



Beautiful office spaces in a medical building

- Medical building strategically located in the health centre of the city of Saint-Jérôme.
- A few meters from the Saint-Jérôme Regional Hospital and close to 3 regional CHSLDs, several seniors' residences, the Saint-Antoine CLSC and the region's new mental health care pavilion.
- Multi-tenant building with 3 floors and 46,014 square feet offering a large parking lot of 227 spaces.



Up to 11,757 square feet available immediately



Customized layouts available



A few steps from the Saint-Jérôme Regional Hospital



Vast outdoor parking offering a generous ratio of 4.93 spaces per 1,000 square feet of GLA

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UNIT 108 - VACANT RESTAURANT SPACE

Rental details

Available spaces	Unit 104	334 sf
	Unit 107	2,340 sf
	Unit 108	1,614 sf
	Unit 301	1,659 sf
	Unit 302	913 sf
	Unit 303	944 sf
	Unit 304	1,995 sf
	Unit 309	1,958 sf
	Available floors	Ground floor and 3 rd floor
Available area	Up to 11,757 sf	
Availability	Immediate	
Asking rent	Contact broker	
Operating costs	\$5.51 per sf	
Realty taxes	\$9.87 per sf	
Electricity	\$2.50 per sf	
Daily cleaning	\$1.90 per sf	
Parking	227 outdoor spaces	

Parking rates

0 to 30 minutes	Free
31 minutes to 2 hours	\$8.00
2 hours to 4 hours	\$10.00
4 hours to 6 hours	\$14.00
6 hours to 24 hours	\$20.00
Lost ticket	\$20.00



MAIN ENTRANCE

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Property features



Environment promoting proximity and collaboration with health professionals of various expertises



Modern, well-maintained medical office spaces



Fully furnished restaurant space with outdoor terrace available for lease on the ground floor



