
204 de Montarville Boulevard,
Boucherville, QC



*Bright and spacious offices
in the heart of Boucherville*

UNITS FROM 465 - 6,179 sq. ft. | FOR LEASE



Highlights



BRIGHT OFFICE SPACES

Luminous built-out office spaces that can be renovated and adapted to your company's needs.



PRIME LOCATION

Easily accessible via Highway 132 and via public transit (busses 61 and 81) with an array of services and commodities situated within a 5 minute radius.



BOMA BEST CERTIFIED

This building meets internationally-recognized standards of sustainability, efficiency and performance.



Available units

Unit 120	6,179 sq. ft.
Unit 205*	465 sq. ft.
Unit 210*	2,400 sq. ft.
Unit 225	1,756 sq. ft.

*Can combine units 205 and 210 for a total of 2,865 sq. ft.

Availability

Immediate (#120: 12/2026)

Parking

Exterior - 1/332 sq. ft.
Free & first come, first served

Floor plate

9,920 sq. ft.

Year built

1988

Zoning

C-203*

*Businesses including: Health, financial, municipal, governmental, and supralocal educational services, specialized services, library, post office, daycare, retail, restaurant.

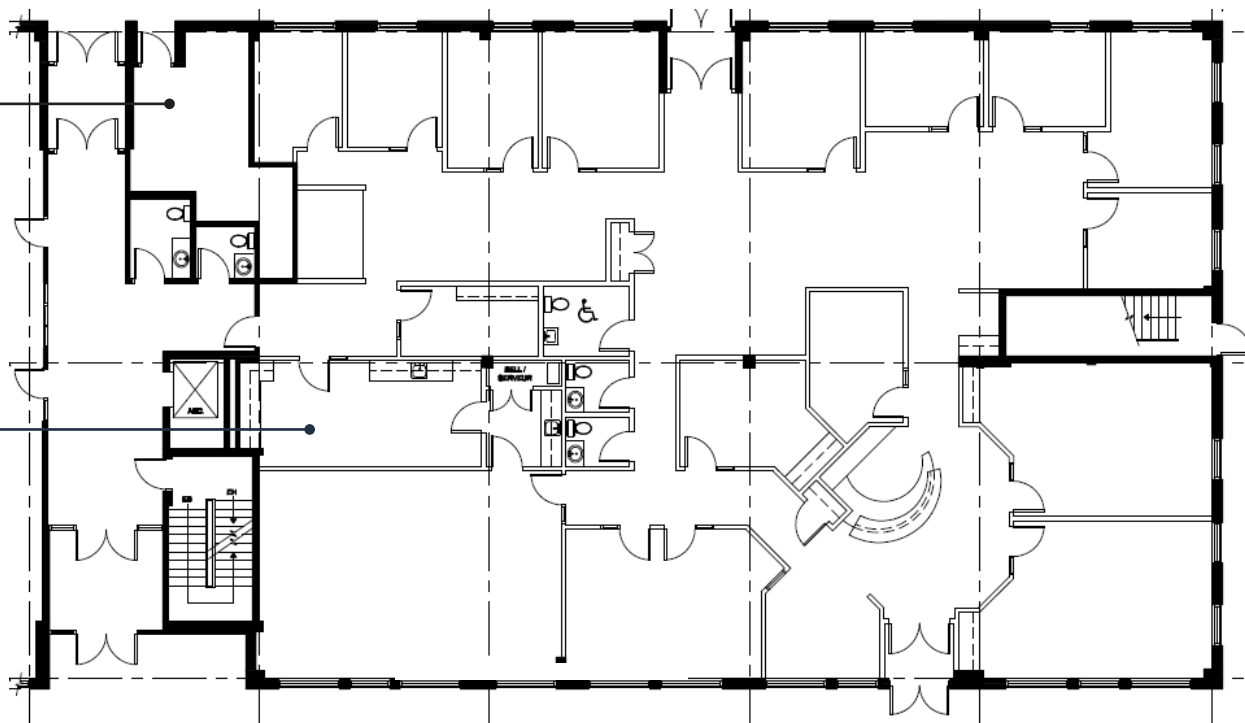
UNIT 120: 6,179 sq. ft.

Spacious turnkey office unit with a private entrance, offering enclosed offices, a kitchen, break area, conference rooms, and private bathrooms.



