

PMML

Unit 300-D
Office building
185 St-Jean-Baptiste, Châteauguay

FOR RENT



Laurent Paquin /
Mélissa Jacob

CELL PHONE
514-887-3849

EMAIL
laurent.paquin@pmml.ca

PMML.CA



RENTAL SPACE DESCRIPTION

Located in the heart of Chateauguay, this space for rent offers approximately 3,000 square feet of rental space. Located directly on Saint-Jean-Baptiste Boulevard and close to Anjou Boulevard and Highway 30, the building is easily accessible and offers excellent visibility. The optimal vocation is for administrative offices and professional services.

STRATEGIC AREA FOR

Professional Services

SERVICES OFFERED IN THE BUILDING

Maintenance of common areas, landscaping, snow removal are included in the operating costs. Electricity, heating and air conditioning are included in the \$3/sq. ft. allocated for energy.

AVAILABLE AREA SQ. Ft.

3 000 SQ. Ft.



AVAILABILITY
Now

CONTIGUOUS SPACE
To be verified

CONTIGUOUS AVAILABLE AREA
To be verified

Transit Score
Good transit



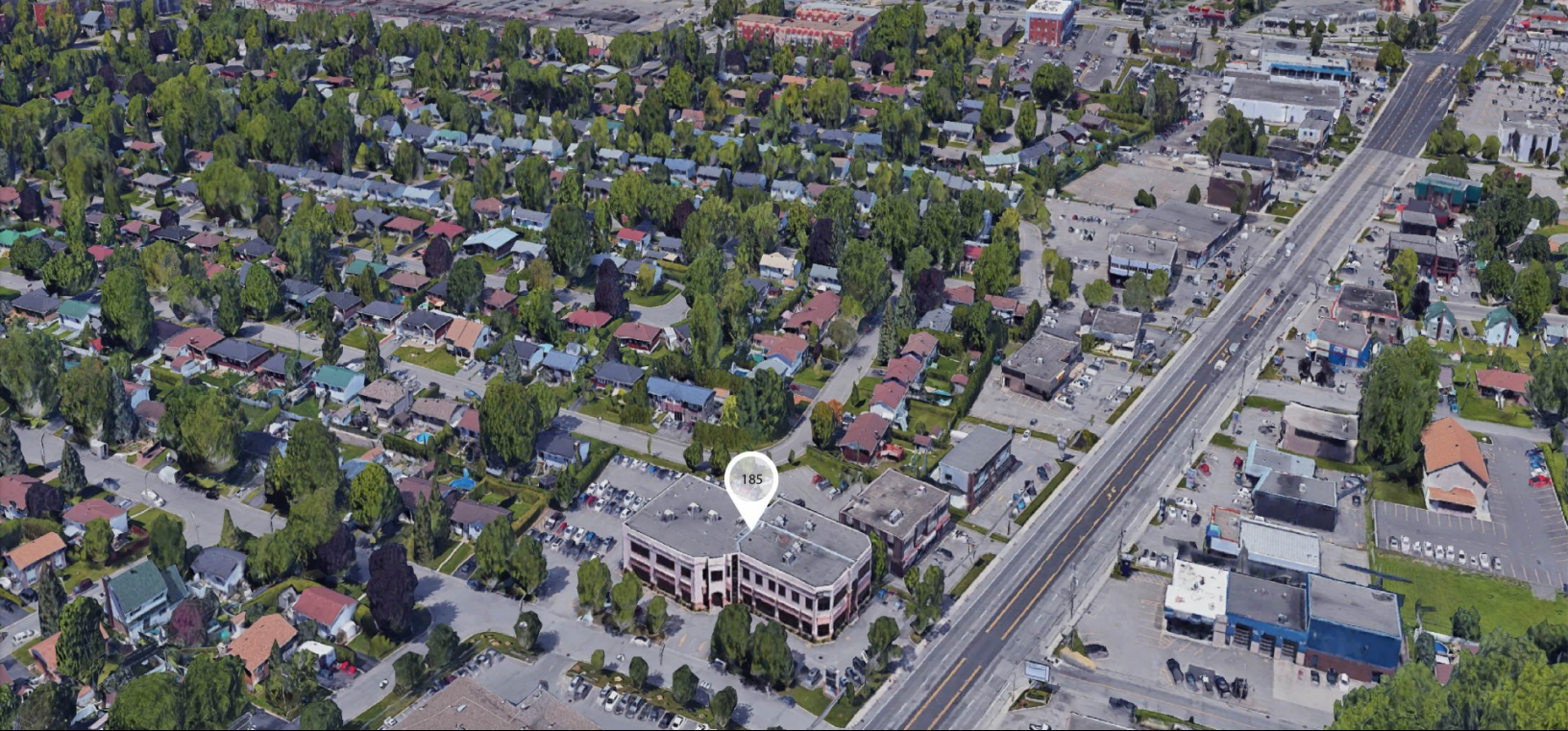
Bike Score
57



Walk Score
59



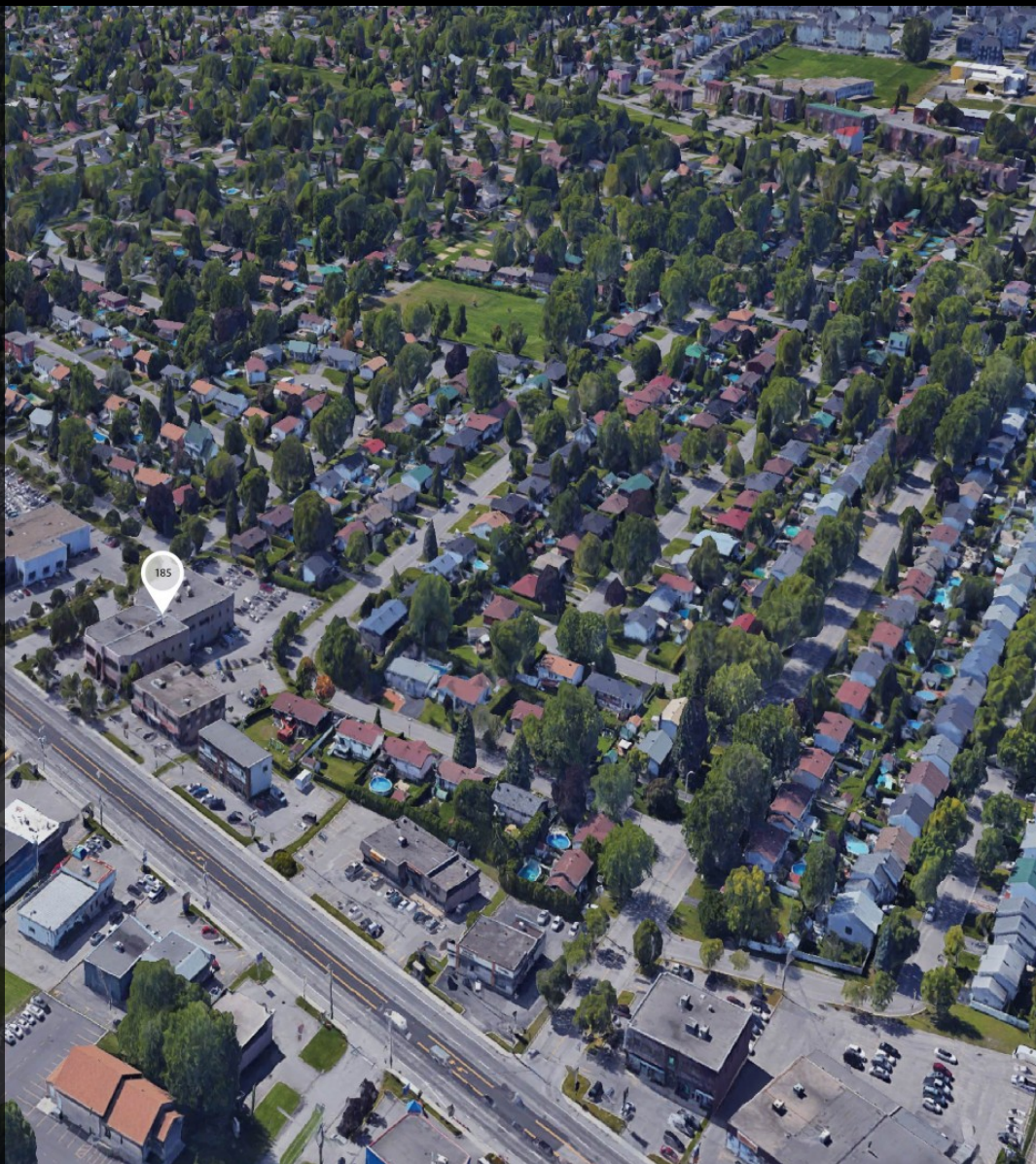
The remarks, descriptions, features and financial projections contained in the present document are for information only and should not be considered as being official or accurate without due diligence verification. The information herein disclosed comes from sources that we consider to be reliable, but for which we cannot guarantee the accuracy. It is upon the buyer's responsibility to verify all the information and to declare himself satisfied or not of his due diligence verification performed after an accepted promise to purchase.



