



New Acquisition: 377-383 Sir-Wilfrid-Laurier Boulevard, Mont-Saint-Hilaire



NEW ACQUISITION: 377-383 SIR-WILFRID-LAURIER BOULEVARD, MONT-SAINT-HILAIRE

Located in the city of Mont-Saint-Hilaire, a high-end community located on the banks of the Richelieu River on Montreal's South Shore, 377-383 Sir-Wilfrid-Laurier Boulevard is strategically located next to route 116 and near the 20 and 30 highways. This property is part of the Mont-Saint-Hilaire development, which includes more than 128,000 square feet of office and retail space. 377-383 Sir Wilfrid Laurier Boulevard offers fantastic visibility to its tenant due to the numerous windows, which also provides ample lighting to the units in place. This property offers office and retail spaces.

BUILDING DETAILS

Year Built	2004
Asset Class	B
Number of Storeys	2
Gross Leasable Area	9,300 sq.ft.
Type of property	Office & Commercial
Loading Docks	1

LEASING DETAILS

Realty Taxes	3.60 (\$psf)
OPEX	10.91 (\$psf)
Total Additional Rent	14.51 (\$psf)
Energy	Separately metered
Cleaning	Excluded

LEASING CONTACT



Paolo Valente
Vice President Leasing
 T: 514-286-0188 ext.239
pvalente@btbreit.com



Marc-Olivier Hébert
Leasing Director
 T: 514-286-0188 ext.226
mohebert@btbreit.com



Sylviane Guignard
Leasing Associate
 T: 514-286-0188 ext.262
sguignard@btbreit.com



New Acquisition: 377-383 Sir-Wilfrid-Laurier Boulevard, Mont-Saint-Hilaire

BUILDING ACCESSIBILITY

INDOOR PARKING	Not available
OUTDOOR PARKING	200 stalls
BICYCLE PARKING	Available, but not designated
ROAD ACCESS	Route 116, Highway 20, Highway 30
BUS	11, 21 , 200 , 300

AVAILABILITIES

Unit #	Unit Type	Available Area (sq. ft.)
379	Commercial	2 500



New Acquisition: 377-383 Sir-Wilfrid-Laurier Boulevard, Mont-Saint-Hilaire

PICTURE GALLERY

