
Le Bougainvillier

315-325, rue MacDonald, Saint-Jean-sur-Richelieu, QC



Office & retail spaces with excellent visibility
at the entrance of St-Jean-sur-Richelieu

UNITS FROM 1,540 - 8,193 sq. ft. | RETAIL AND OFFICE SPACES FOR LEASE



Highlights



PRIME LOCATION

Located at the entrance of Saint-Jean-sur-Richelieu, this property benefits from excellent visibility and accessibility from Highway 35 and Séminaire Boulevard.



MOVE-IN READY SPACES

Immediately available retail and office spaces, move-in ready or ready to be customized to your needs.



BOMA BEST SILVER CERTIFIED

This property meets internationally recognized standards for sustainability, efficiency, and performance.



Move-in ready office units

202	4,763 sq. ft.	250	6,430 sq. ft.
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Available retail/office units

116*	1,664 sq. ft.	120	8,193 sq. ft.
117*	1,597 sq. ft.	225	1,540 sq. ft.

*Can combine units 116 & 117 for a total of 3,261 sq. ft.

Parking

~600 exterior stalls
(3.61 stalls / 1,000 sq. ft.)

Year built

1989

Zoning

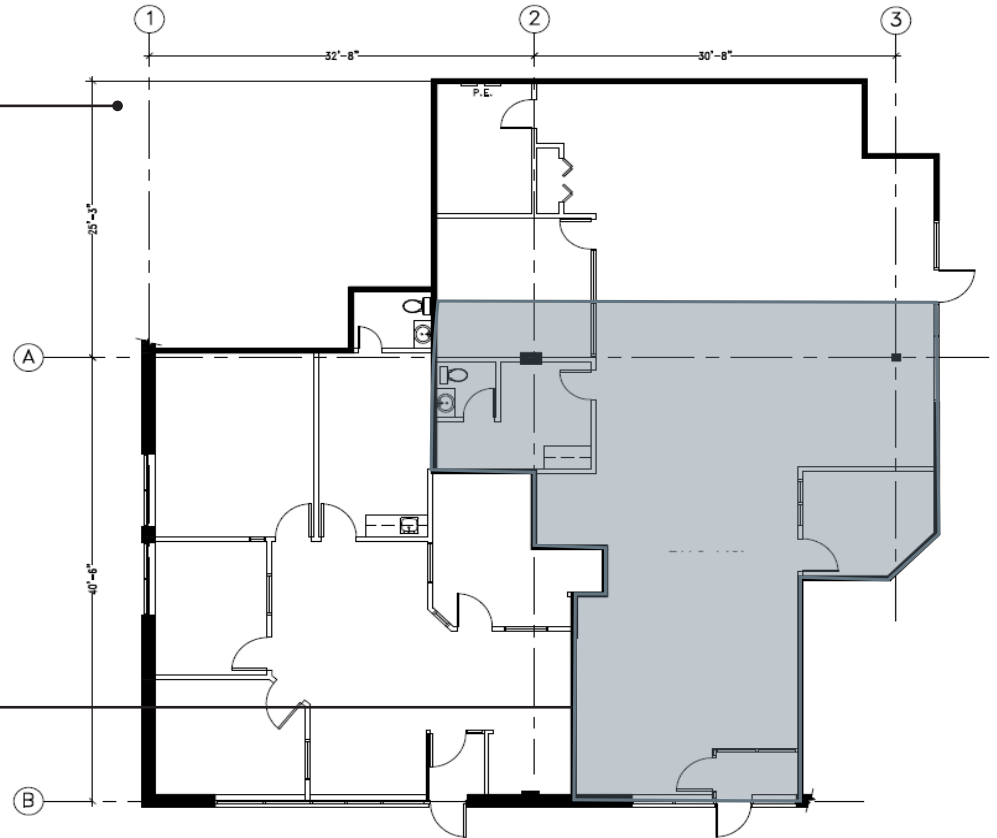
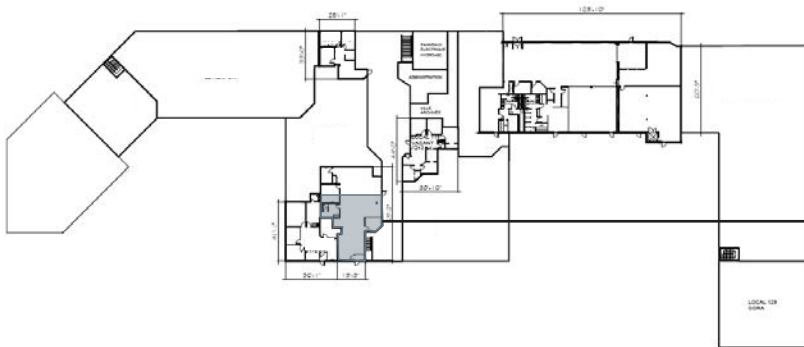
C-1056 (Retail, offices, services, medical clinics, financial institutions, etc.)

