

# FOR RENT.

650, de Montbrun Street  
Boucherville



Office space



2,608 ft<sup>2</sup>

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## General Information

Net Rent	\$ 18.00 / ft <sup>2</sup>
Additional Rent	\$ 8.45 / ft <sup>2</sup>
Electricity / Energy	Excluded
Availability	November 1 <sup>st</sup> , 2026
Lease duration	5 years minimum

Suite 201 2,608 ft<sup>2</sup>

Surface areas are approximate

## Neighboring Tenants





# Technical Points



Construction  
1989



Parking  
Ample



Lot #  
2 510 116



Zoning  
C-165



Air Conditioning  
Yes



Bathroom  
Public



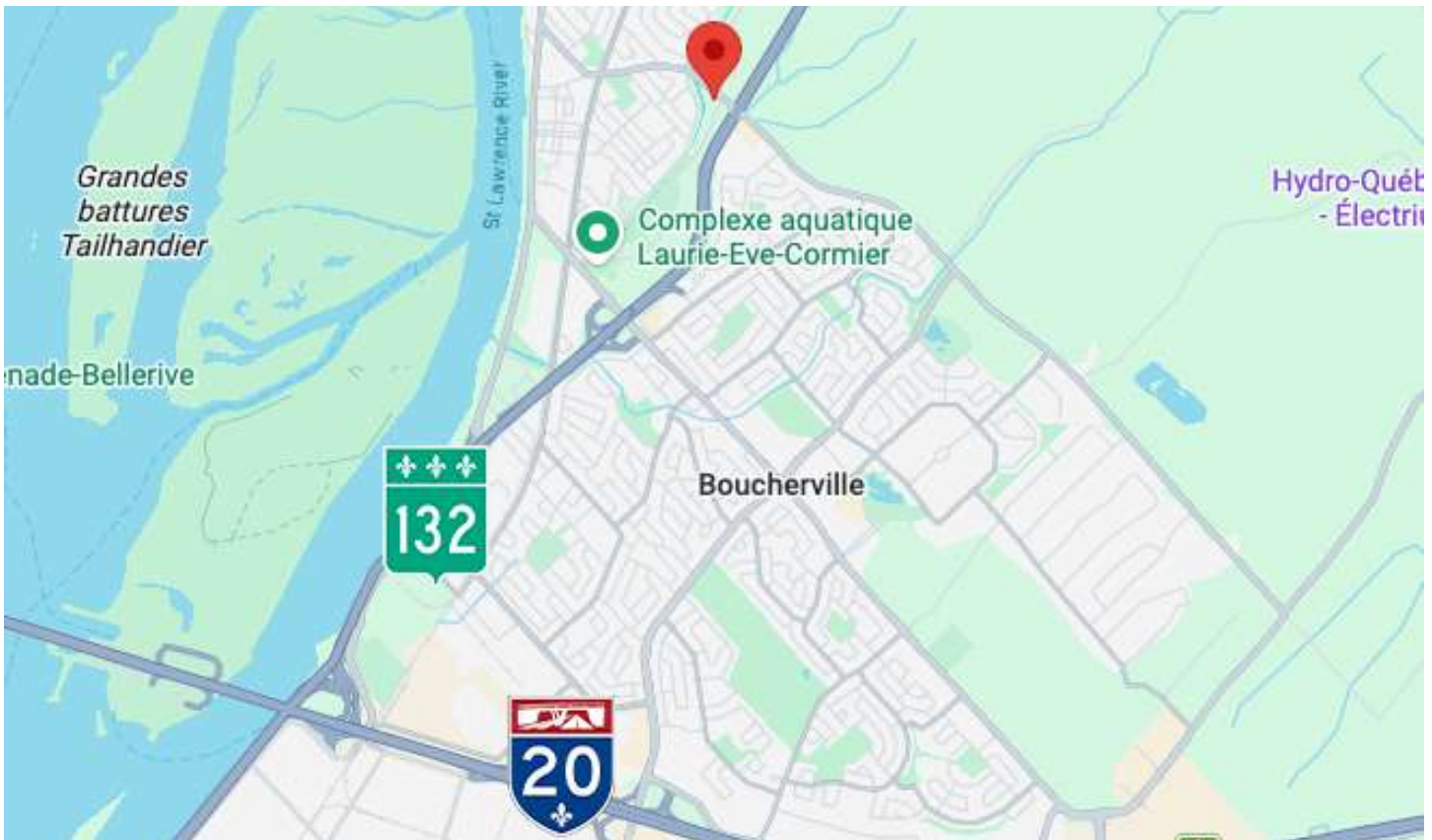
Manlift  
1



Built-out  
Yes

# Highlights

- Located on a main thoroughfare (de Montbrun Street)
- Easily accessible via **Route 132** and **Highway 20**
- Close to a residential area
- Access to a **wide range of services**: restaurants, gas stations, daycares, etc.
- **Fully built-out** office space, ideal for professionals
- **Abundant windows and bright space**
- Accessible to people with reduced mobility, with a manlift
- **Possibility of exterior signage** on the building and on a freestanding sign (\$)



