



For Sublease

863 SAINT-PIERRE STREET, SUITE 201, TERREBONNE | QC

± 2,785 SF bright office space in the heart of Old Terrebonne, with terrace and conference room.

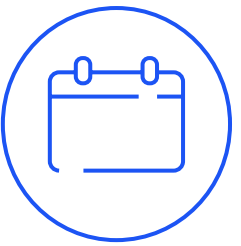


Space Features

Gross Space Area	± 2,785 SF
Space Dimensions	± 74' x ± 54'

Technical Specifications of the Building

Air conditioning	Yes
Lighting	LED
Acoustic panels	Yes
Parking	2 tandem interior stalls (4 stalls)



Availability
Immediate



End of Lease
June 30th 2027



Gross Rental Rate
Contact the brokers



Highlights



Located on a busy artery
and close to multiple
services



Easily accessible from
Highway 25 and Routes
125 and 344



Accessible to people
with reduced
mobility



High-quality
layout



Excellent
visibility



Recent
construction



Shared outdoor terrace
on the roof



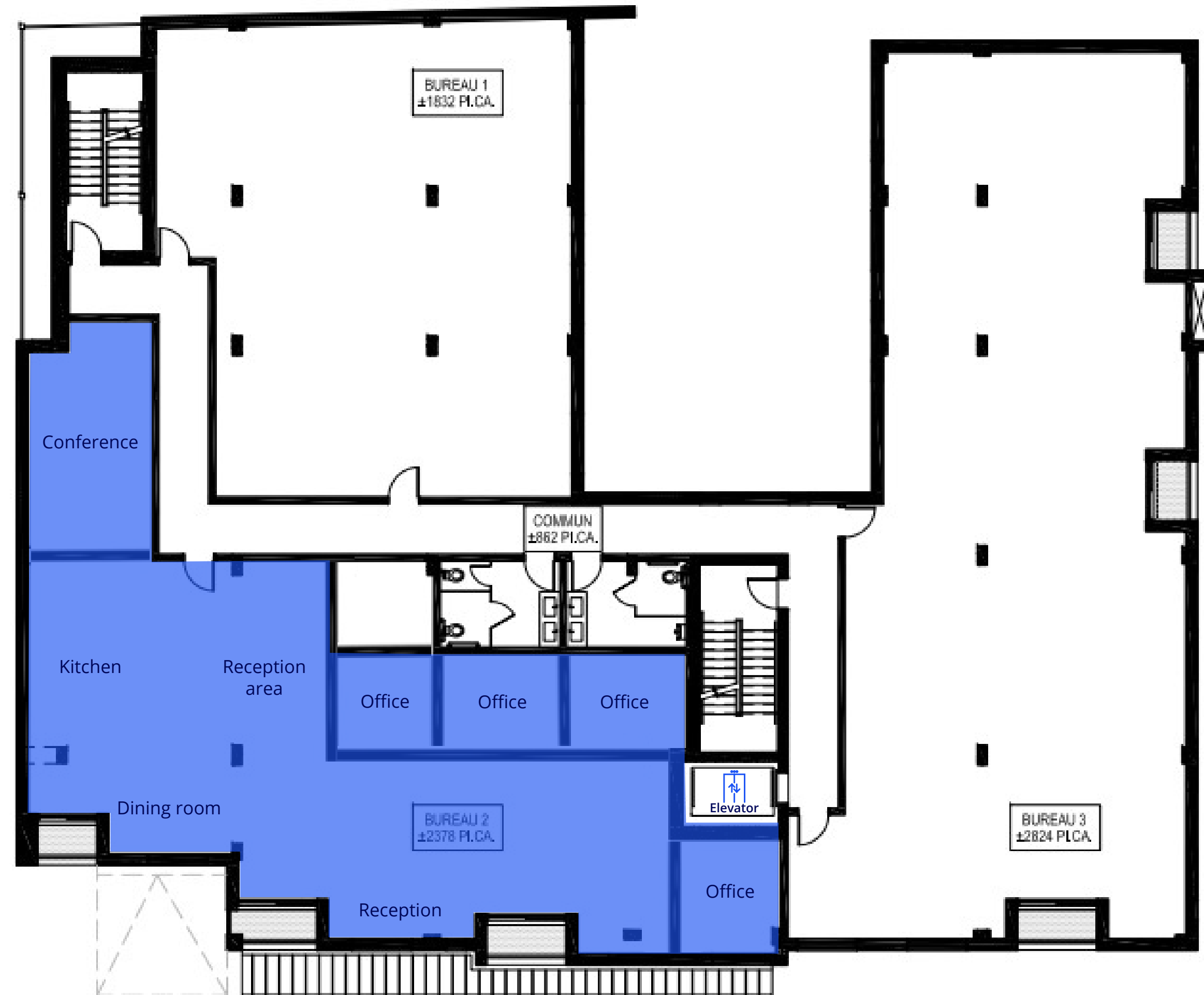
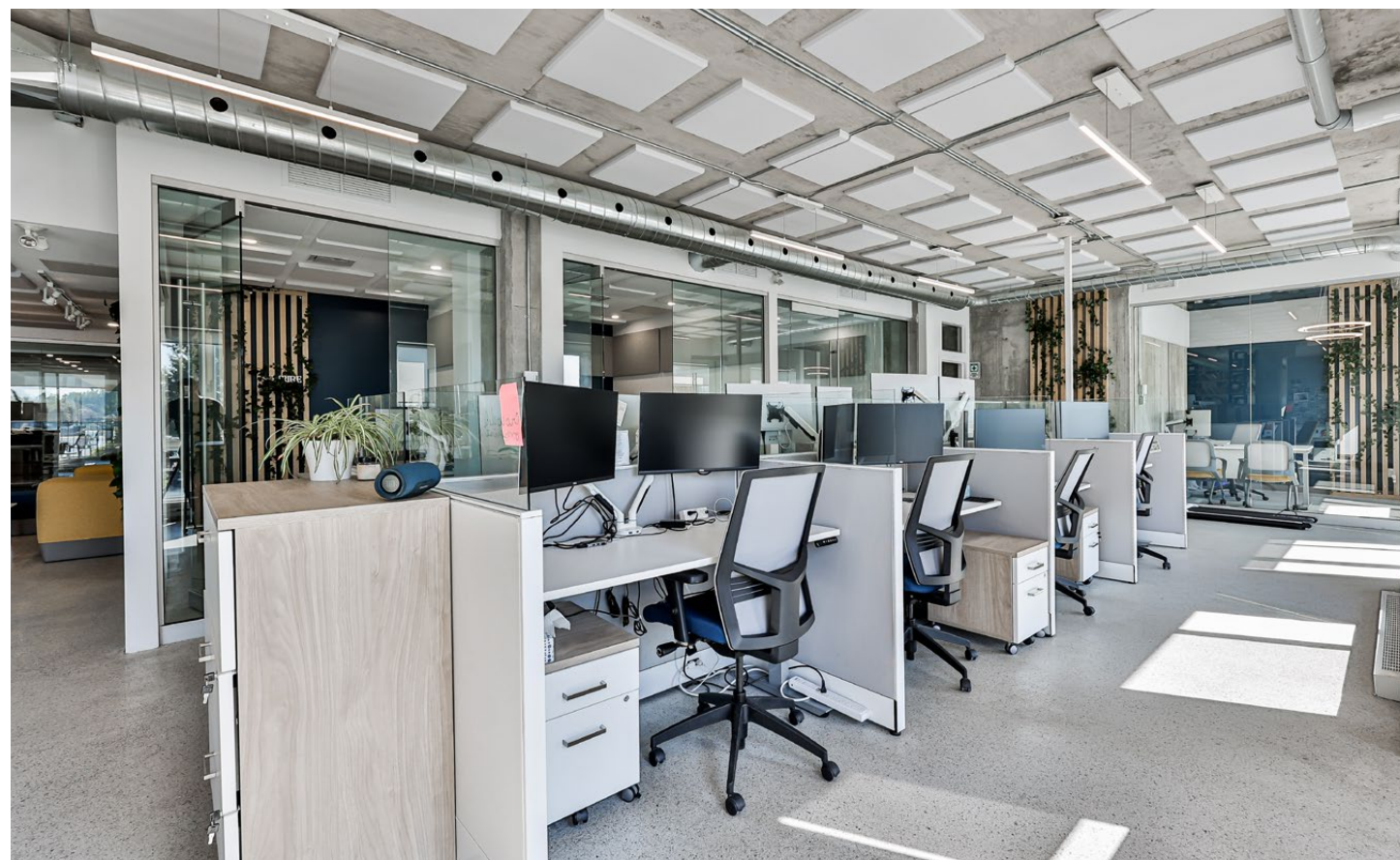
Turnkey
offices



