
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.

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

Availability Immediate

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.

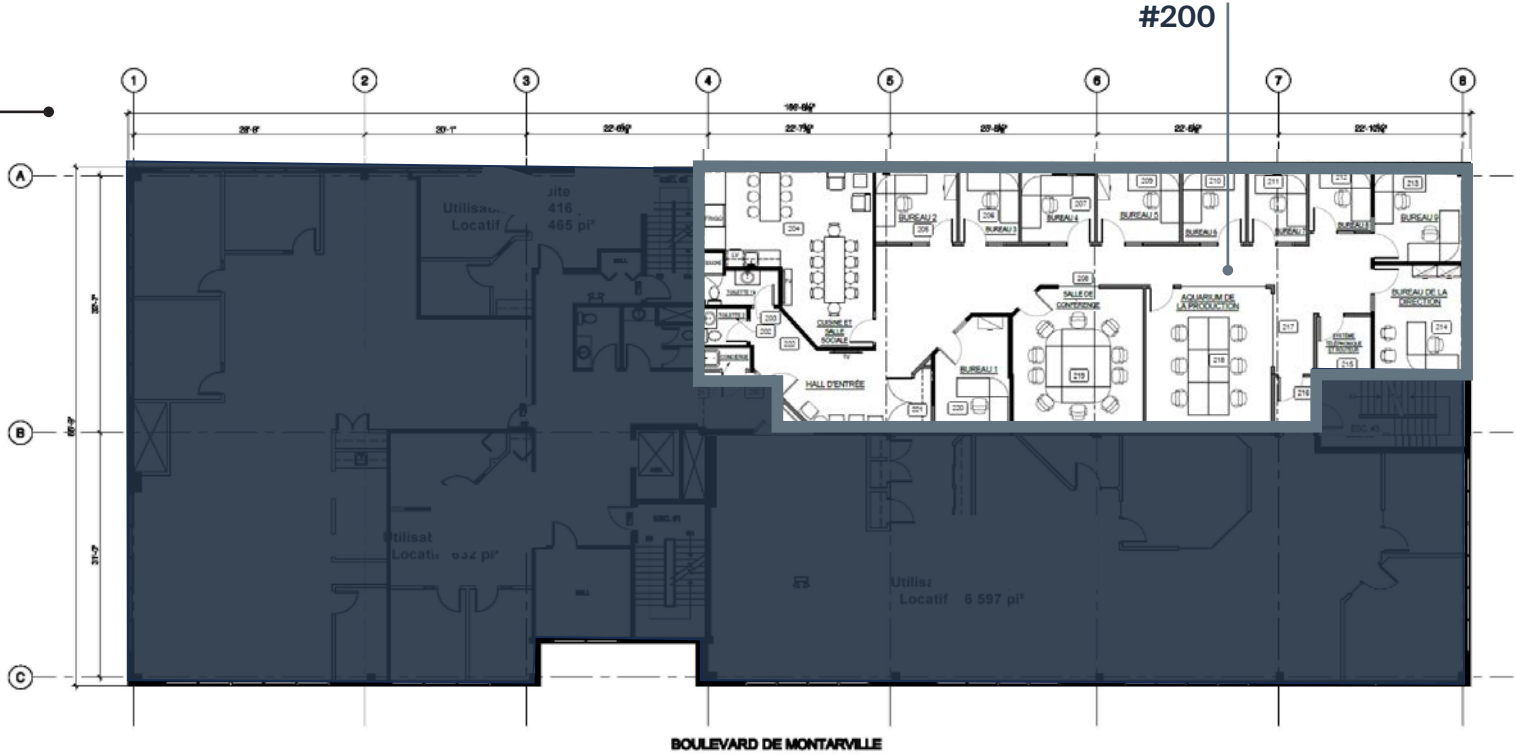
UNIT 200: 3,241 sq. ft.

