



4255 Lapinière Boulevard, Brossard | Suite 300

For Sublease | 9,563 SF Available

Office Space

Experience ultramodern office space designed for today's dynamic workforce. This turnkey environment features sleek finishes, abundant natural light, and flexible layouts to support productivity and collaboration.

Gregory S. Dyson

Vice President | Real Estate Broker
+1 514 816 8582 | greg.dyson@colliers.com

Martin Rousseau

Vice President | Chartered Real Estate Broker
+1 514-947-6469 | martin.rousseau@colliers.com





Turnkey Opportunity

Suite	300
Available Area	9,563 SF
Parking Spaces	Exterior
Asking Gross Rent	Negotiable
Additional Rent (Est. 2025)	
Operating Expenses	\$6.19 PSF
Real Estate Taxes	\$6.08 PSF
Electricity	\$2.65 PSF
Total	\$14.92 PSF
Lease Expiry	July 31, 2027
Furniture	Negotiable
Available	30 Days
Signage	Podium Signage Possibility for building signage (min. 5 year lease)



Building Information

Building Class	A
Floors	3
Year Built	2007





Details

Highlights

Floorplan

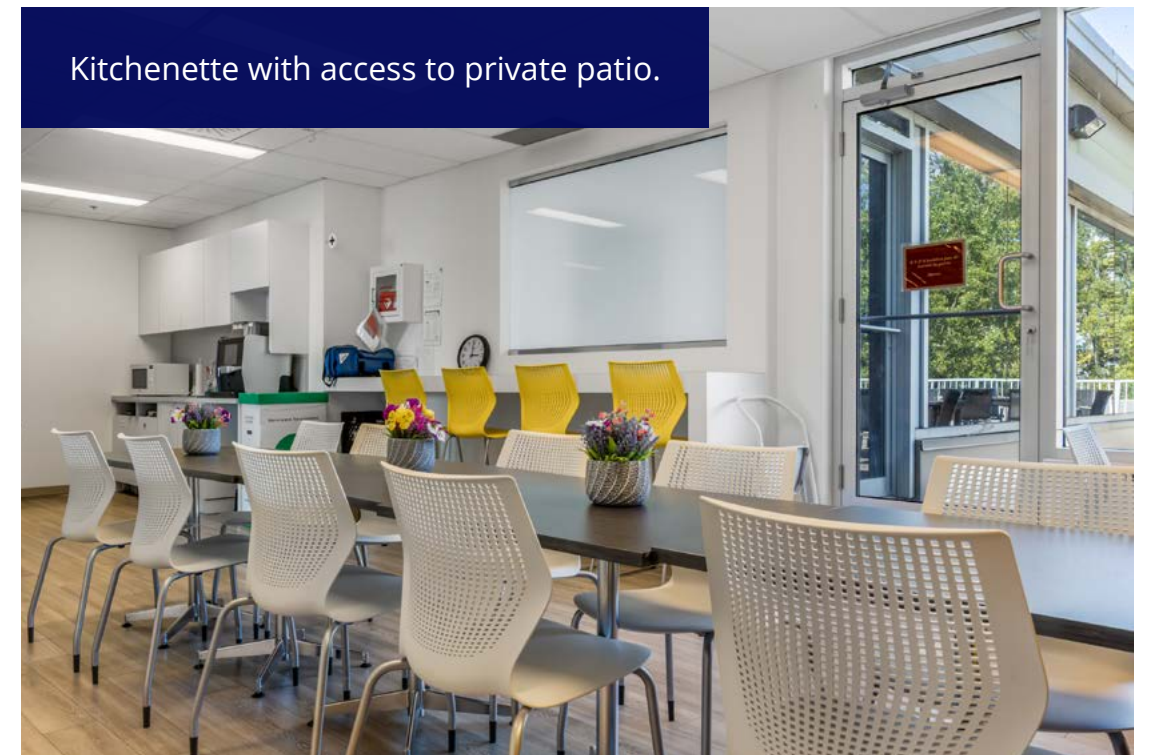
Location Overview

Contact Us

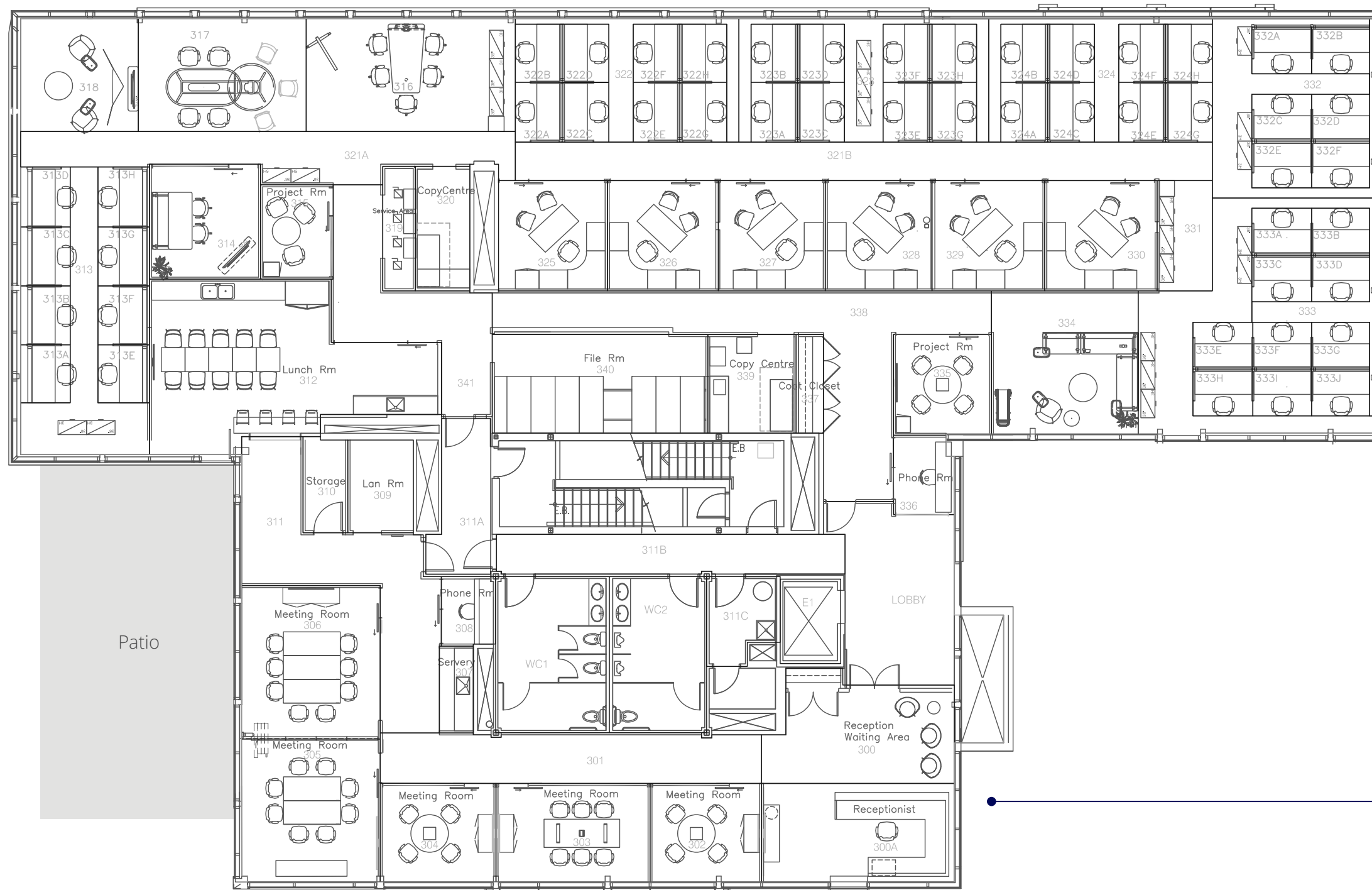


Large conference room with movable wall.





Kitchenette with access to private patio.