Panoramic view
of the river

Space Plan

Gross area of $\pm 2,785$ SF

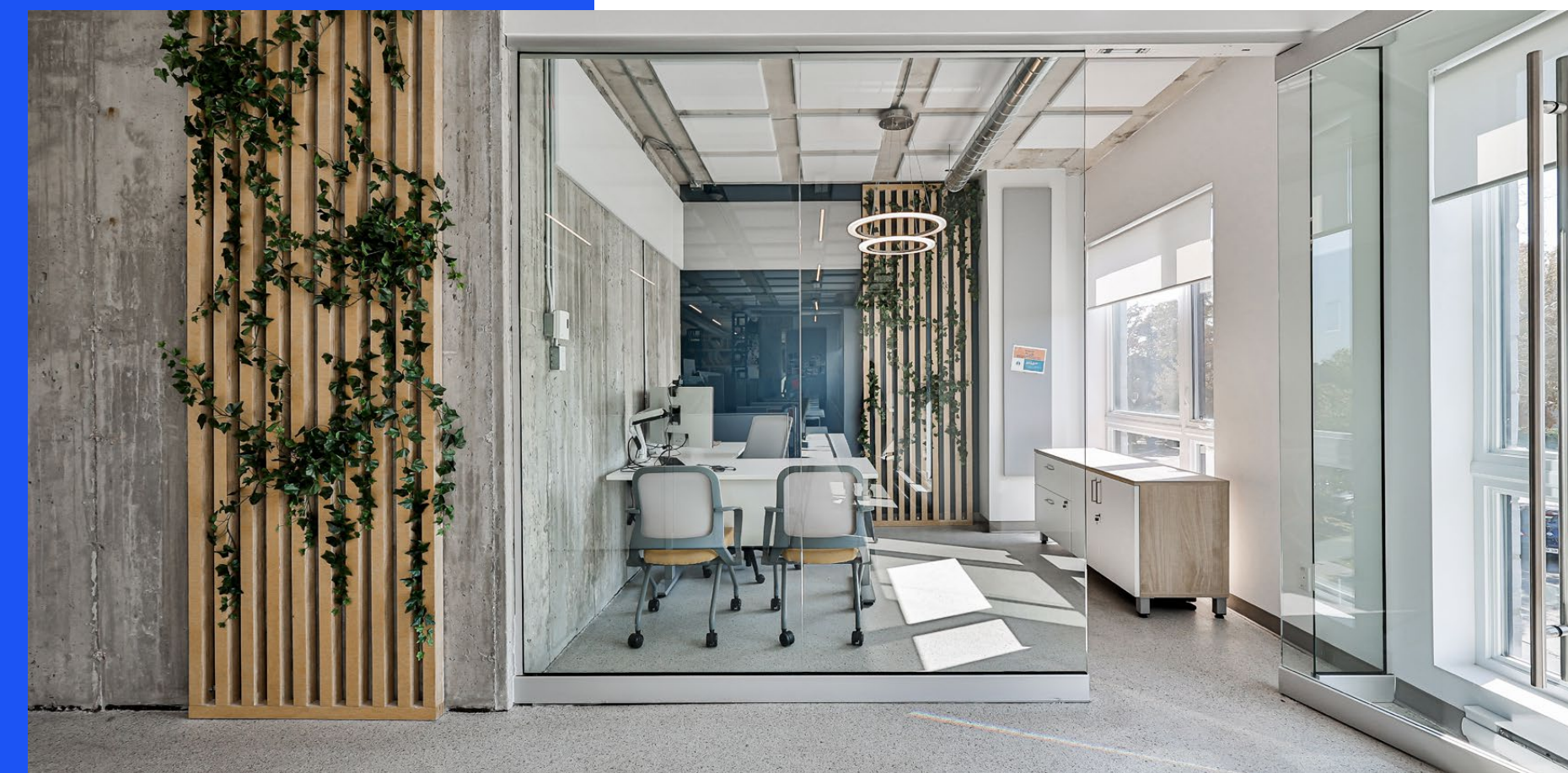
