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**204** de Montarville Boulevard,  
Boucherville, QC



*Bright and spacious offices  
in the heart of Boucherville*

UNITS FROM 465 - 6,597 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.



**Unit 200\*** 3,241 sq. ft.

**Unit 225\*** 3,356 sq. ft.

**Unit 205** 465 sq. ft.

**Unit 210** 2,400 sq. ft.

**Unit 320** 1,478 sq. ft.

**Unit 330** 998 sq. ft.

\*Can combine units 200 & 225 for a total of 6,597 sq. ft.

**Availability** Immediate (Unit 330: November 1<sup>st</sup>)

**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.

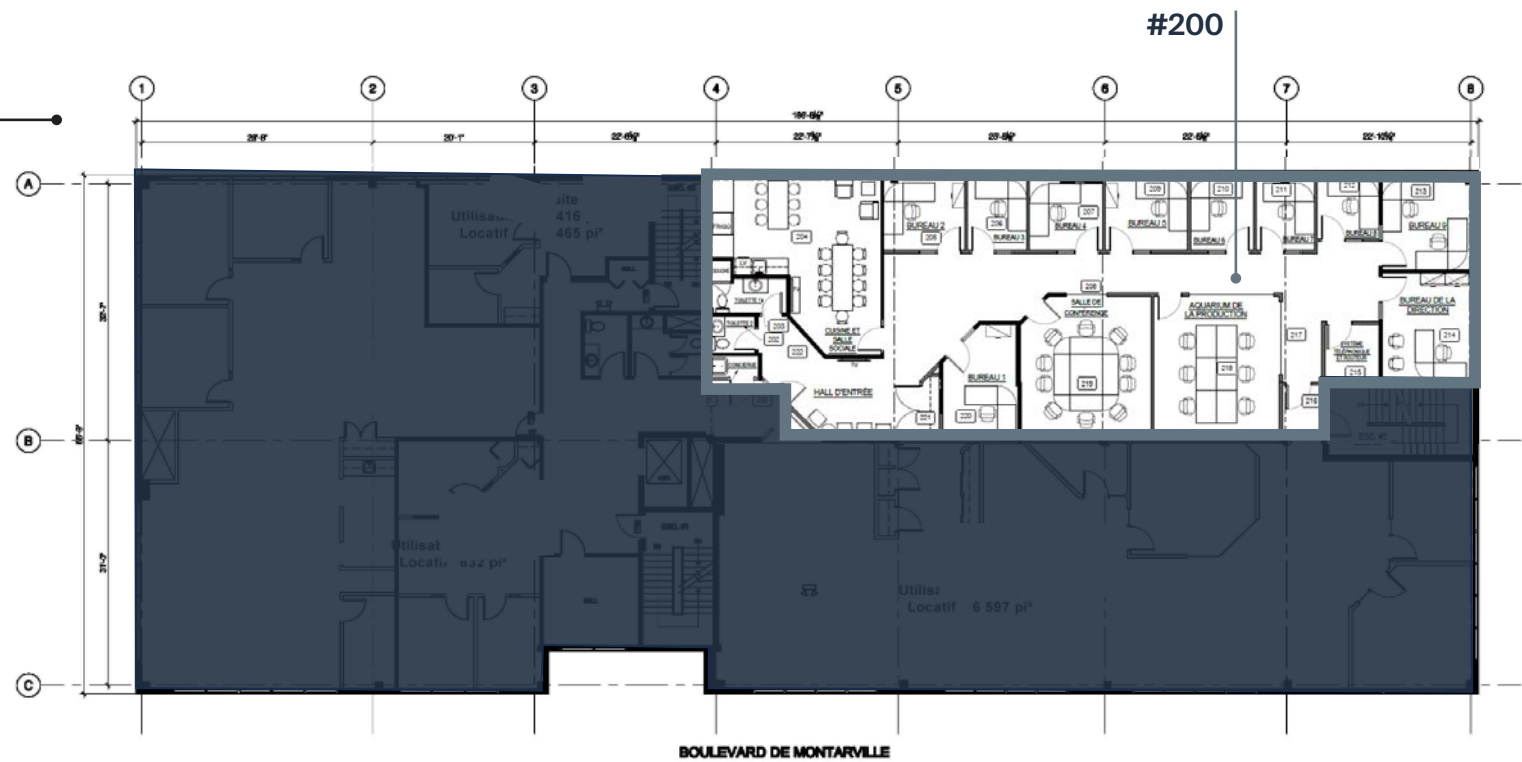
## UNIT 200: 3,241 sq. ft.

*Bright and spacious  
plug and play unit.*

Includes 10 offices,  
2 conference rooms,  
large kitchen area  
& private bathrooms  
with shower.



