FOR SUBLEASE

BOUCHERVILLE

160, de Montarville Blvd.

OFFICE - COMMERCIAL

620 ft²



Michel LABBÉ

Courtier immobilier agréé DA m.labbe@intercomsi.com

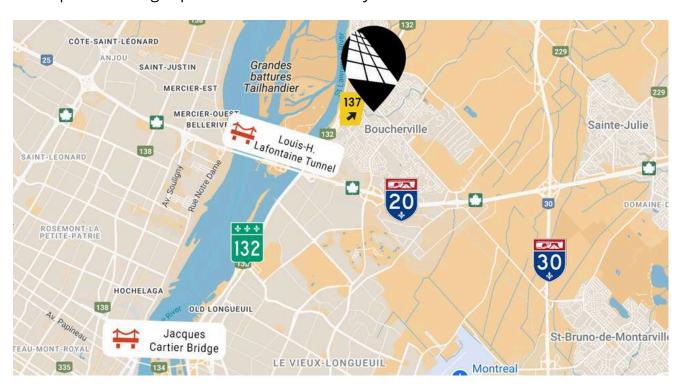
450 655-1334





HIGHLIGHTS

- Easily accessible via Route 132 (Exit 137) and close to Highway 20
- Located on the 2nd floor of the Boucherville's CLSC facilities
- Close to numerous services (bank, pharmacy, grocery store, restaurants)
- Near Boucherville's City Hall
- Rare opportunity to acquire a fully built-out space of this size
- Office building ideal for professionals
- Accessible to reduced mobility individuals
- Separate storage space with washer and dryer included



LOCATION



Public Transport 61, 81, 82, 85, 86, 87, 161, 180, 284



Main Roads R132, A20

Road Bridges



L.-H. La Fontaine Tunnel (±7 km) and Jacques-Carter Bridge (±11 km)

DEMOGRAPHY

(5 km radius, excluding Montreal)



47 334 Residents



57 518 Active Population (day)



20 058 Household



\$ 170 668 Average Household Income

Sitewise - Estimated 2025 Statistics









GENERAL INFORMATION

AVAILABLE AREA

 $\begin{array}{ll} \text{Base Rent} & 24.93 \$ / \ \text{ft}^2 \\ \text{Additional Rent} & 11.00 \$ / \ \text{ft}^2 \\ \text{Electricity / Energy} & \text{Included} \\ \end{array}$

Suite 202 620 ft²

(approximates)

Parking (shared) Ample
Availability Immediate
End of Sublease February 28, 2029

Suite Level 2nd floor

Main Tenants:





TECHNICAL POINTS















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INTERCOM is there to assist in the decision-making process by determining and evaluating the possible alternatives with the assistance of our professional and knowledgeable real estate brokers supported by a strong administrative team; that is why we exist.



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December 17th, 2025