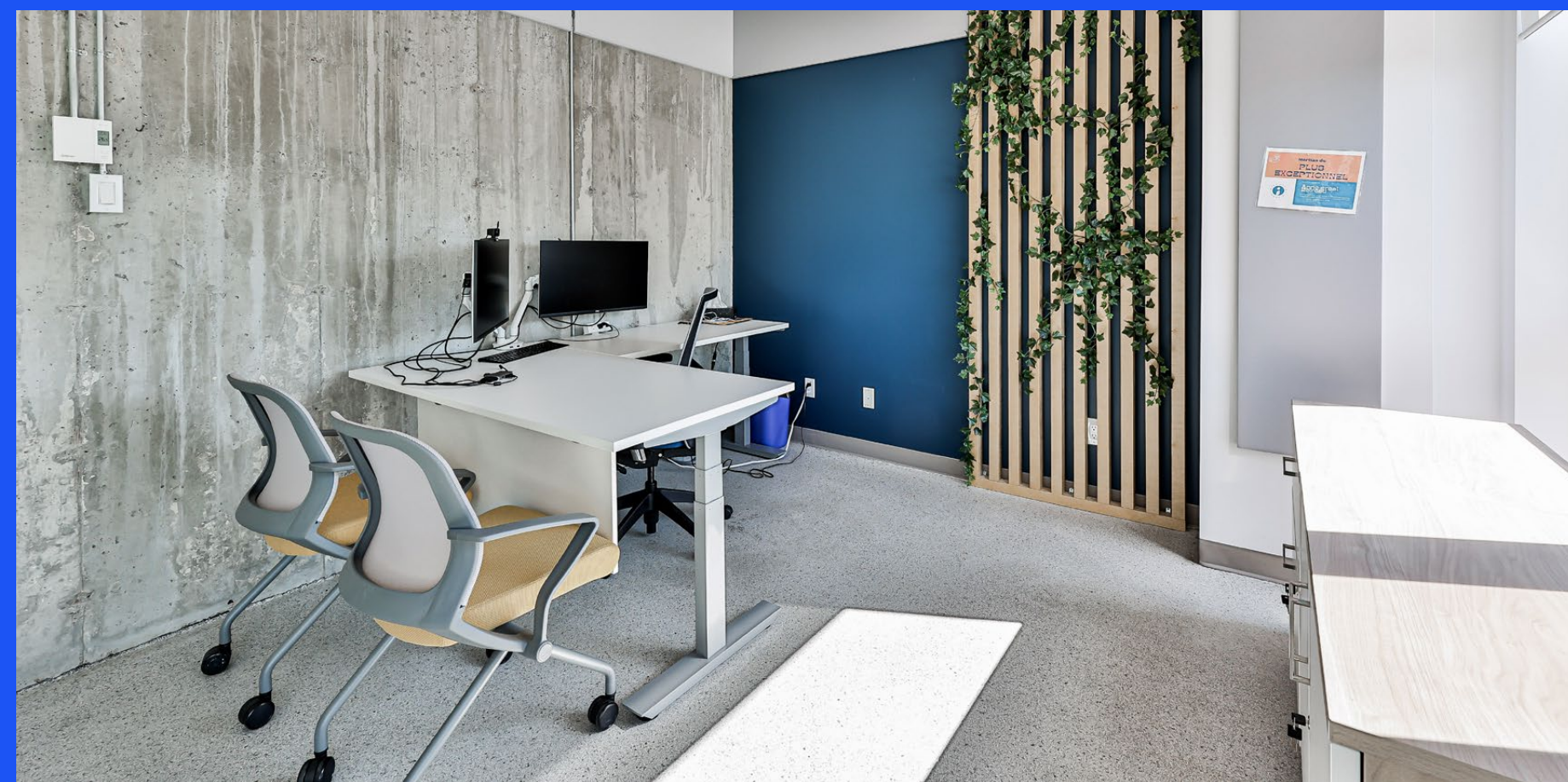
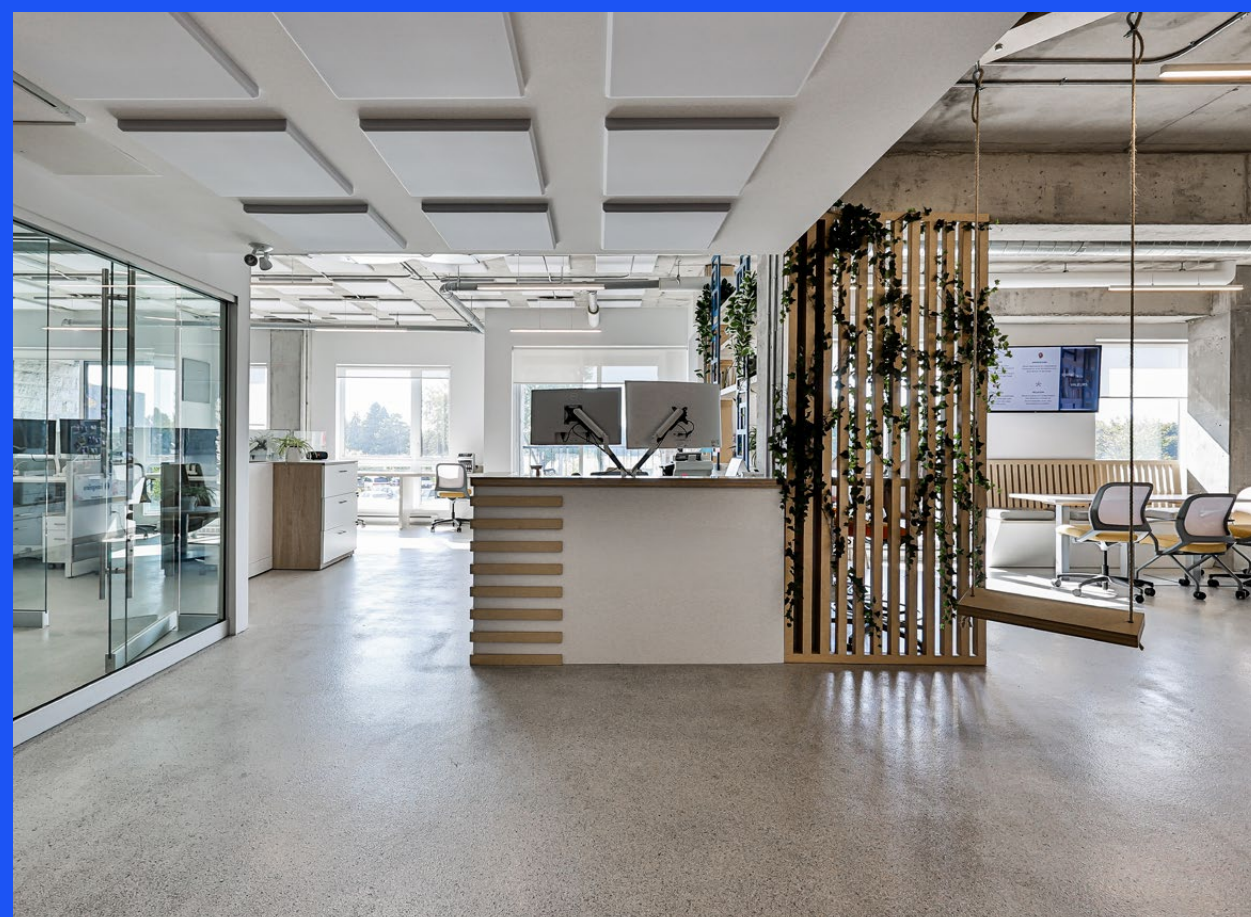