Floorplan

#120



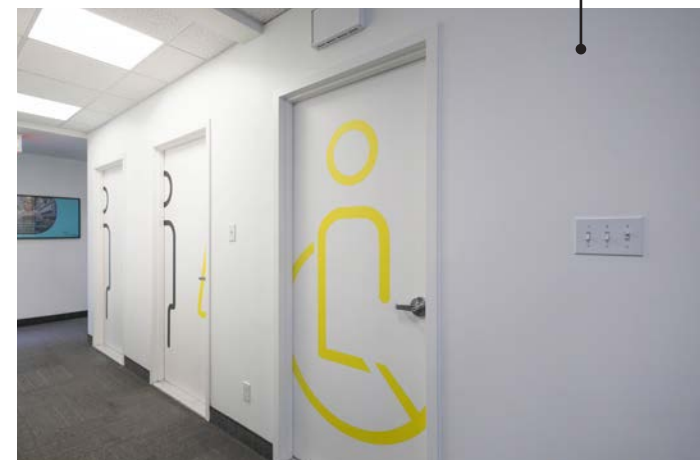
Kitchen area



Private entrance

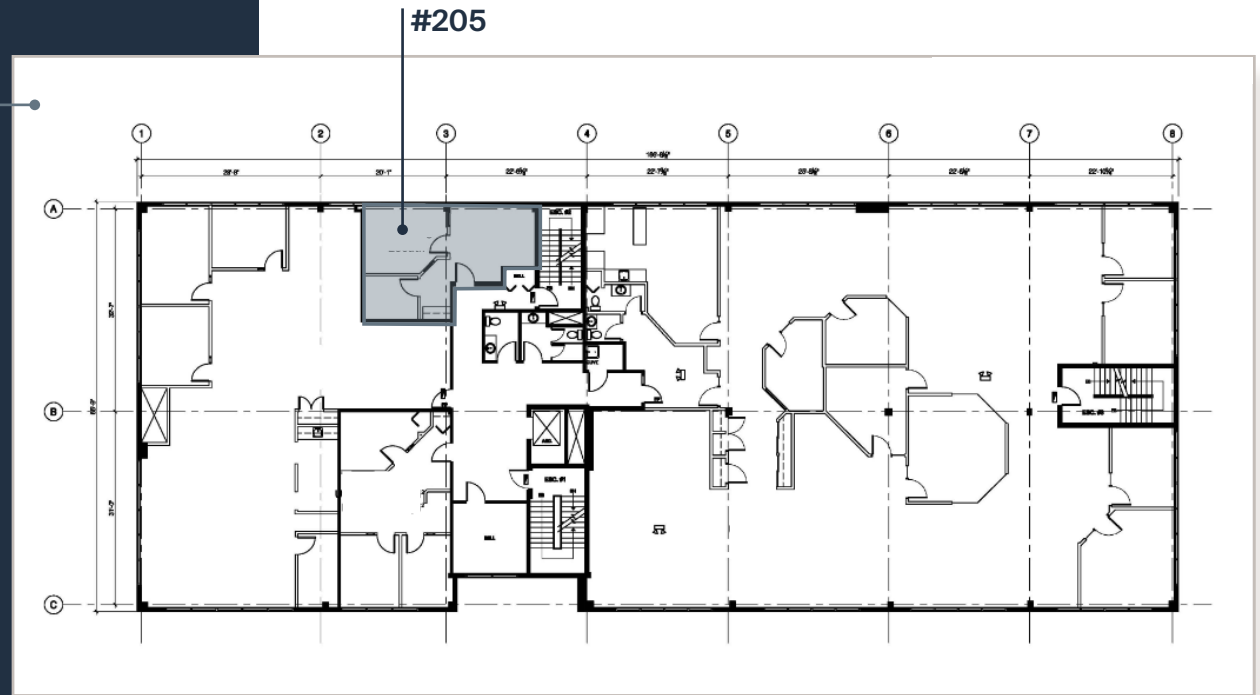


Private bathrooms



UNIT 205: 465 sq. ft.

Move-in ready unit with abundant natural light. Hybrid workspace layout with an open space and a closed office.