# Floorplan



Glass-walled conference room



Spacious kitchen

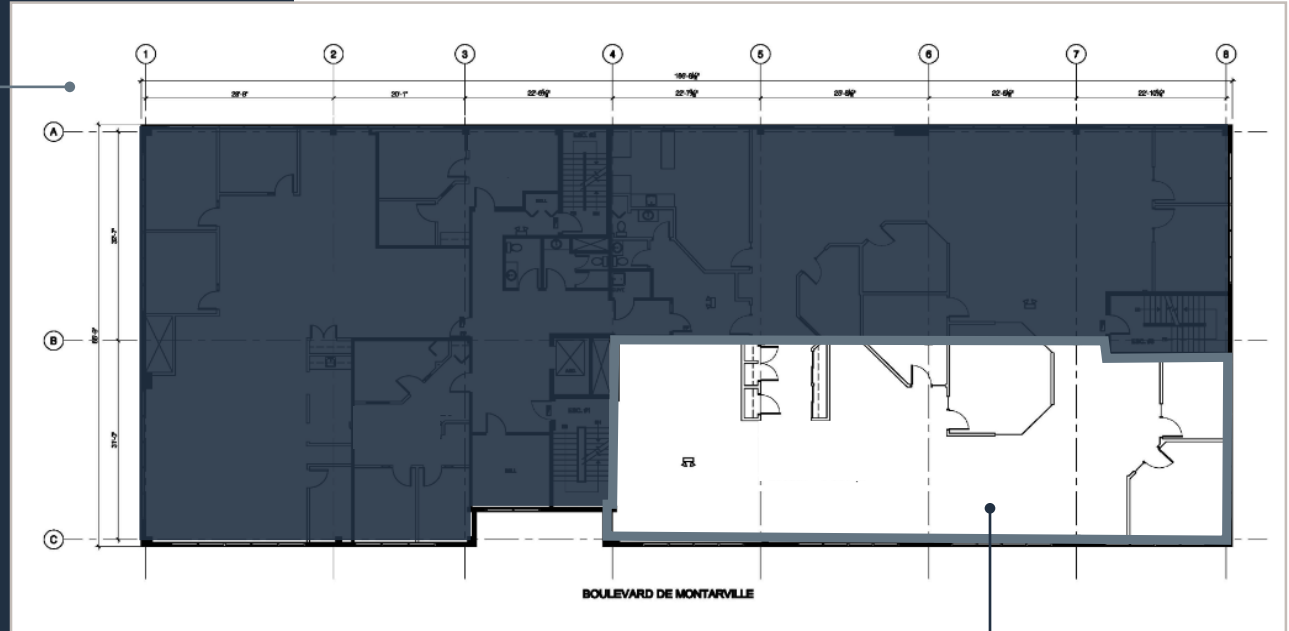


Private office suites



## UNIT 225: 3,356 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

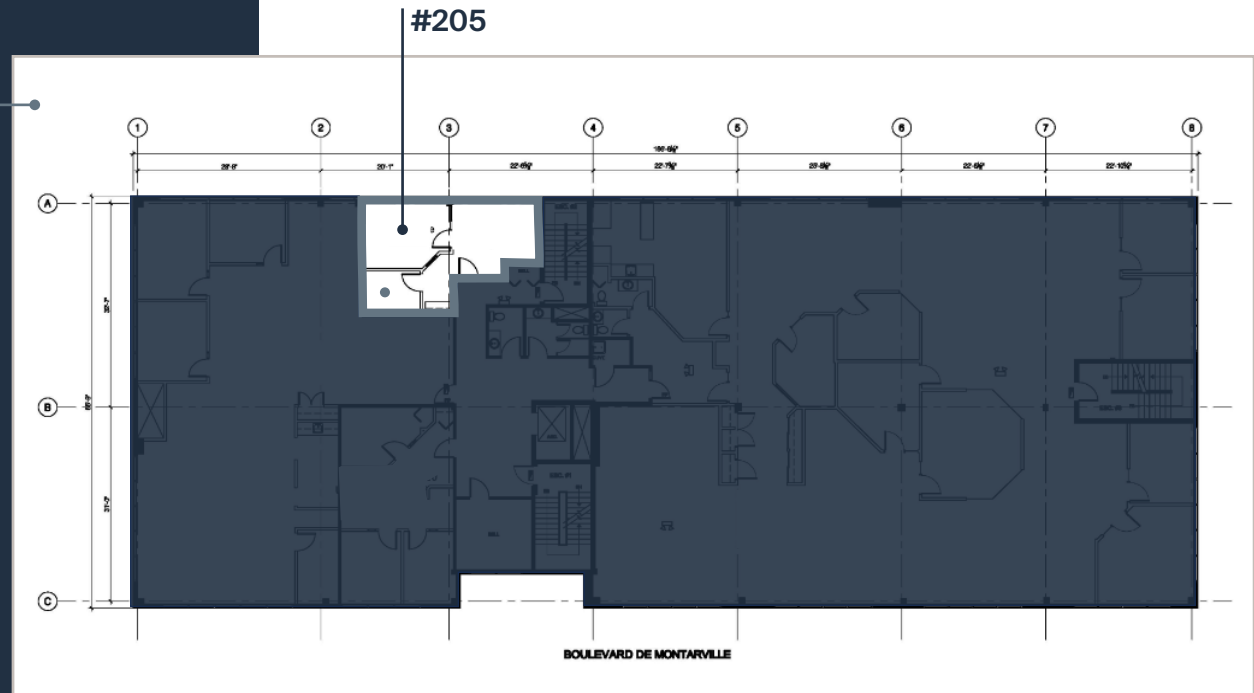


## Potential for *combined units*



## UNIT 205: 465 sq. ft.

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

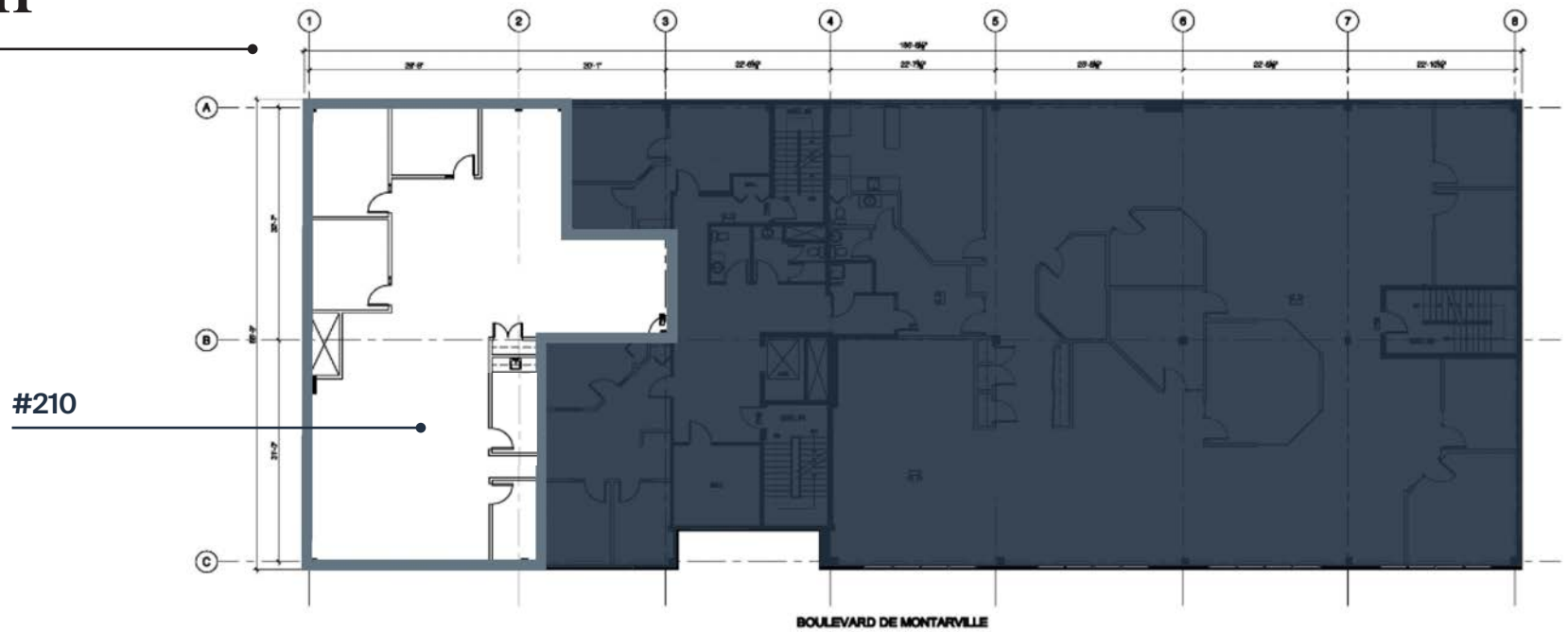