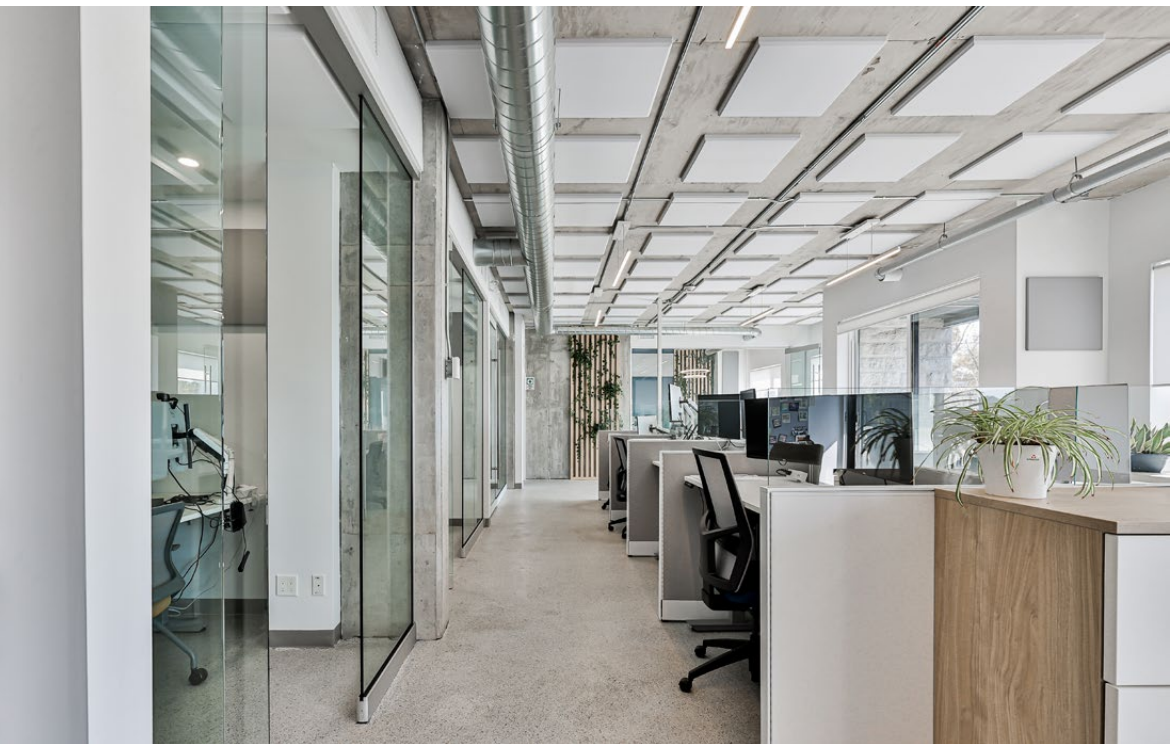
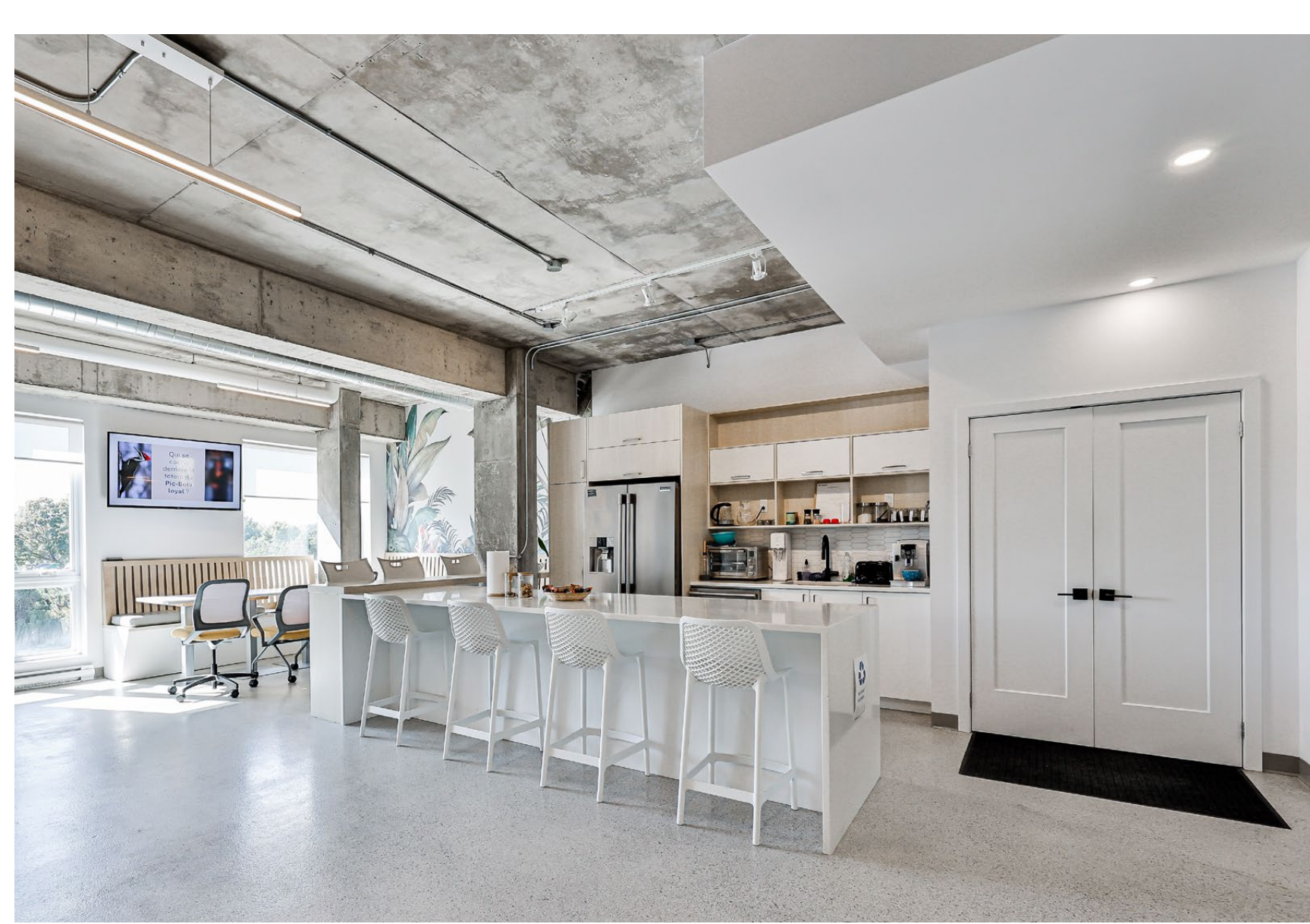