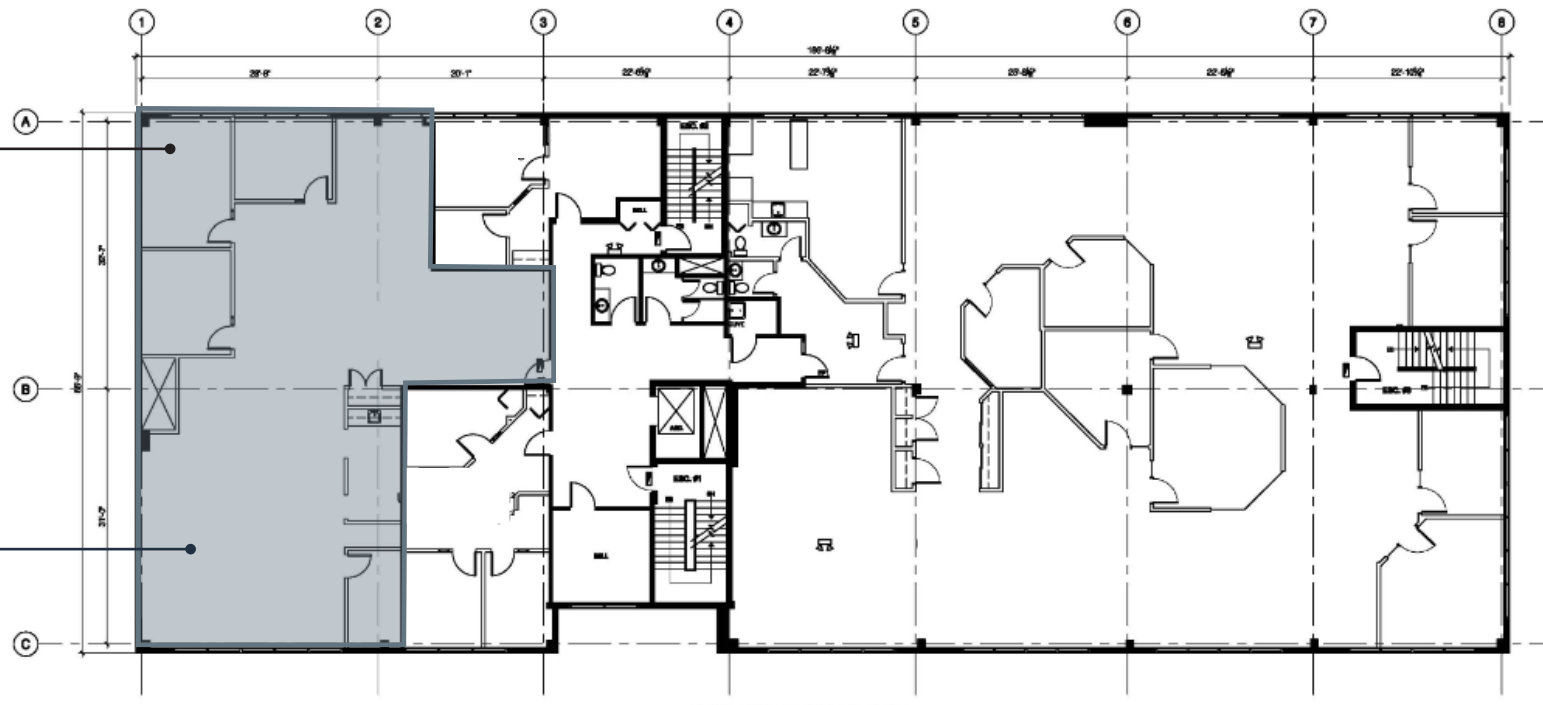
UNIT 210: 2,400 sq. ft.

Spacious and bright built-out unit with ample space for open workstations, 4 closed offices, and a kitchenette.