*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

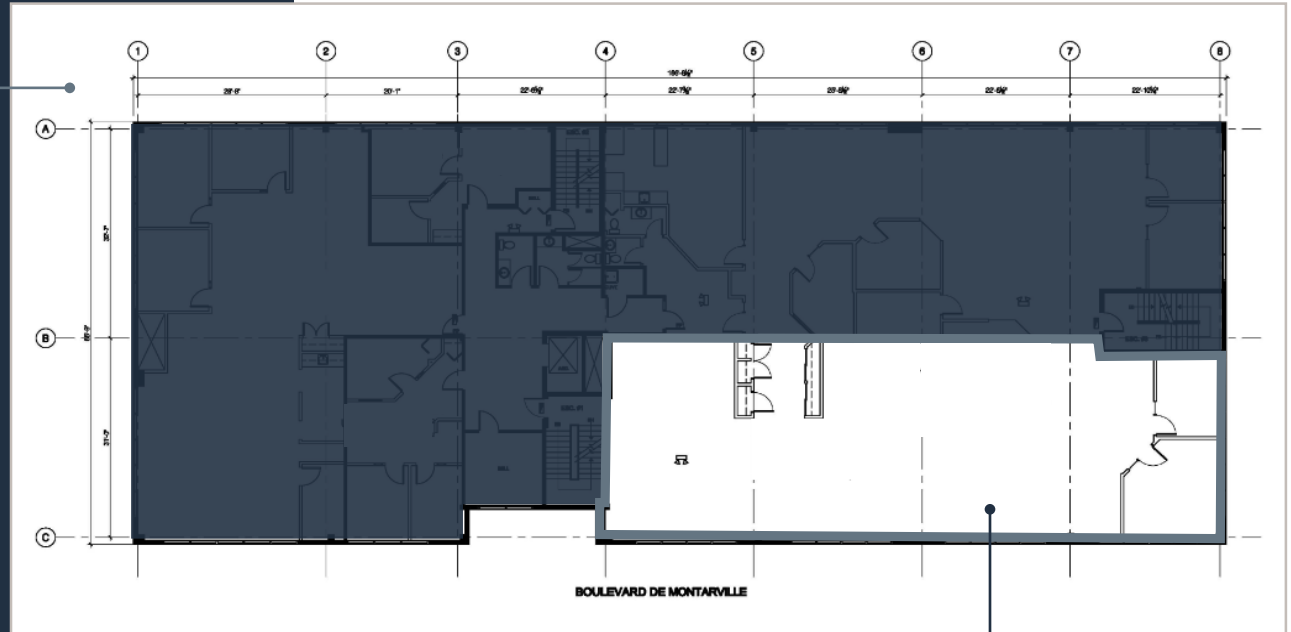


Private office suites



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.

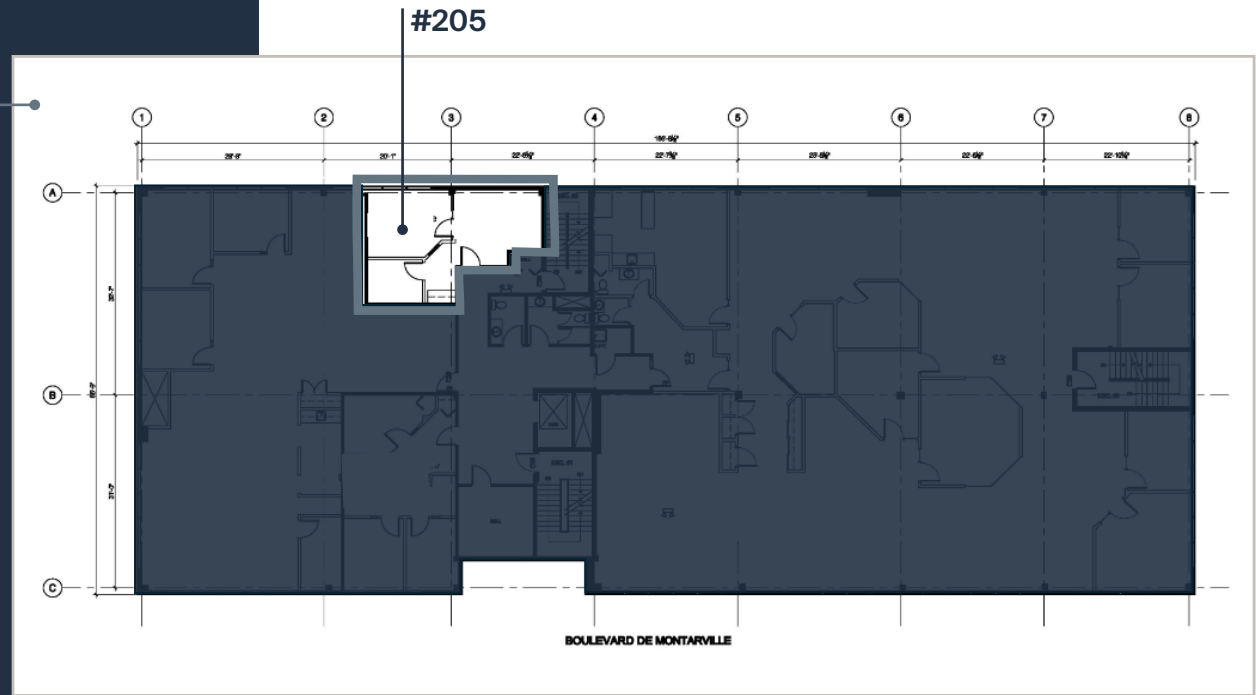


#225



UNIT 205: 465 sq. ft.