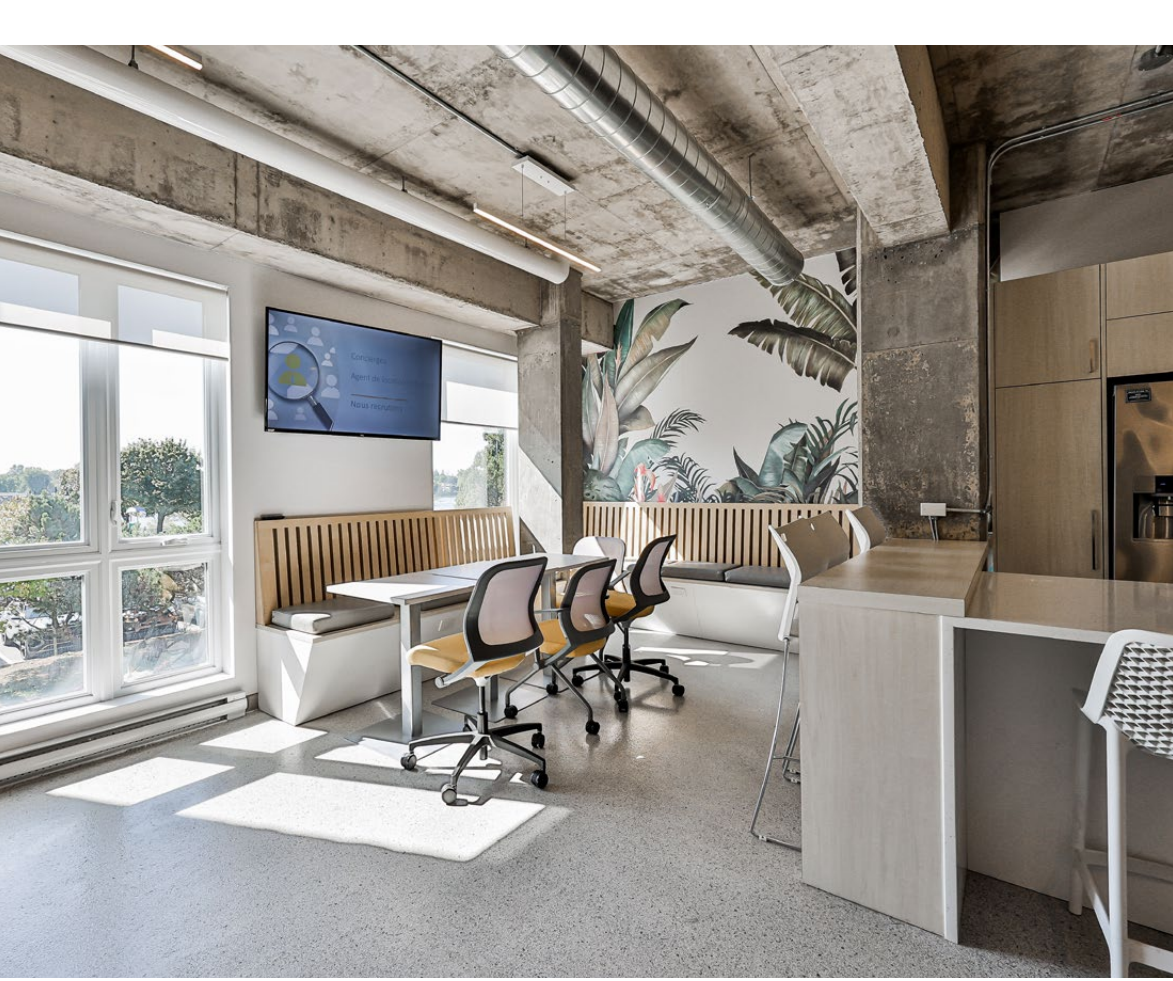
Saint-Pierre Street



