

# SUBLEASE

LAVAL  
4980, des Laurentides Boulevard

COMMERCIAL  
18,448 ft<sup>2</sup>



Robert CONSTANTIN

Robert Constantin inc.  
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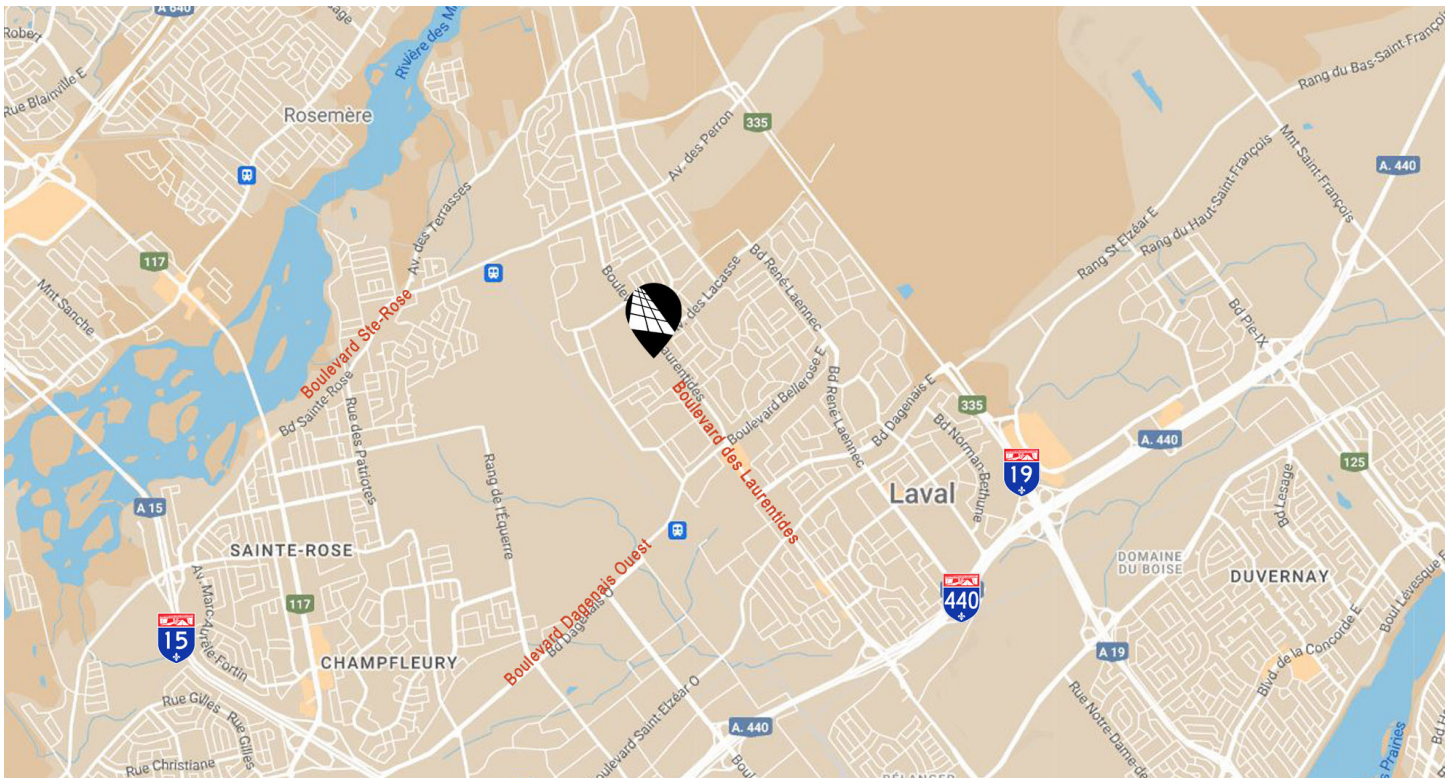
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**450 655-1334**

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# HIGHLIGHTS

- Close to a residential area
- Free-standing building, close to Métro, SAQ and Proxim
- Mezzanine of 1,745 sq. ft. for administrative offices
- Ceiling on exposed structure
- Ideal for retail
- Exterior signage available on building and pylon sign



## LOCATION

 Public Transit  
# 17, 31, 39, 73, 74


 Main Roads  
440, 19

 Road Bridges  
Gédéon-Ouimet Bridge (15 km) and  
Marius-Dufresne Bridge (6 km)