Large outdoor parking lot offering a total of 227 spaces



Three-story building completed in 1993, and expanded in 1996 and 2015

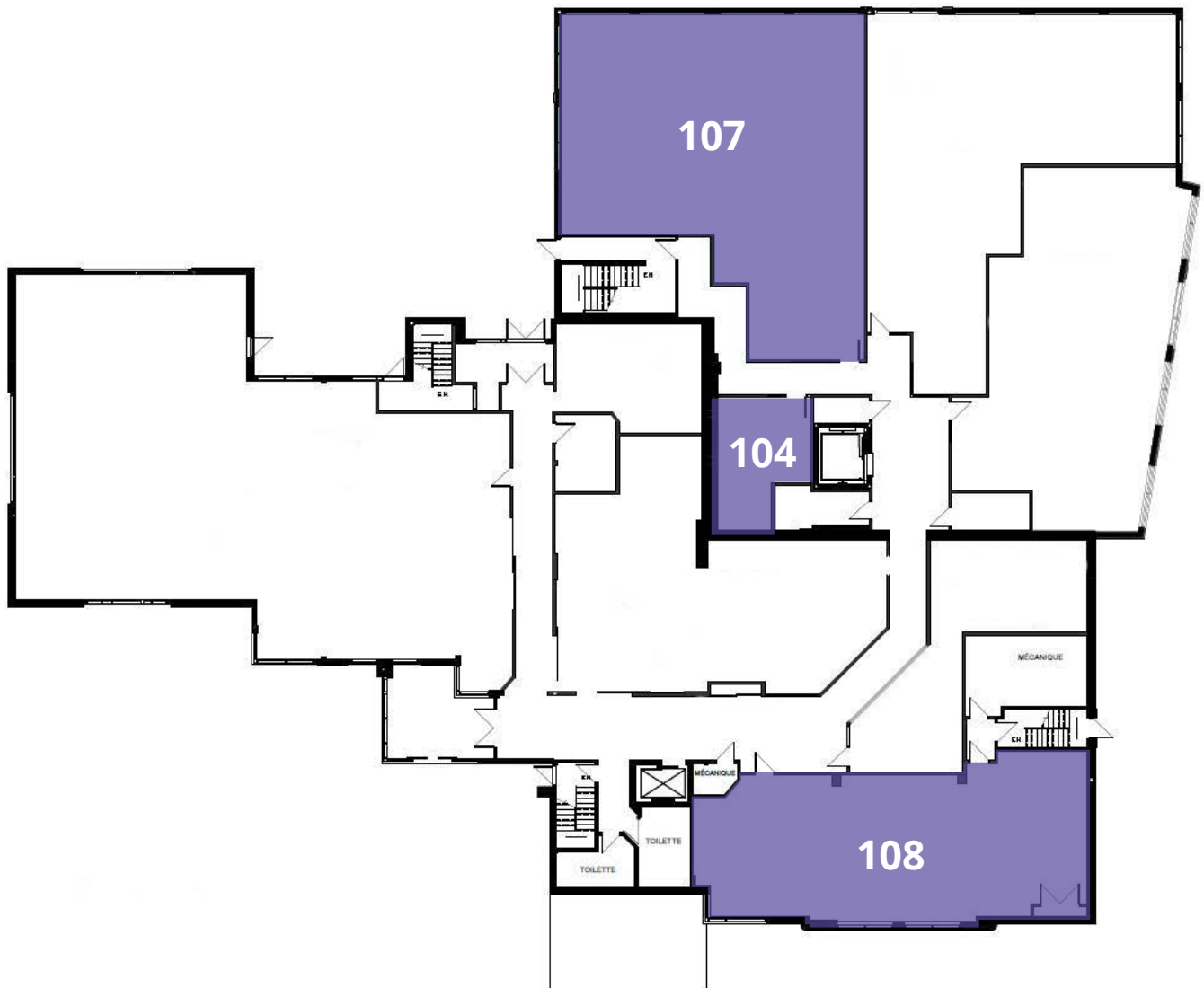


Proximed pharmacy located on the ground floor of the building



GROUND FLOOR PLAN

Available spaces	Unit 104	334 sf	Office
	Unit 107	2,340 sf	Office
	Unit 108	1,614 sf	Restaurant space



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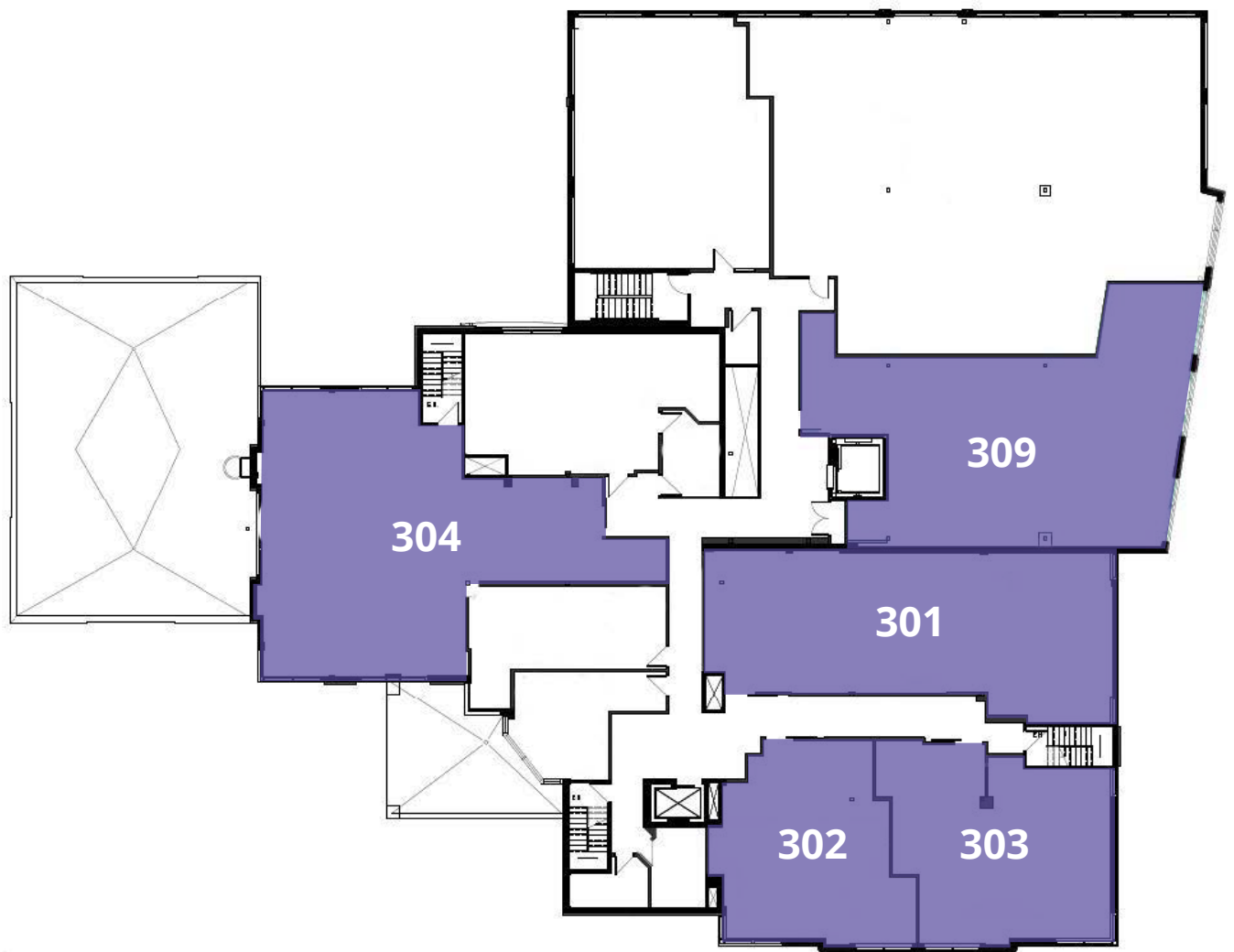
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3rd FLOOR PLAN

