

# FOR LEASE

## Commercial – Office

1185 Ch. du Tremblay – local 260  
Longueuil



### SPACE FOR LEASE

#### 2<sup>ND</sup> FLOOR

#### USE : OFFICE OR COMMERCIAL

Suite 260                      817 sq.ft. net  
   933 sq.ft. net

#### OCCUPANCY DATE

Immediate

#### LEASE RATE

15.00 \$ / sq.ft.

#### OPERATING EXPENSES

3.75 \$ / sq.ft.

#### MUNICIPAL AND SCHOOL TAXES

6.50 \$ / sq.ft.

#### ELECTRICITY

2.50 \$ / sq.ft.

#### OTHER

Partially finished

### BUILDING INFORMATION

#### CONSTRUCTION YEAR

2007

#### ELEVATOR

Yes

#### TOTAL AREA

Building	43 169 sq.ft.
Ground	24 022 sq.ft.
1st floor	19 147 sq.ft.
Land	171 478 sq.ft.

#### PARKING

217 outdoor spaces for both buildings

#### MAIN INTERSECTION

Chemin du Tremblay and Rolland-Therrien

#### MAIN TENANTS

Avril Supermarché / Sushi Shop / Swann  
Garderie Éducative Vertendre / Oeuf Doré

#### Leasing

514-840-9339

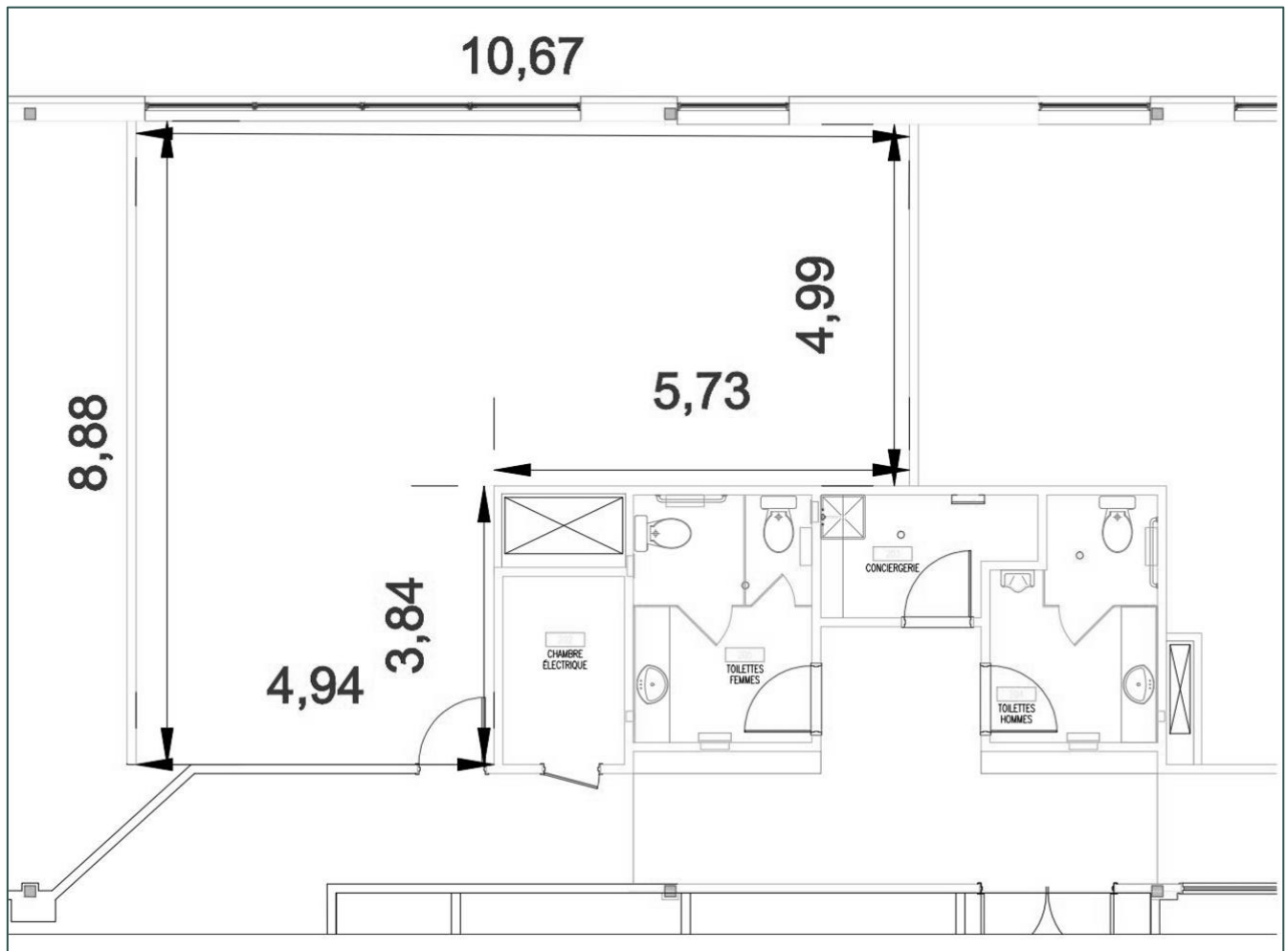
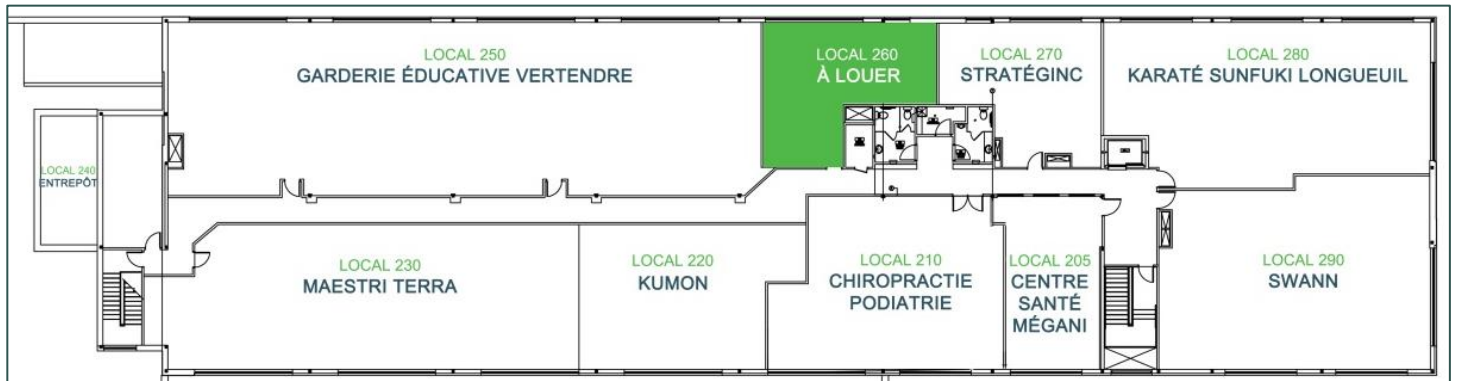
[service@mterra.ca](mailto:service@mterra.ca)



FPI Nobel

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❖ Les mesures sont en mètres et devront être validées sur place