## DEMOGRAPHY (5 km Radius, excluding Montreal)

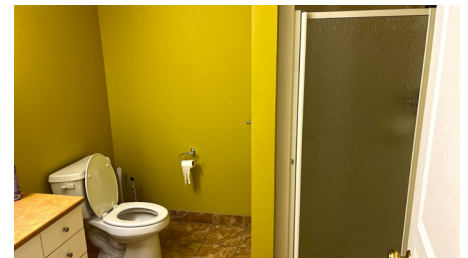
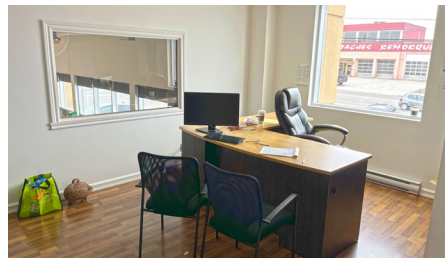
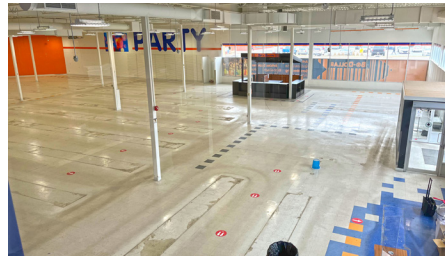
 119,836 Residents

 123,462 Daytime Active Population

 43,976 Households

 \$ 116,052 Average Household Income

©Sitewise - Estimated 2022 Statistics



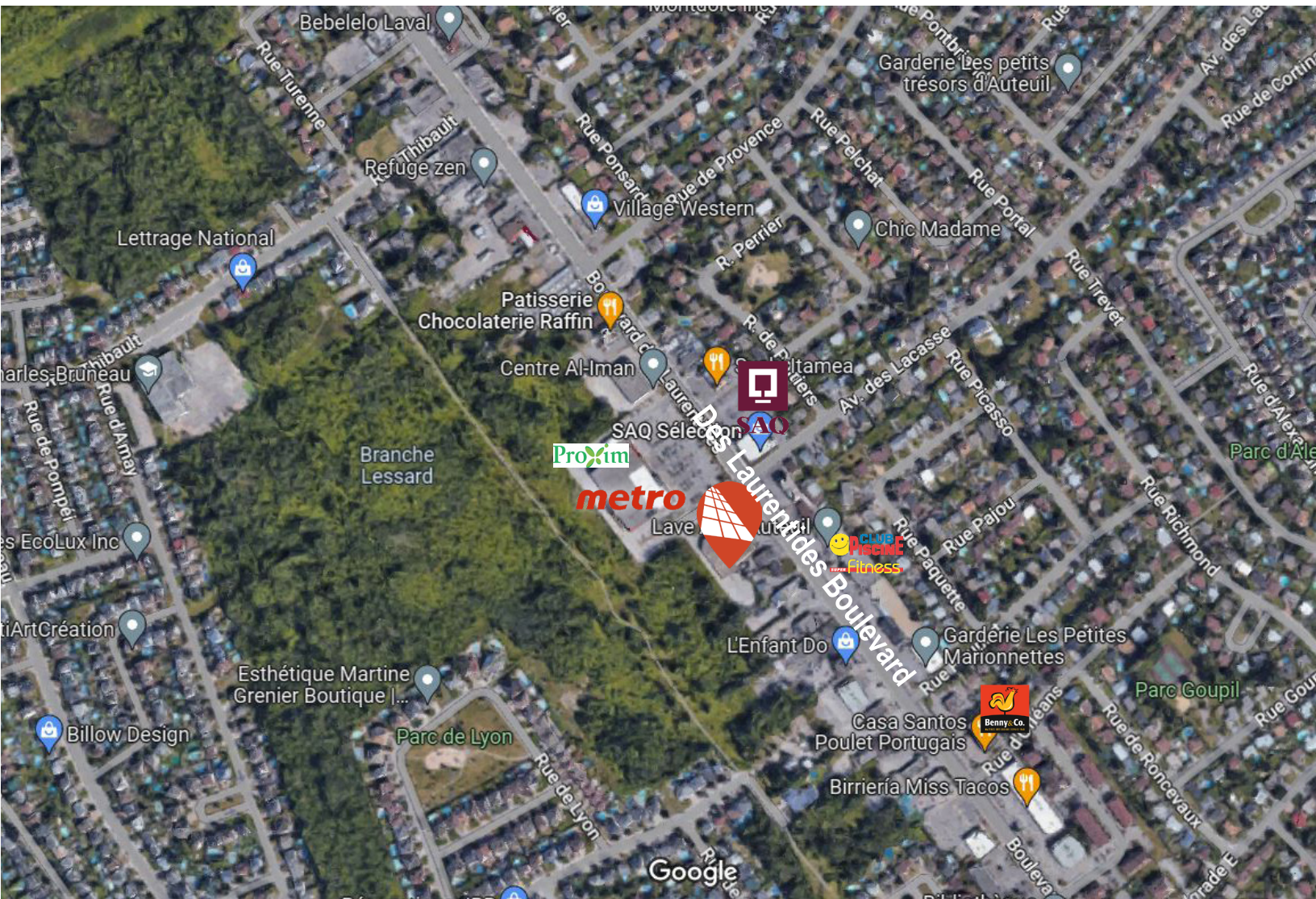
## GENERAL INFORMATION

Net Rent	\$13.00 / ft <sup>2</sup>
Additional Rent	\$4.00 / ft <sup>2</sup>
Electricity / Energy	Excluded
Parking (Private)	Ample
Sublease term	November 30, 2024
Availability	Immediate

