



270 DU TREMBLAY ROAD OFFICES FOR LEASE



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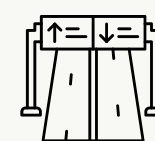
Boucherville, Quebec

General Informations

A rare opportunity on the market with **61,308 ft²** of high-quality **furnished office space**. The offices are strategically located at the entrance of the Boucherville industrial district with easy access to **Highway 20** (<1 km).

These two-story offices offer spacious conference rooms, a balanced mix of closed offices and open areas, relaxation areas, a large cafeteria, a basement storage space as well as a majestic lobby.

The remainder of the building is occupied by the owner (Manac).



Accessible via
Highway 20



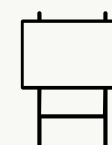
Conference
Rooms



Fully Built-out



Cafeteria



Outdoor
Signage



Storage
Space

Technical Details



Gross Rent 19.00 \$ / ft²

Energy / Electricity Included

Total Area (2 floors)* 61,308 ft²
Subdivisible by floor

Office 50,158 ft²

Cafeteria 2,200 ft²

Storage space 8,950 ft²
Basement

Parking 164 spots

Availability January 2026

Lease term Min : 18 months | Max : 10 years

*estimated areas

Surroundings



Nearby Companies



Demography

(5 km radius)

	Population 65,685
	Active Population 33,990
	Households 27,205
	Average Income/Household 173,483 \$

Sitewise - Estimated 2025 Statistics

Plan

First floor



Du Tremblay Road

Plan

2nd floor



Du Tremblay Road

Common Areas



Entrance Hall



Entrance Hall



Relaxation Area



Entrance Hall



Corridor



Relaxation Area

Common Areas

Continued



Conference room



Conference room



Cafeteria



Conference room



Conference room and vestibule



Front door

Offices



Open Offices



Closed Office



Closed Office



Open Area



Executive Office



Corridor

Exterior



Contact



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