Unit 116 | 1,664 sq. ft.

Dedicated entrance

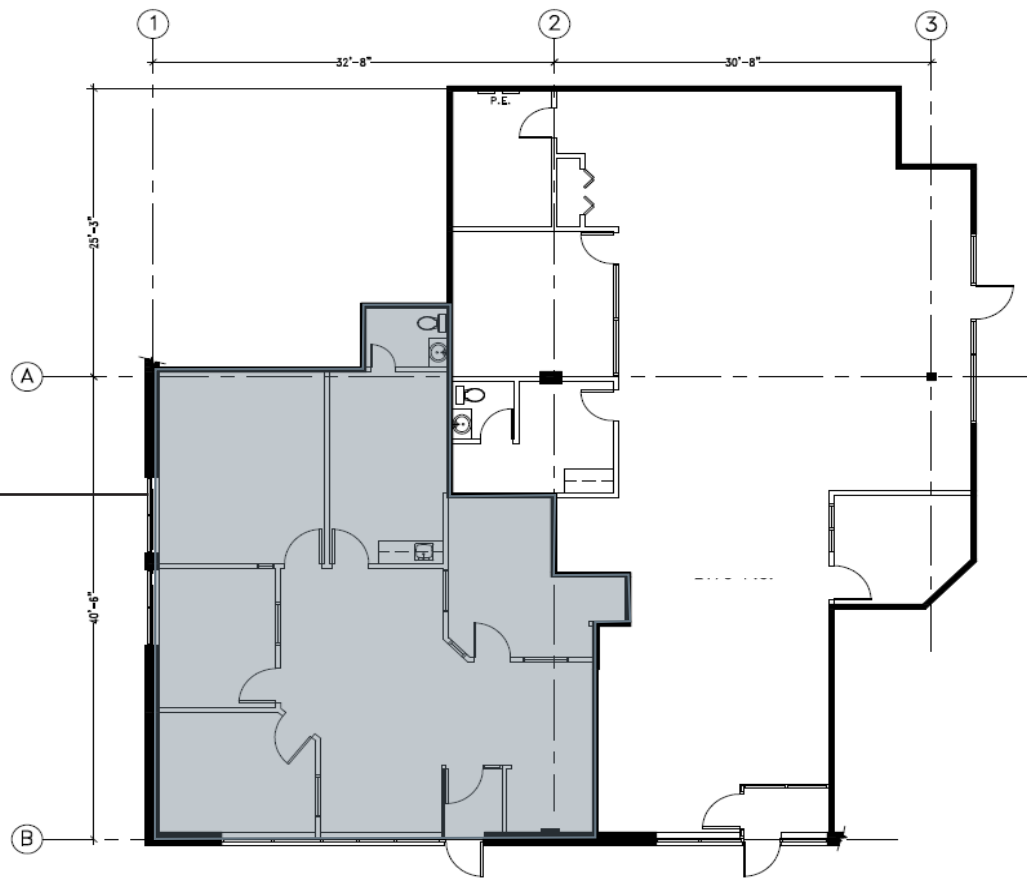
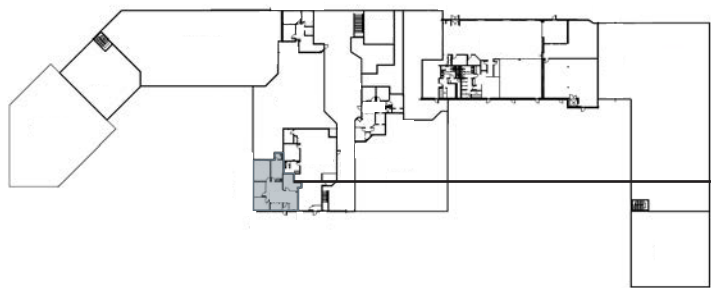
Closed office space