## AVAILABLE AREA\*

<b>Total leasable area</b>	<b>18,448 ft<sup>2</sup></b>
Ground floor	16,703 ft <sup>2</sup>
Mezzanine (6 closed offices, conference room, kitchenette, toilet with shower and storage room)	1,745 ft <sup>2</sup>

\* These areas are approximate



## FEATURES



Construction  
2006



Clearance  
18'



W/C  
Private



Lot #  
1 178 376



A/C  
Yes



Mezzanine  
1,745 pi<sup>2</sup>



Drive-in door  
1



Loading Docks  
2

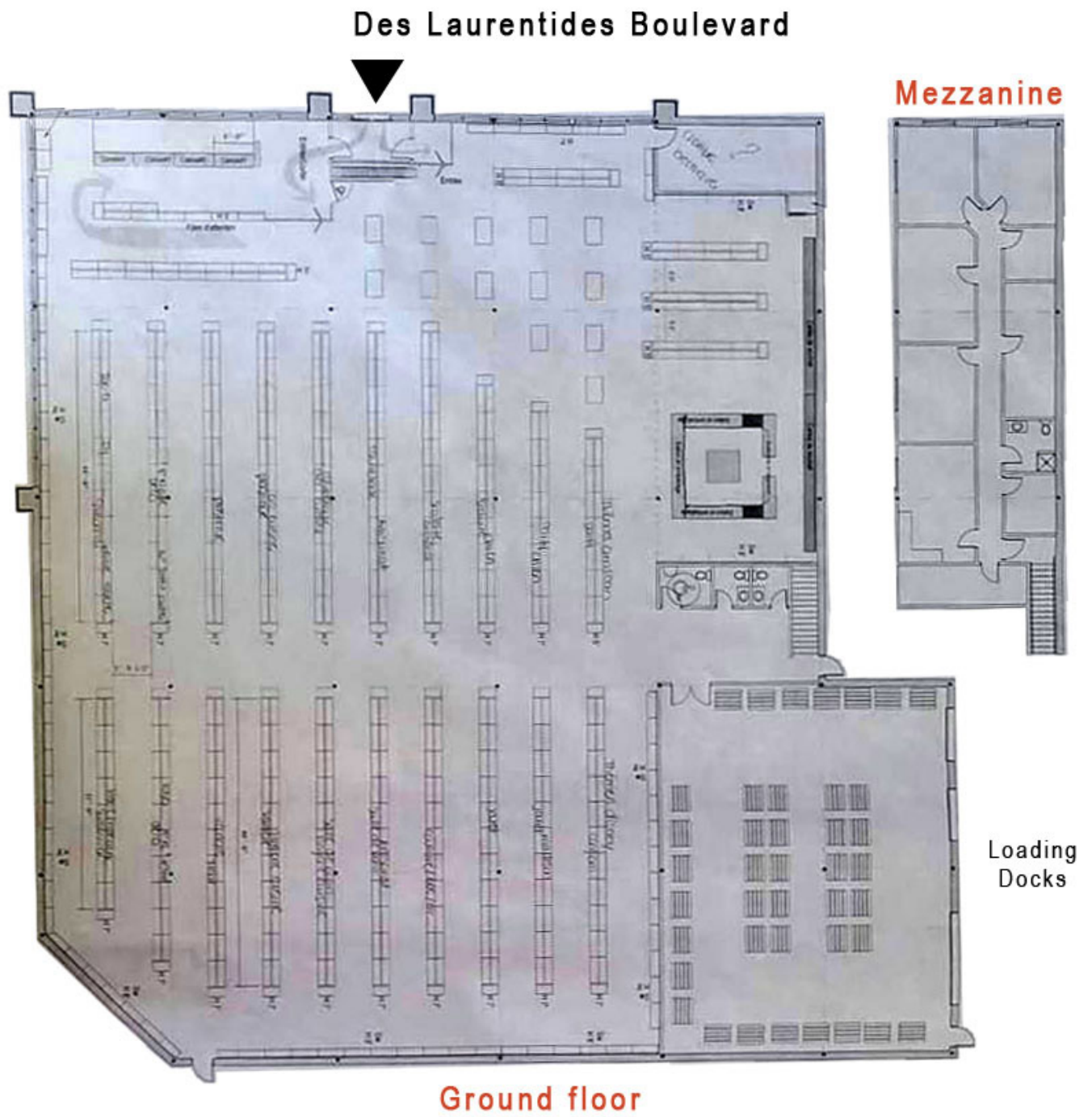


Zoning  
T4.5-4109  
(Residential-Commercial)



ROBERT CONSTANTIN  
450-655-1334

# 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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