Floorplan

#210



Kitchenette



Open space

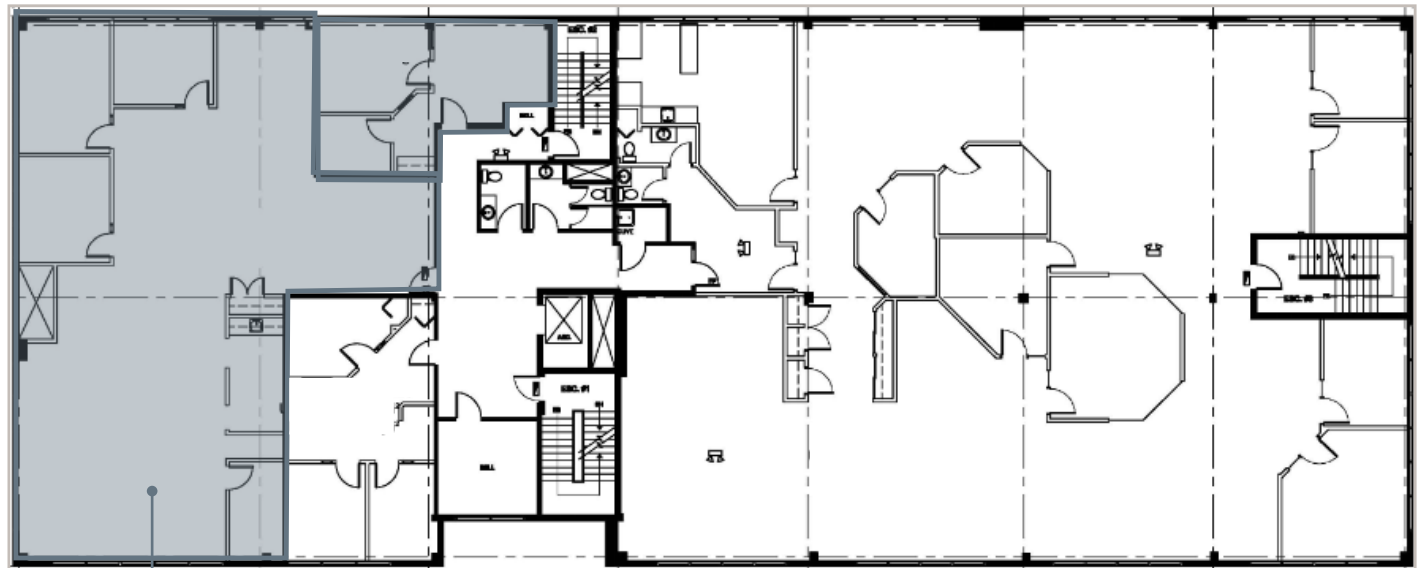


4 closed offices



UNITS 205 & 210: 2,865 sq. ft.

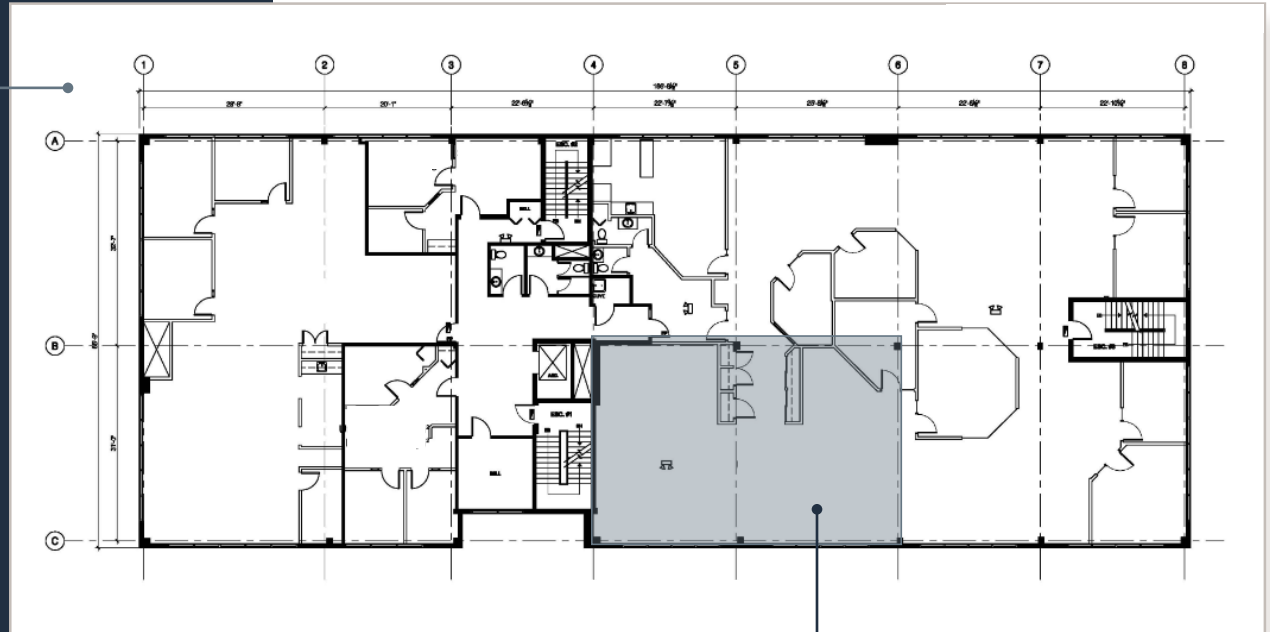
Potential for
combined units



#205 & #210

UNIT 225: 1,756 sq. ft.

Bright and open
office space with
2 closed offices and
the potential for a
build-out to meet
a variety of needs.



#225



Lease conditions

Term		5 years	10 years
Net rent (annual)		\$17 / sq. ft.	\$16 / sq. ft. (Y1-5) \$18 / sq. ft. (Y6-10)
Additional rent (annual) 2026 estimate, includes electricity		\$14.33 / sq. ft.	\$14.33 / sq. ft.
Total (year 1)		\$31.33 / sq. ft.	\$30.33 / sq. ft.
TI	210 & 225	\$20 / sq. ft.	\$30 / sq. ft.
	205	To be discussed	To be discussed
Availability		Immediate (Unit #120 available in December 2026)	

204 de Montarville benefits from an *accessible, strategic location* in the heart of Boucherville.



**EASILY ACCESSIBLE
BY ROUTE 132**



PUBLIC TRANSIT

Terminus de Montarville
(3 minute walk away) and 61 & 81
bus stops (1 minute walk away)



IN PROXIMITY TO AMENITIES

5-minute drive to several amenities
including restaurants, grocery stores,
coffee shops and more.





Let us help you build
the environment that
fits your vision.

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