## UNIT 210: 2,400 sq. ft.

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



# Floorplan



Kitchenette



Open space

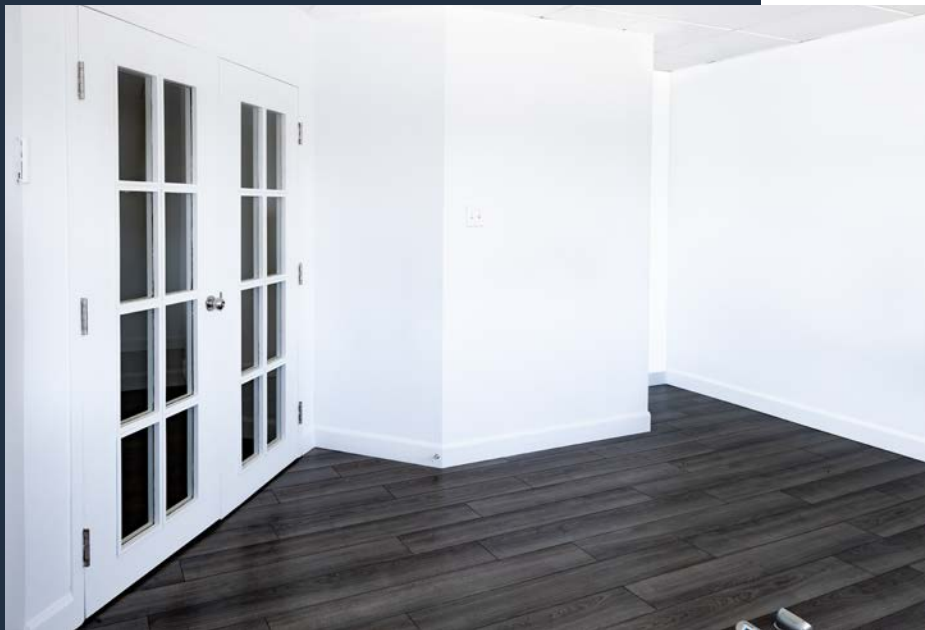


4 closed offices



**UNIT 320: 1,478 sq. ft.**

*Charming move-in ready unit* with great natural light & elegant finishes. Features 4 closed offices, a kitchenette and an open workspace.

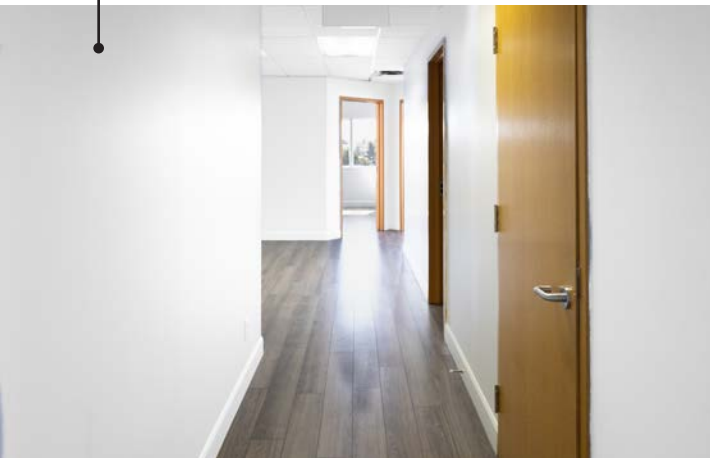


# Floorplan

#320