- Reception
- 6 Closed offices
- Open area (48 pers)
- 5 Client meeting rooms (2 are combinable)
- 4 Breakout areas
- Meeting areas
- 2 Conference rooms
- 1 Storage room
- 1 File room
- 2 Copy rooms
- 2 Phone booths
- 2 Project rooms
- Lunch room
- Patio

Floor Plan | 9,563 SF



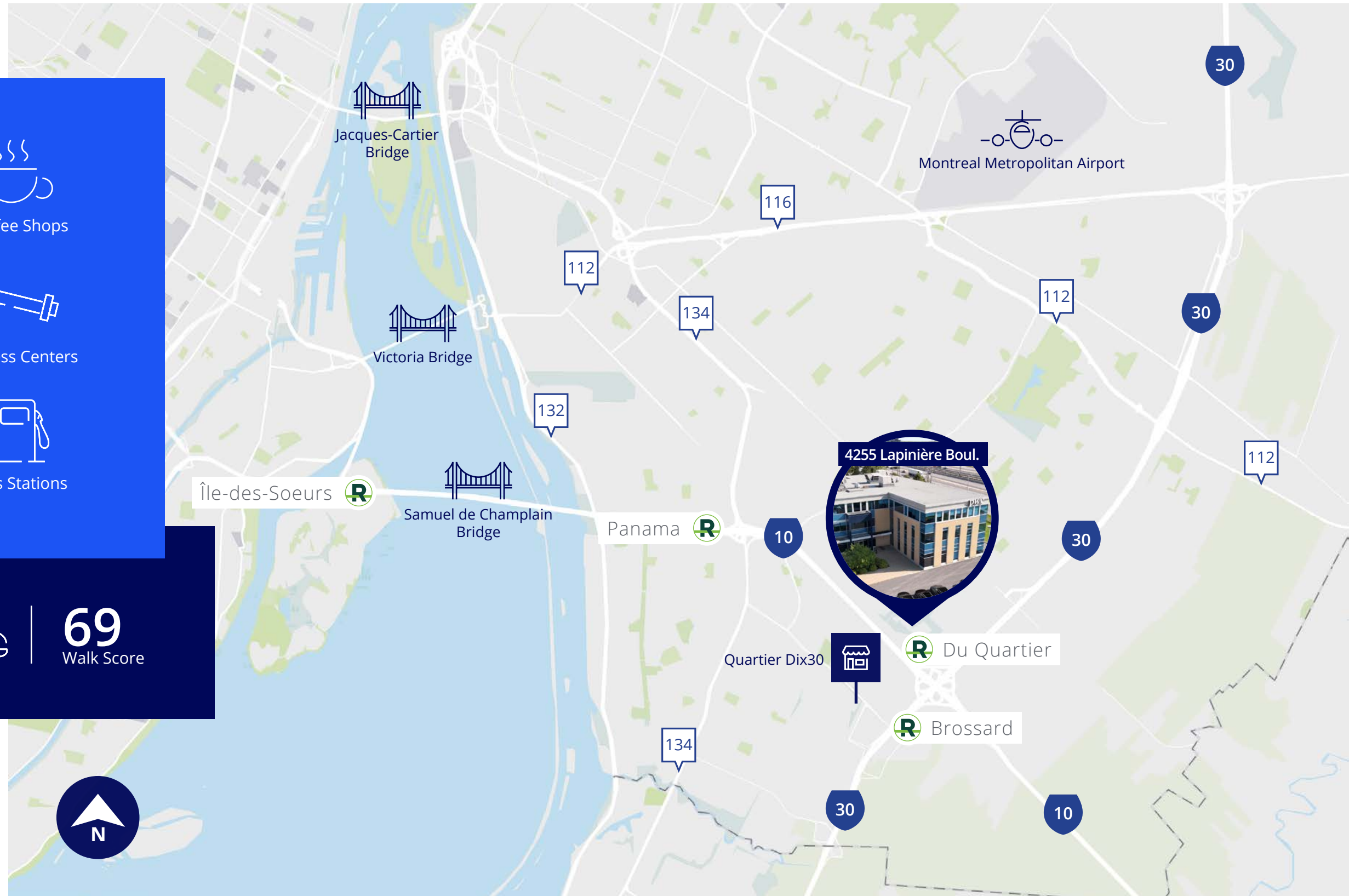
Nearby Amenities

Shopping Centers	Pharmacies	Coffee Shops
Banks	Dry Cleaners	Fitness Centers
Restaurants	Copy Centers	Gas Stations

	75 Bike Score		69 Walk Score
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Réseau Express Métropolitain (REM)

Downtown Montreal
18 - 40 Min Drive





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