



Photo : Varenes et Cie

## Freestanding office building near Highway 30

- 18,074-square-foot office building on two floors.
- Previously used for training centre purposes, the offices include a kitchen, a copy room and a server room.
- Strategic location in Varenes with easy road accessibility thanks to the proximity of major expressways, including Highways 20 and 30 and Route 132.



18,074 square feet on  
two floors



Lease expires on  
June 30<sup>th</sup>, 2028



Ample parking for  
employees and visitors



Property available  
immediately

### Get more information

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## Sublease Details

|                      |                              |
|----------------------|------------------------------|
| Building Area        | 18,074 square feet           |
| Number of Floors     | 2 floors                     |
| Typical Floor Size   | 9,000 square feet            |
| Year of Construction | 2001                         |
| Available Area       | 18,074 square feet           |
| Lease Expiry         | June 30 <sup>th</sup> , 2028 |
| Availability         | Immediate                    |
| Gross Rent           | \$18.00 per square feet      |
| Additional Rent      | Included in the Gross Rent   |
| Cleaning             | At sublessor's expense       |
| Electricity          | At sublessor's expense       |
| Parking              | Ample                        |



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## Characteristics



Building previously used for training centre purposes



Premises include kitchen, server room and copy room



Freestanding building with private entrance and parking



Excellent potential synergy with companies in the science park



Furniture can be included with the sublease (to be negotiated)



Important industrial city in the province of Québec with world-class infrastructures





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## Location

- Property located in the Lionel-Boulet sector of the Varennes Science Park (Novoparc), comprised of a high concentration of companies in the metallurgical sector.
- Easily accessible by Route 132 and Highway 30, as well as a 15-minute drive from Downtown Montréal and a 45-minute drive from the US border.
- With its world-class infrastructures, its adapted regulations and its support for new industrial companies, Varennes has become a North American leader in alternative and renewable energies.
- Varennes plays an important role in the chemical and petrochemical industries and in scientific research.



32-minute from Longueuil-Université-de-Sherbrooke station (via line 732)



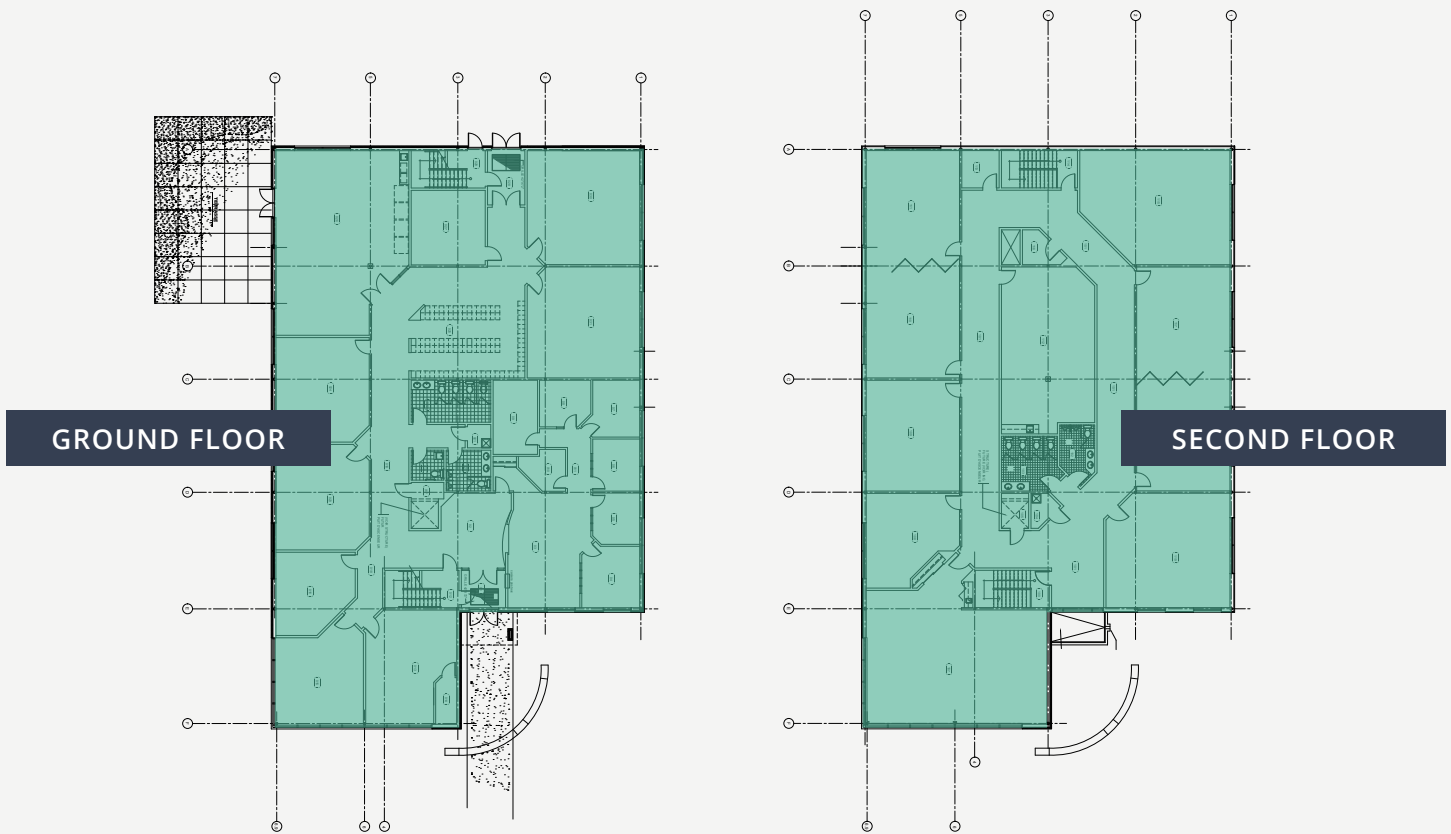
32-minute from Terminus Longueuil (via line 732), offering access to several municipal lines



15-minute drive from the Montréal-Saint-Hubert-Longueuil Airport



Proximity to major highways, namely Highways 20 and 30 as well as Routes 132 and 229



## Want to plan a tour? Contact us for more information.

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