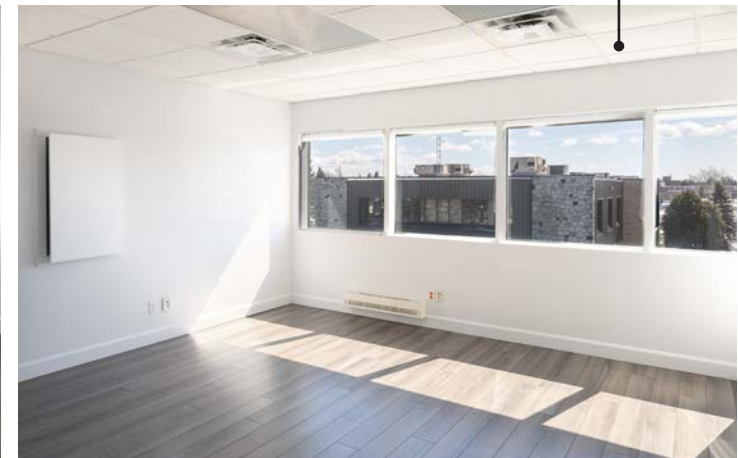
Corridor to common area and offices



Break room with kitchenette



Abundant natural light



## UNIT 330: 998 sq. ft.

*Move-in ready unit*  
featuring great natural  
light, 3 closed offices  
and a reception area.



Reception  
area



Closed  
offices



# 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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