#### Public Transit

61, 81, 82, T90, 720, 722, 721, 723



#### Population

43,778



#### Households

18,094



#### Main Roads

R132, A20



#### Active Population

47,812



#### Average Household Income

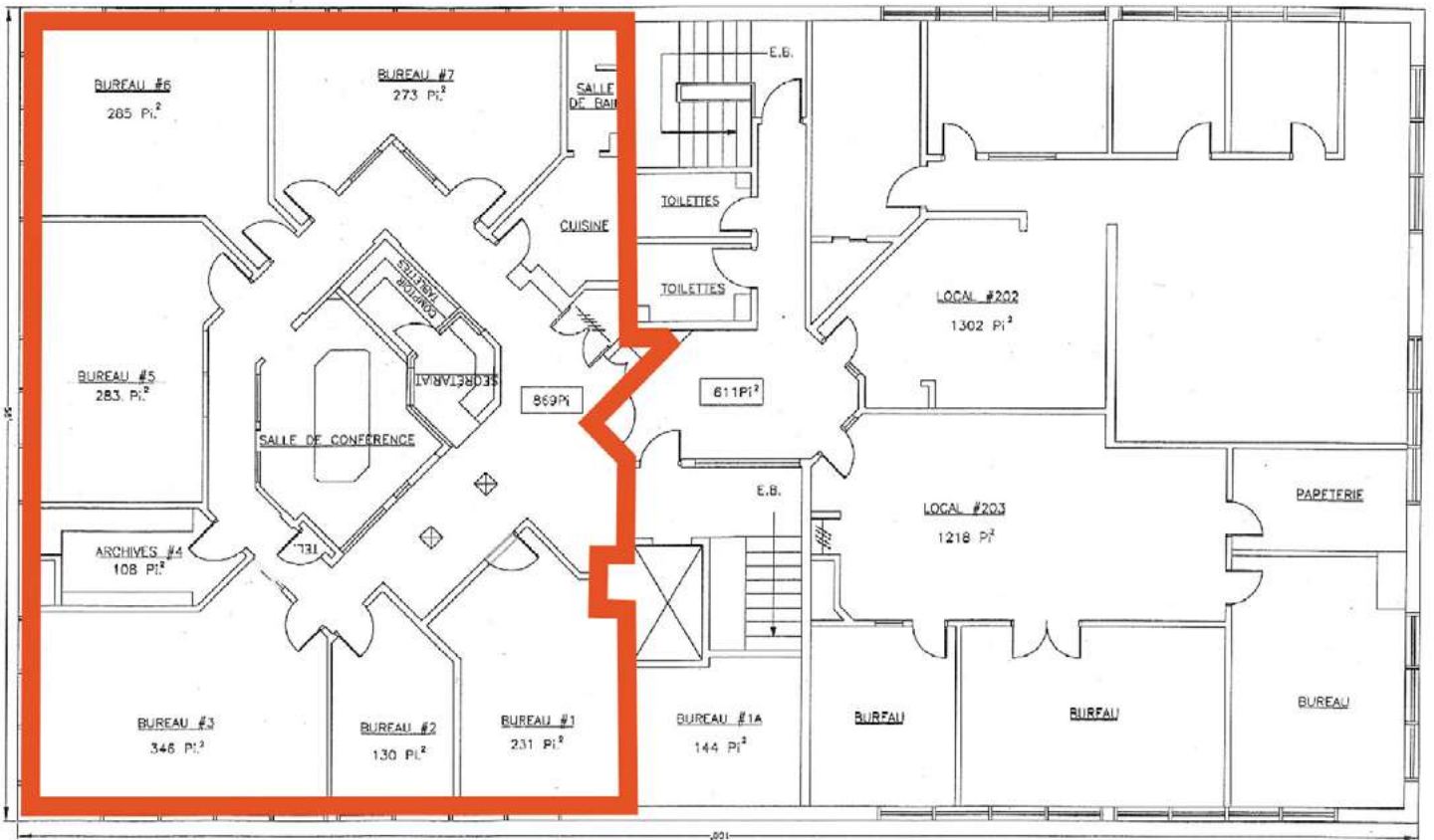
\$177,769



#### Road Bridges

Louis-H.-La Fontaine Tunnel (± 5 km)  
Jacques-Cartier Bridge (± 13 km)

Sitewise - 2025 Estimated Demographics - 5 km Radius - Excluding Montreal



de Montbrun Street

# Contact-us



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