185 St-Jean-Baptiste, Châteauguay

MAIN ATTRACTIONS OF THE AREA

- Close to all commercial services
- Easily accessible by Boul. D'Ajou, Highway 30
- Area in strong development



CHARACTERISTIC OF THE SPACE

YEAR OF RENOVATION

2022

CURRENT DEVELOPMENT

Offices

FREE HEIGHT

9' - 10'

RECEPTION AREA

Yes

INTERNET AND TELECOM

Supplier available

SECURITY

At the tenant's expense

MEETING ROOM

Yes

HEATING

Heat pump, electric baseboard heaters

MANAGER'S OFFICE

No

KITCHENETTE

Yes

AIR CONDITIONING

Yes, unit on the roof

DAILY CLEANING

Common area (2x per week)

WASHROOMS

Yes

ELECTRICITY

To be verified

ELEVATOR

No

OTHER INFORMATION

TERMS: 5 - 10 YEARS

RENT CONDITIONS TERMS OF LEASE

5 YEARS

#

300D

FLOORS

AVAILABLE AREA

3 000 SQ. FT.

BASE RENT

22,00 \$ / SQ. FT. +GST/+PST

ESTIMATED ADDITIONAL RENT

8.60\$ / SQ. FT.

ALLOCATION

AVAILABILITY

Now

10 YEARS

#

300D

FLOORS

AVAILABLE AREA

3 000 SQ. FT.

BASE RENT

22,00 \$ / SQ. FT. +GST/+PST

ESTIMATED ADDITIONAL RENT

8.60\$ / SQ. FT.

ALLOCATION

AVAILABILITY

Now

The remarks, descriptions, features and financial projections contained in the present document are for information only and should not be considered as being official or accurate without due diligence verification. The information herein disclosed comes from sources that we consider to be reliable, but for which we cannot guarantee the accuracy. It is upon the buyer's responsibility to verify all the information and to declare himself satisfied or not of his due diligence verification performed after an accepted promise to purchase.

ACCESS

Boul. Saint-Jean-Baptiste / Highway 30

PUBLIC TRANSPORTS

Buses: 31, 31, 26, 90, 11, 21, 22, 28, 1

BIKE STORAGE

To be verified

INTERIOR PARKING

N/A

PRICE RESERVED PARKING SPACE

N/A

OUTDOOR PARKING

Common parking areas

PRICE NON-RESERVED PARKING SPACE

N/A

ZONING

Zone C-528
Commerciale : C2

SIGNAGE OPPORTUNITY

Yes