Available spaces	Unit 301	1,659 sf	Office
	Unit 302	913 sf	Office
	Unit 303	944 sf	Office
	Unit 304	1,995 sf	Office
	Unit 309	1,958 sf	Office



Medical offices and restaurant space for lease

200, Durand Street, Saint-Jérôme



UNIT 301



UNIT 302



UNIT 303



UNIT 304

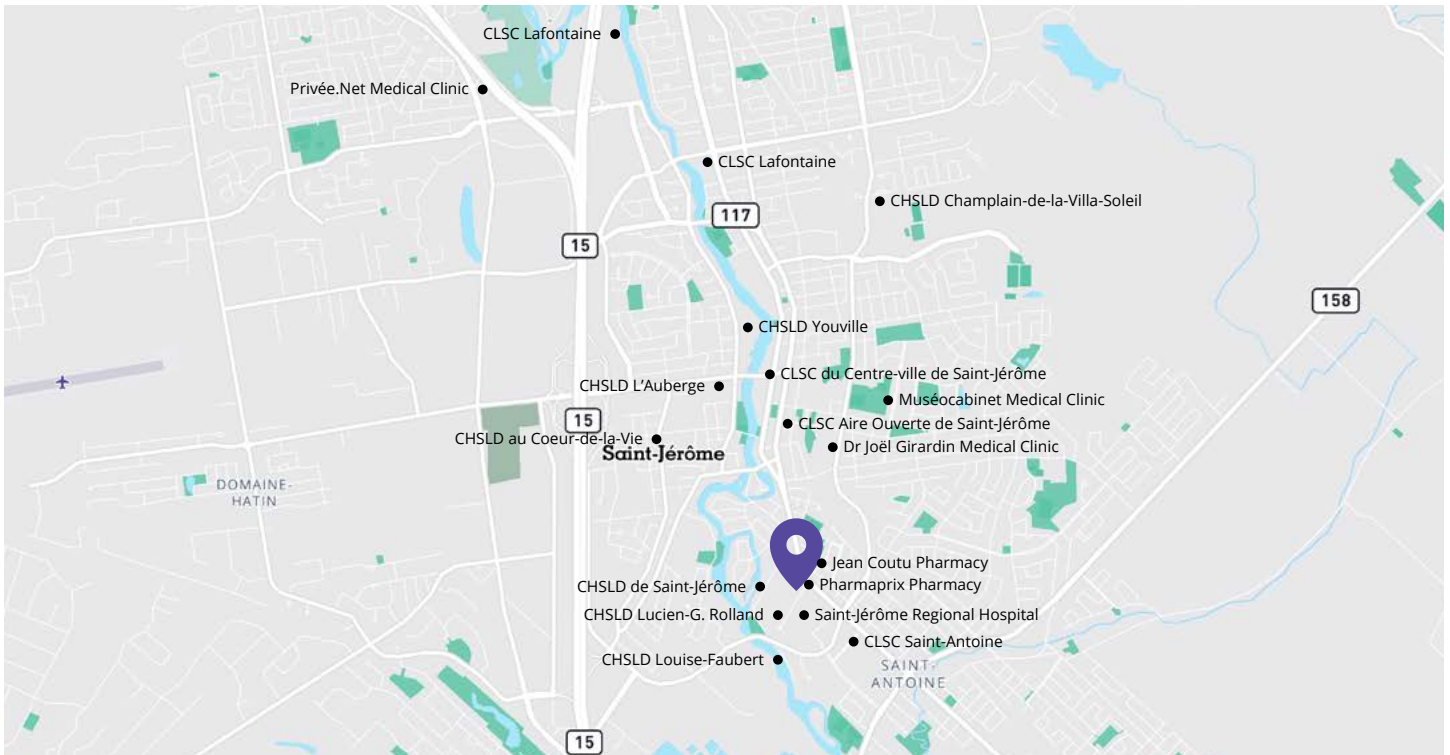
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Location



A 5-minute walk from the Saint-Jérôme Regional Hospital / CISSS des Laurentides



Several health services available near the property



A 5-minute drive from the Saint-Jérôme exo train station on the Montréal / Saint-Jérôme line



A 5-minute walk from bus line 9 leading to the Saint-Jérôme intermodal station



A 5-minute drive from the Laurentian Highway (15)



Several shopping centers and public services in the surrounding area





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

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