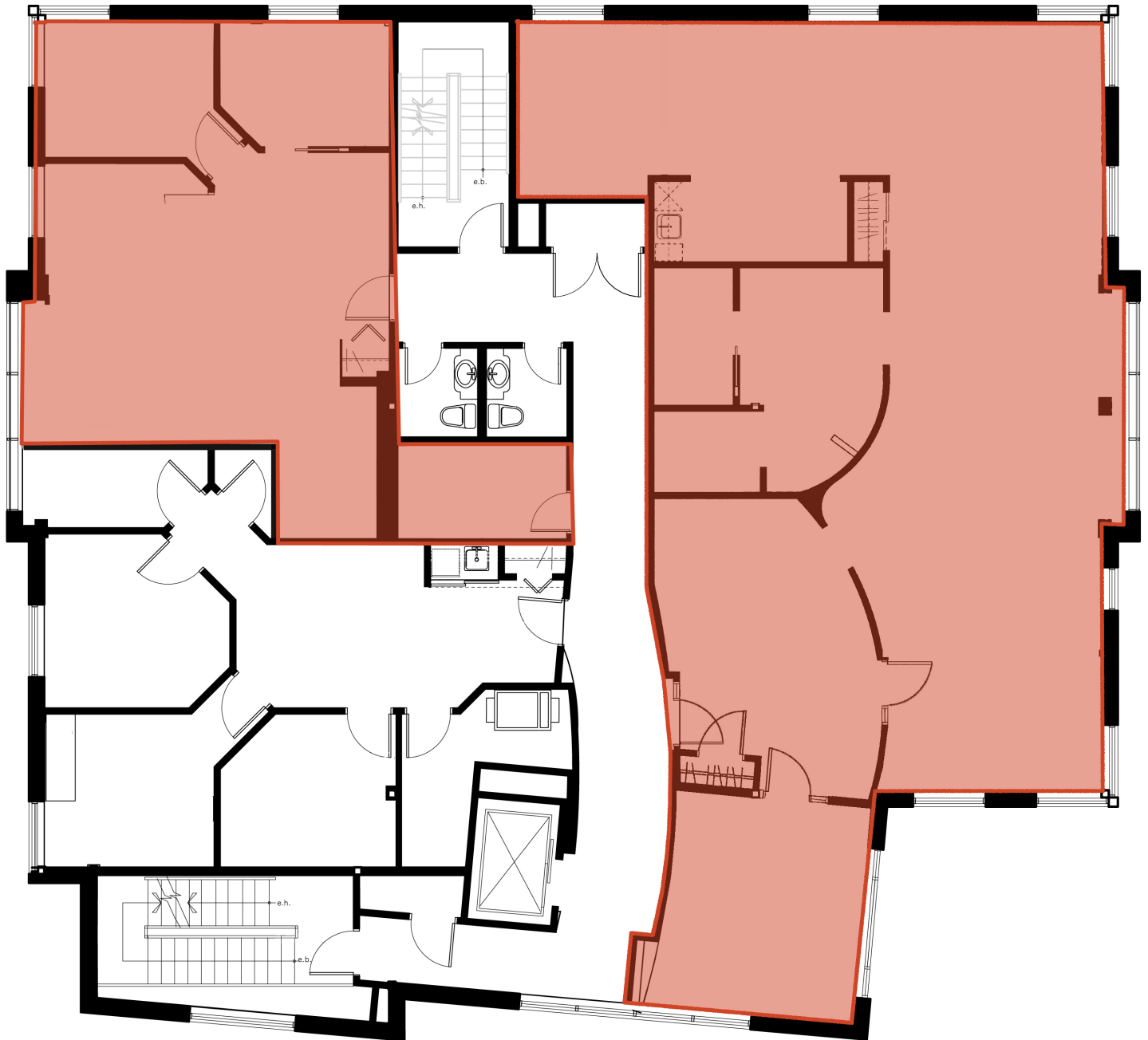


Certification
Energy Efficient



MICHEL LABBÉ
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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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