



## 3023 Wilfrid-Hamel Blvd

### Office space for rent

#### COMMENTS

- Up to 5,000 SF available
- Easy access by public transit and quick access to highways
- Large free outdoor parking

**DEBERTIN** 

### Contact

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# Available space

<b>SUITE</b>	<b>AREA</b>
201	2,694 SF
222	1,090 SF
223	525 SF
238	758 SF
<b>TOTAL</b>	<b>5,067 SF</b>







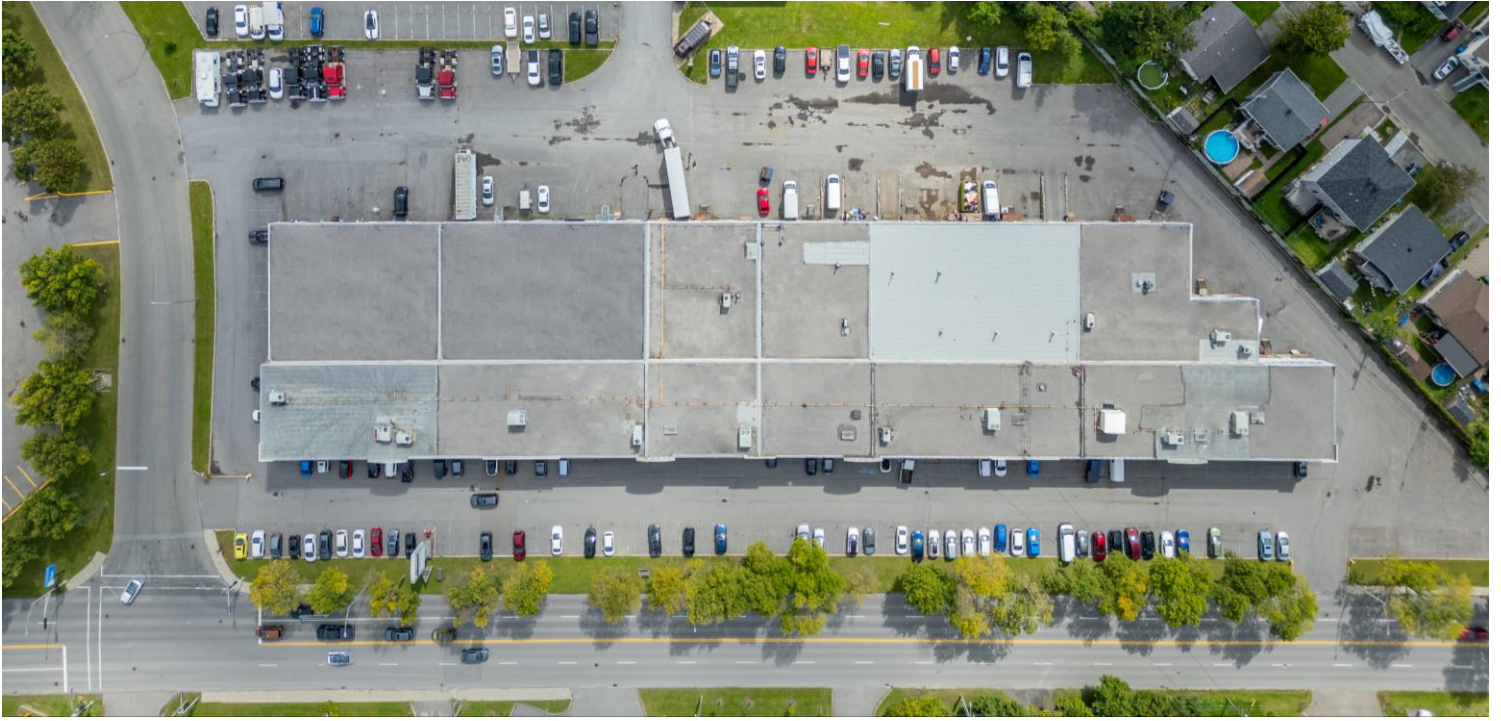
## Rental conditions

NET RENTAL RATE* :	\$16.00 + 3% per year
TAXES (est. 2024)* :	\$3.55
OPERATING EXPENSES:	Included
ELECTRICITY :	Included
IMPROVEMENT ALLOWANCE:	To be discussed
PARKING :	Outdoor free

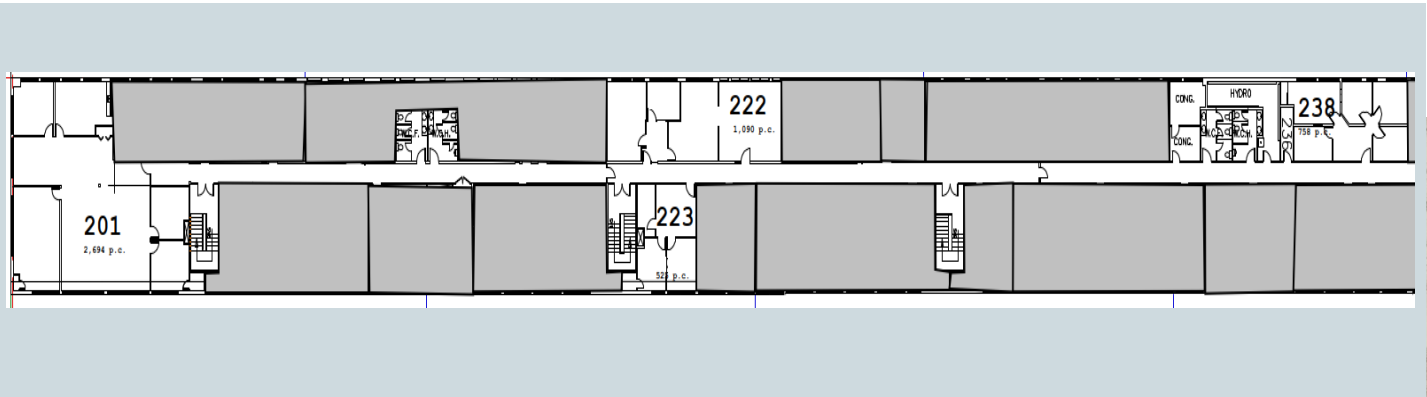
*\*\*Rates are expressed per square foot per year*

## Property description

BUILDING AREA:	89,127 SF
YEAR OF CONSTRUCTION:	1979
PARKING :	270 outdoor spaces



# 2<sup>ND</sup> Floor plan







### EASY ACCESS TO MAJOR HIGHWAYS

- Highway 573 (Henri IV)
- Highway 740 (Robert-Bourassa)

### EASY ACCESS BY PUBLIC TRANSIT

### WALKING DISTANCE TO MANY RESTAURANTS AND SERVICES



< 4 minutes



573, 740  
< 2km



< 4 minutes

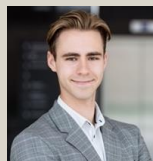


80, 980, 380, 580

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