Space Description

- 4 closed offices
- 1 conference room
- 1 reception area
- 1 dining room
- 1 kitchen
- 1 storage room
- Shared washroom
- Open area
- Shared elevator
- Shared rooftop terrace

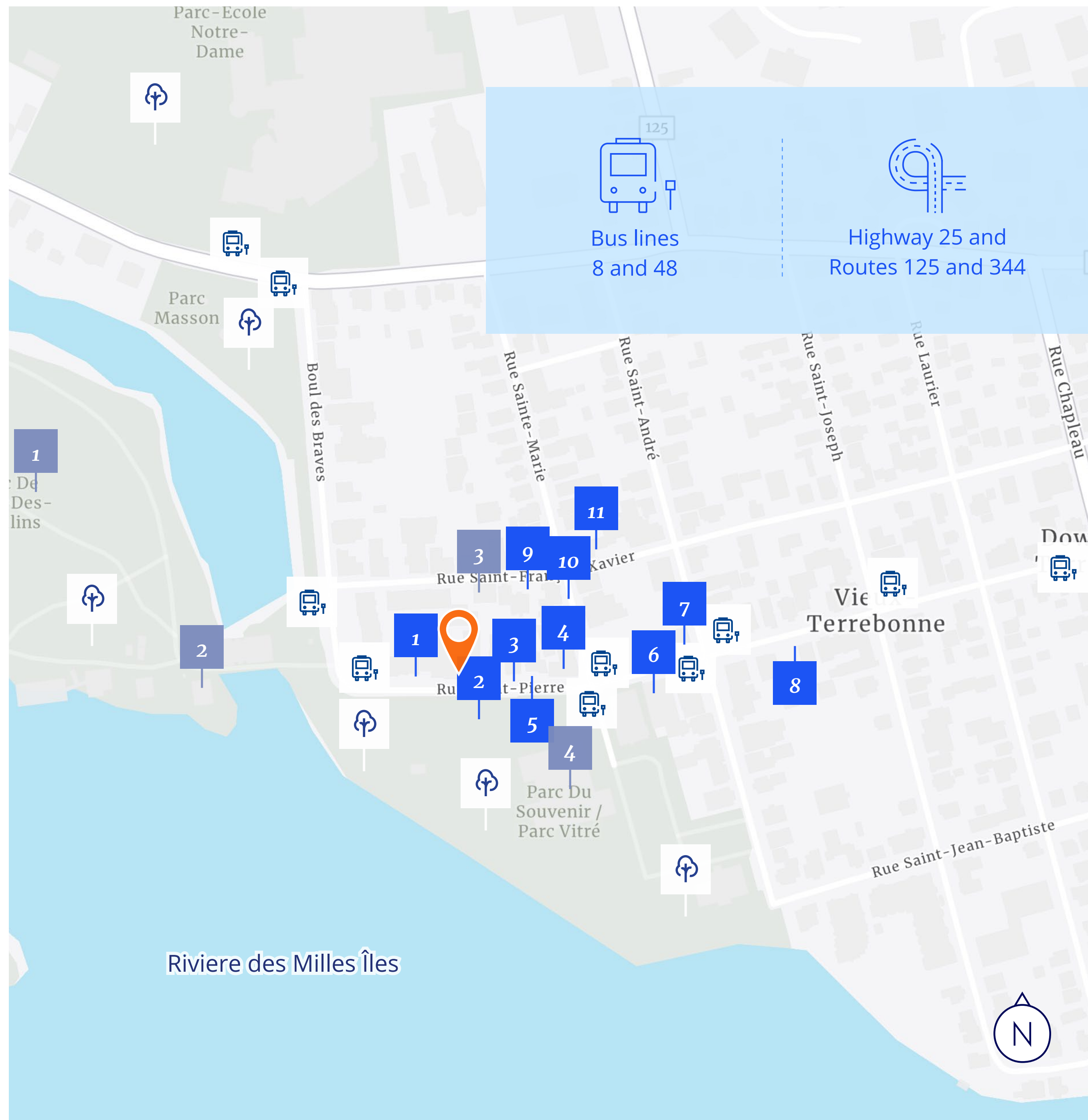
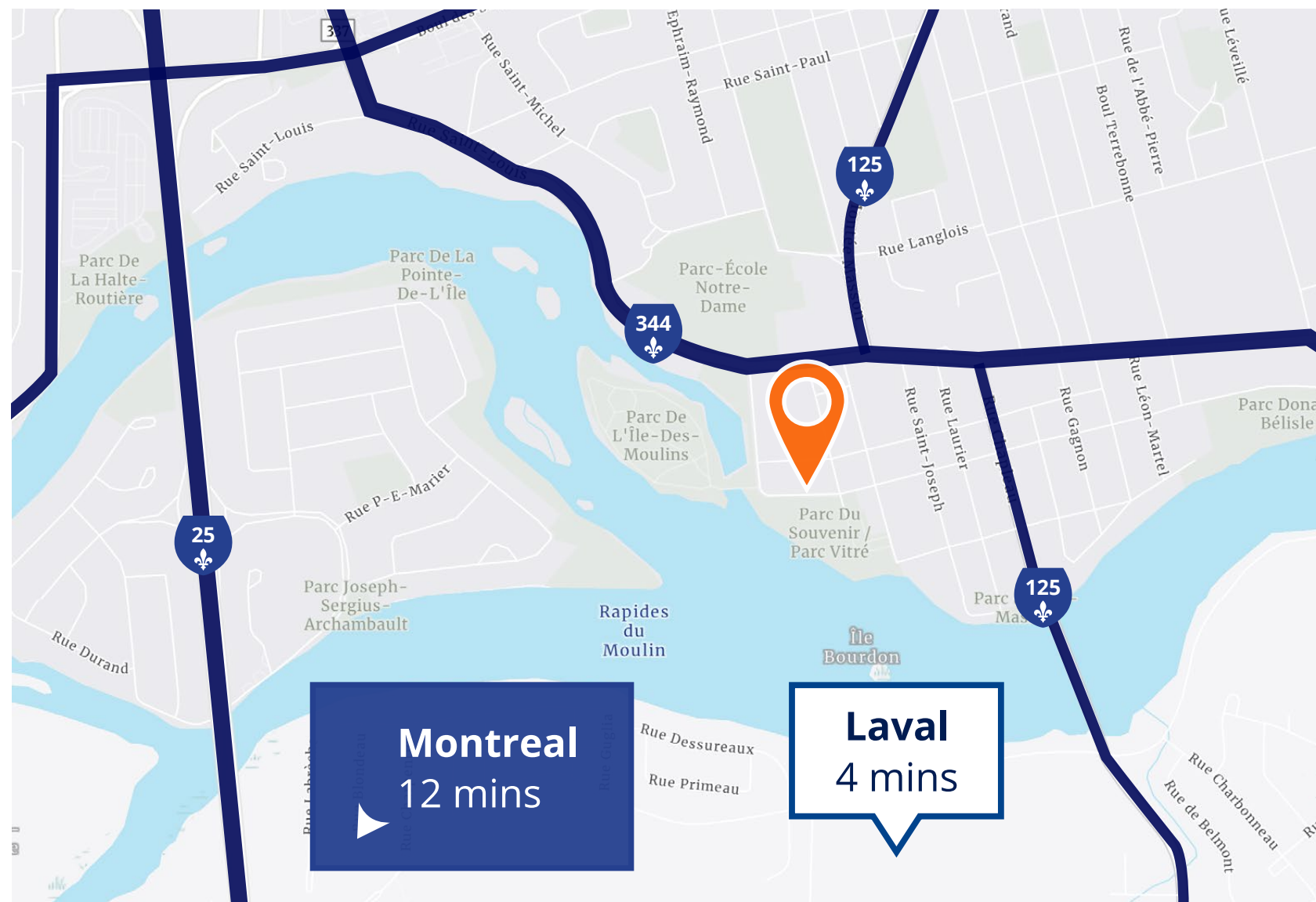




