


**PMML**


Unit 120  
Office building  
465 Bibeau, Saint-Eustache

**FOR RENT**



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**PMML.CA**



## RENTAL SPACE DESCRIPTION

Rental space of 2,421 square feet, located on the first floor. The current layout offers a separate entrance with a vestibule and a configuration that facilitates a quick layout for users in the health field. It includes a conference room with a window, a washroom, 7 offices: 5 offices with windows, 2 offices without windows and 3 offices with a sink. All offices are with locks.

Entrance door in front of the building.

## STRATEGIC AREA FOR

Medical, commercial and/or office use

## SERVICES OFFERED IN THE BUILDING

Snow removal, landscaping and maintenance of  
common areas

**AVAILABLE AREA SQ. Ft.**

2 421 SQ. Ft.



**AVAILABILITY**

Now

**CONTIGUOUS SPACE**

Yes

**CONTIGUOUS AVAILABLE AREA**

Not avai

**Transit Score**  
Good transit



**Bike Score**  
79



**Walk Score**  
51



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Descriptive sheet generated on : 2022-08-23 15:04



465 Bibeau, Saint-Eustache

## MAIN ATTRACTIONS OF THE AREA

- Close to the St-Eustache hospital and adjacent seniors' residence.
- Population density : 624 inhabitants/km<sup>2</sup>
- Average age 42 years old with an income of \$79,561



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# CHARACTERISTIC OF THE SPACE

## YEAR OF RENOVATION

N/A

## CURRENT DEVELOPMENT

Offices

## FREE HEIGHT

To be verified

## RECEPTION AREA

No

## INTERNET AND TELECOM

At the tenant's expense

## SECURITY

Alarm system

## MEETING ROOM

Yes

## HEATING

At the tenant's expense

## MANAGER'S OFFICE

To be verified

## KITCHENETTE

No

## AIR CONDITIONING

At the tenant's expense

## DAILY CLEANING

N/A

## WASHROOMS

Yes

## ELECTRICITY

At the tenant's expense

## ELEVATOR

No

## OTHER INFORMATION

TERMS: 3 - 15 YEARS

# RENT CONDITIONS TERMS OF LEASE

5 YEARS

#

120

## FLOORS

1e

## AVAILABLE AREA

2 421 SQ. FT.

## BASE RENT

23,00 \$ / SQ. FT. +GST/+PST

## ESTIMATED ADDITIONAL RENT

9.86\$ / SQ. FT.

## ALLOCATION

0

## AVAILABILITY

Now

10 YEARS

#

120

## FLOORS

1e

## AVAILABLE AREA

2 421 SQ. FT.

## BASE RENT

23,00 \$ / SQ. FT. +GST/+PST

## ESTIMATED ADDITIONAL RENT

9.86\$ / SQ. FT.

## ALLOCATION

0

## AVAILABILITY

Now

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## ACCESS

Between Highway 640 and Boulevard Industrielle | Highway 148 and Bibeau Street

### PUBLIC TRANSPORTS

Buses : 89, 90, 92.

### BIKE STORAGE

To be verified

### INTERIOR PARKING

N/A

### PRICE RESERVED PARKING SPACE

N/A

### OUTDOOR PARKING

42 spaces within the property limits

### PRICE NON-RESERVED PARKING SPACE

N/A

## ZONING

Zone: 2-C-23

Commercial and residential

See the grid of uses for specifications

### SIGNAGE OPPORTUNITY

Yes

