

Unit 2389-B

2377 - 2389 Principale O, Magog

— **FOR RENT**



Jessika Lahaie

FIRST VICE PRESIDENT

Real estate broker

Team Nick Raymond et Jessika Lahaie

819-345-2487

jessika.lahaie@pmml.ca

PMML.CA



RENTAL SPACE DESCRIPTION

This mostly open concept 3,217 sf suite is available immediately. You will be seduced by its vast access, whether from inside the complex or directly at the rear thanks to the 2 garage doors and 2 exits. The glass entrance brings a touch of modernity and pleasant brightness to the space. Ideal for a business, a service company or offices.

STRATEGIC AREA FOR

Offices, light industrial activities, retail, professional services, commercial or craft activities or catering.

SERVICES OFFERED IN THE BUILDING

Medical clinics, pharmacy, grocery store, massage therapy, yoga, aesthetics, chiropractor, etc.

AVAILABLE AREA SQ. Ft.

3 217 SQ. Ft.



AVAILABILITY
Now

CONTIGUOUS SPACE
Yes

CONTIGUOUS AVAILABLE AREA
No

Transit Score
N/D



Bike Score
58



Walk Score
28



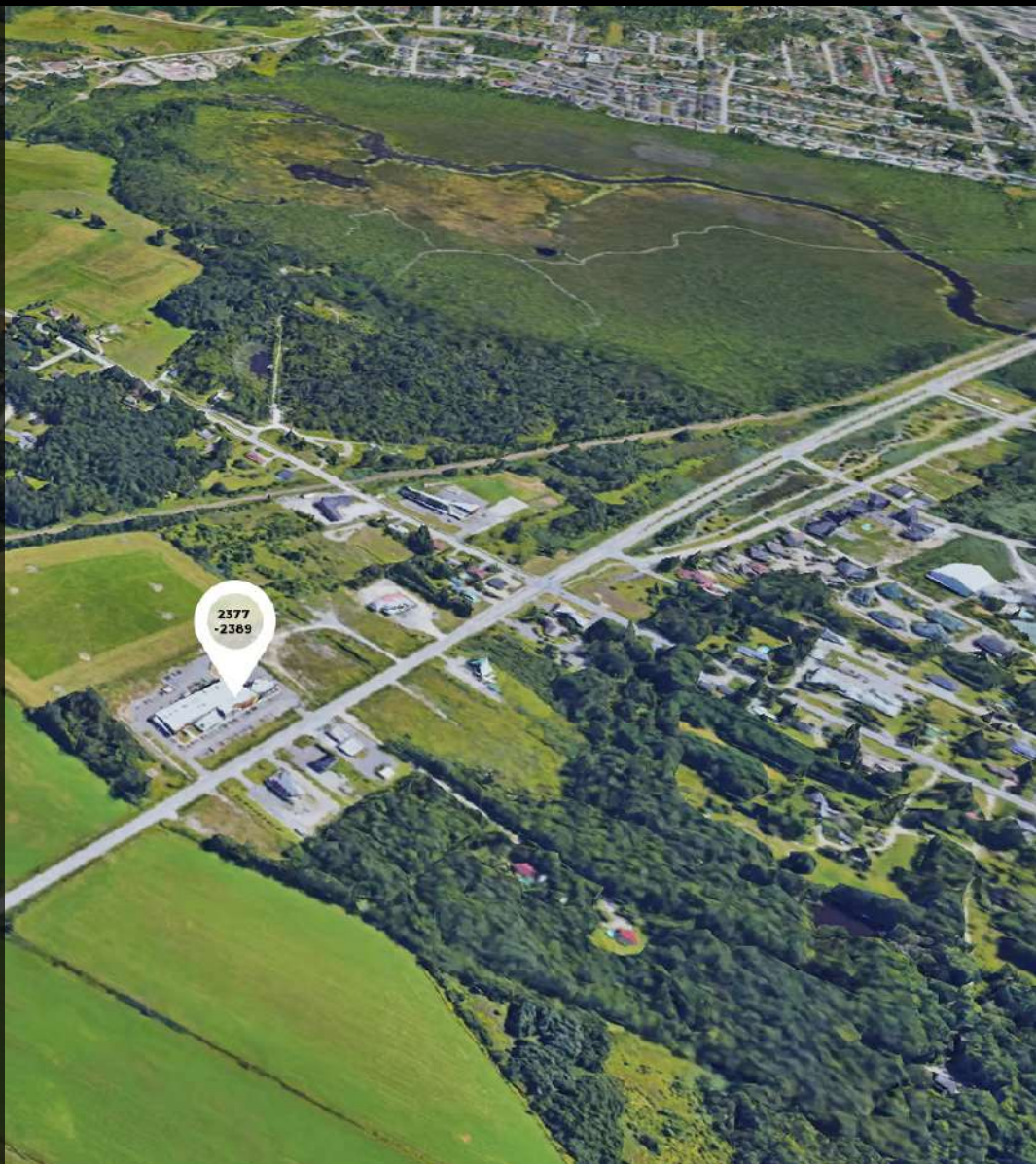
This is not an offer or promise to sell that could bind the seller to the buyer, but an invitation to submit such offers or promises. The remarks, descriptions, features and financial projections contained in the present document are for information only and should not be considered as being official 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.



2377 - 2389 Principale O, Magog

MAIN ATTRACTIONS OF THE AREA

- Close to Highway 10, Mont-Orford and Lake Memphremagog.
- Local amenities: Shops, restaurants and various services.
- Tourist attractions: Lake cruises, resorts and nature parks.
- Accessibility: Proximity to the city and easy access to main roads.



CHARACTERISTIC OF THE SPACE

YEAR OF RENOVATION

N/A

CURRENT DEVELOPMENT

FREE HEIGHT

RECEPTION AREA

To be fitted out

INTERNET AND TELECOM

At the tenants charge

SECURITY

Yes

MEETING ROOM

To be fitted out

HEATING

Central

MANAGER'S OFFICE

Yes

KITCHENETTE

To be fitted out

AIR CONDITIONING

Central

DAILY CLEANING

Yes

WASHROOMS

Outside the premises

ELECTRICITY

Circuitbreakers

ELEVATOR

Yes

OTHER INFORMATION

Base rent \$15/sqft and includes a display space on the pylon, access to common parking. Additional rent \$7.25/sqft and includes: Share of property taxes, share of insurance, garbage, cleaning of common areas, snow removal, building maintenance and repair, lawn, management and accounting.

RENT CONDITIONS TERMS OF LEASE

5 years

#

2389-B

FLOORS

AVAILABLE AREA

3 217 SQ. FT.

BASE RENT

15,00 \$ / SQ. FT. +GST/+PST

ESTIMATED ADDITIONAL RENT

7.25\$ / SQ. FT.

ALLOCATION

AVAILABILITY

Now

10 years

#

2389-B

FLOORS

AVAILABLE AREA

3 217 SQ. FT.

BASE RENT

15,00 \$ / SQ. FT. +GST/+PST

ESTIMATED ADDITIONAL RENT

7.25\$ / SQ. FT.

ALLOCATION

AVAILABILITY

Now

This is not an offer or promise to sell that could bind the seller to the buyer, but an invitation to submit such offers or promises. 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

112 Rd.

PUBLIC TRANSPORTS

N/A

BIKE STORAGE

To be verified

INTERIOR PARKING

N/A

PRICE RESERVED PARKING SPACE

N/A

OUTDOOR PARKING

Yes

PRICE NON-RESERVED PARKING SPACE

N/A

ZONING

Area Df01C and Cf03R

SIGNAGE OPPORTUNITY

Yes