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

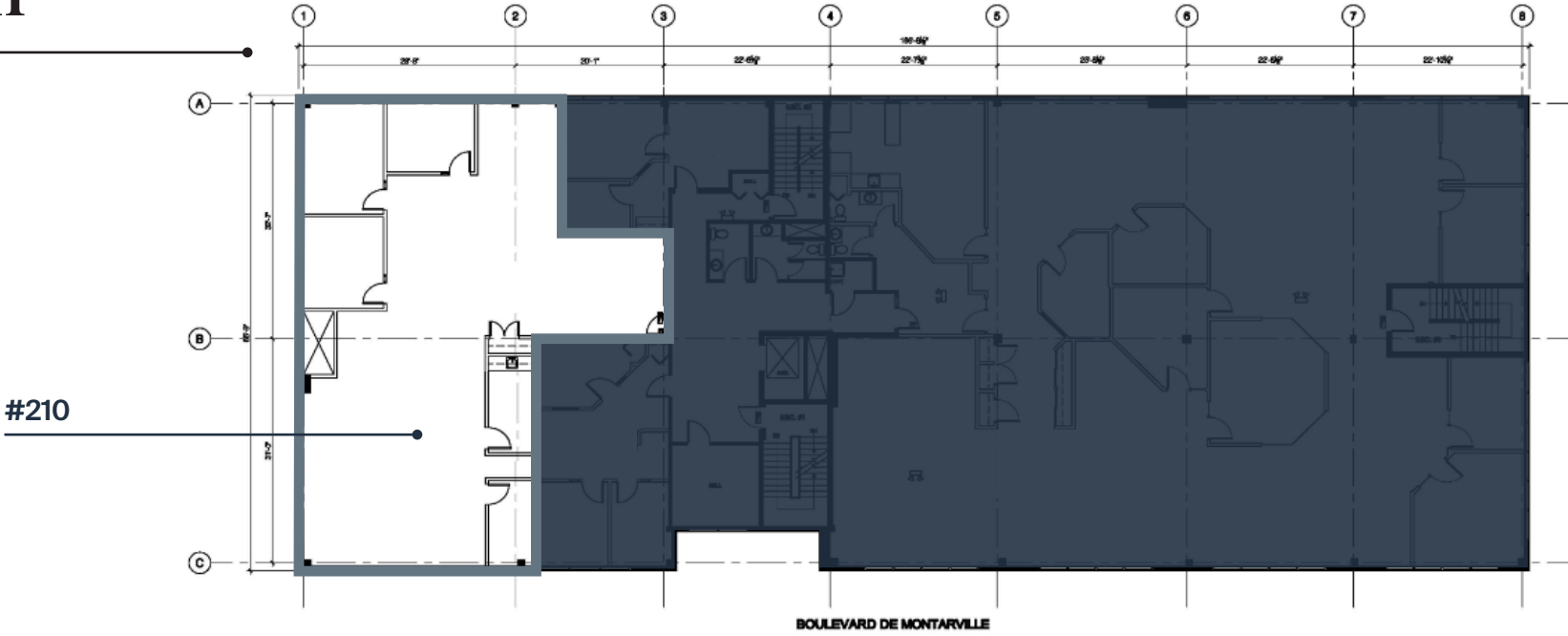


UNIT 210: 2,400 sq. ft.

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.

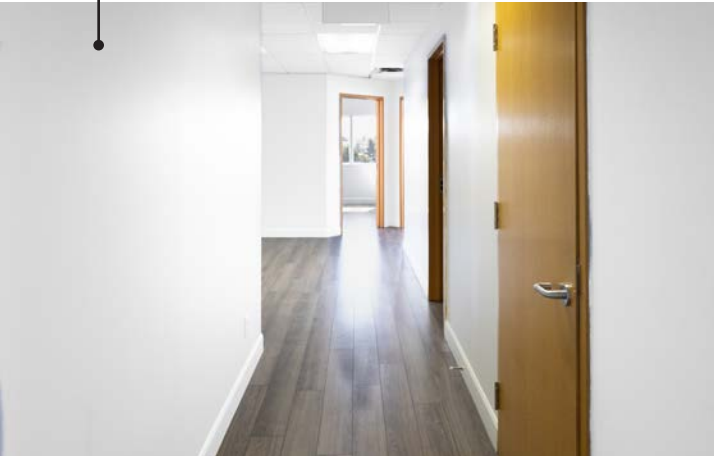


Floorplan

#320



Corridor to common area and offices



Break room with kitchenette



Abundant natural light



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.

Alexandre Cowper
Senior Leasing Director, Montréal
514 286-0188, ext. 243
acowper@btbreit.com

Stéphanie Léonard
Senior Leasing Director
514 286-0188, ext. 256
sleonard@btbreit.com

©2025 BTB Real Estate Investment Trust. All rights reserved. The information contained in this brochure is provided for general information purposes only and has been obtained from sources believed to be reliable. However, no warranty or representation, express or implied, is made as to the accuracy, completeness, or reliability of the information provided. The information contained in this brochure is provided in accordance with the information available at the time of writing, and is subject to change. Without limiting the foregoing, all information is subject to errors, omissions, changes in price, rental conditions, or withdrawal without notice. The condition of the property and its features are provided "as is" and are subject to change. Any projections, opinions, or estimates are provided as illustrative examples only and are subject to uncertainty.