Location

 863 Saint-Pierre Street, Suite 201, Terrebonne

- | | |
|-------------------------------------|--|
| 1 Pizzeria NO.900 | 9 Le Divin Tandem |
| 2 Second Cup Café | 10 Restaurant Le Jardin des fondues |
| 3 Chocolato | 11 Restaurant Agave Terrebonne |
| 4 La Maison Kréation | |
| 5 Trattoria D Amarone | 1 Théâtre de verdure de Île-des-Moulins |
| 6 Restaurant Chez Fabien Inc | 2 Bureau seigneurial |
| 7 Restaurant La Confrérie | 3 Maison Belisle |
| 8 Brûlerie De La Riviere | 4 Théâtre du Vieux-Terrebonne |





Étienne Marcoux*

Senior Vice President
Commercial Real Estate Broker
+1 514 467 5176
etienne.marcoux@colliers.com

Steve Garneau**

Vice president
Commercial Real Estate Broker
+1 514 701 0612
steve.garneau@colliers.com

This document has been prepared by Colliers for advertising and general purposes only. Colliers makes no representations or warranties of any kind, express or implied, as to the information, including, but not limited to, warranties of content, accuracy, and reliability. Any interested party should undertake its own research regarding the accuracy of the information. Colliers unequivocally excludes all terms, conditions, and warranties inferred or implied arising from this document and excludes all liability for losses arising therefrom. This publication is the property of Colliers and/or its licensors and is protected by copyright. © 2025. All rights reserved. This communication is not intended to cause or lead to the termination of an existing sales mandate. Colliers International (Quebec) Inc., Real Estate Agency.

* Immobilier Étienne Marcoux Inc. ** Steve Garneau Inc.