Private in-unit bathroom



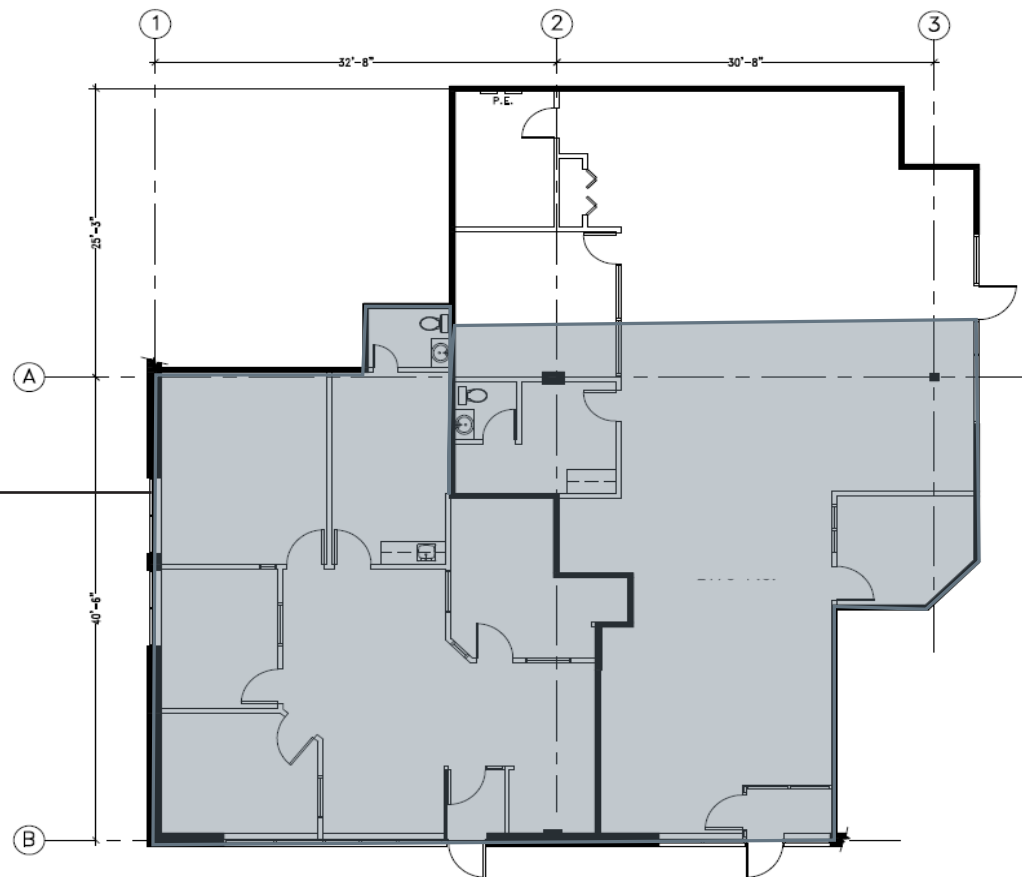
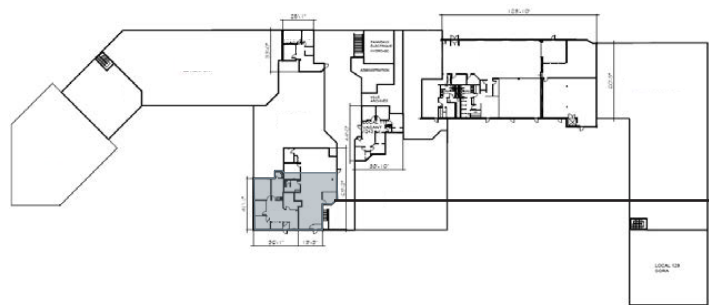
Unit 117 | 1,597 sq. ft.

Built-out office space	4 closed offices
Dedicated entrance	Kitchenette
Private in-unit bathroom	Storage



Units 116 & 117 | 3,261 sq. ft.

Dedicated entrance	5 closed offices
Large versatile common area	Kitchenette
2 private in-unit bathrooms	Storage



Unit 120 | 8,193 sq. ft.

**Dedicated
entrance**

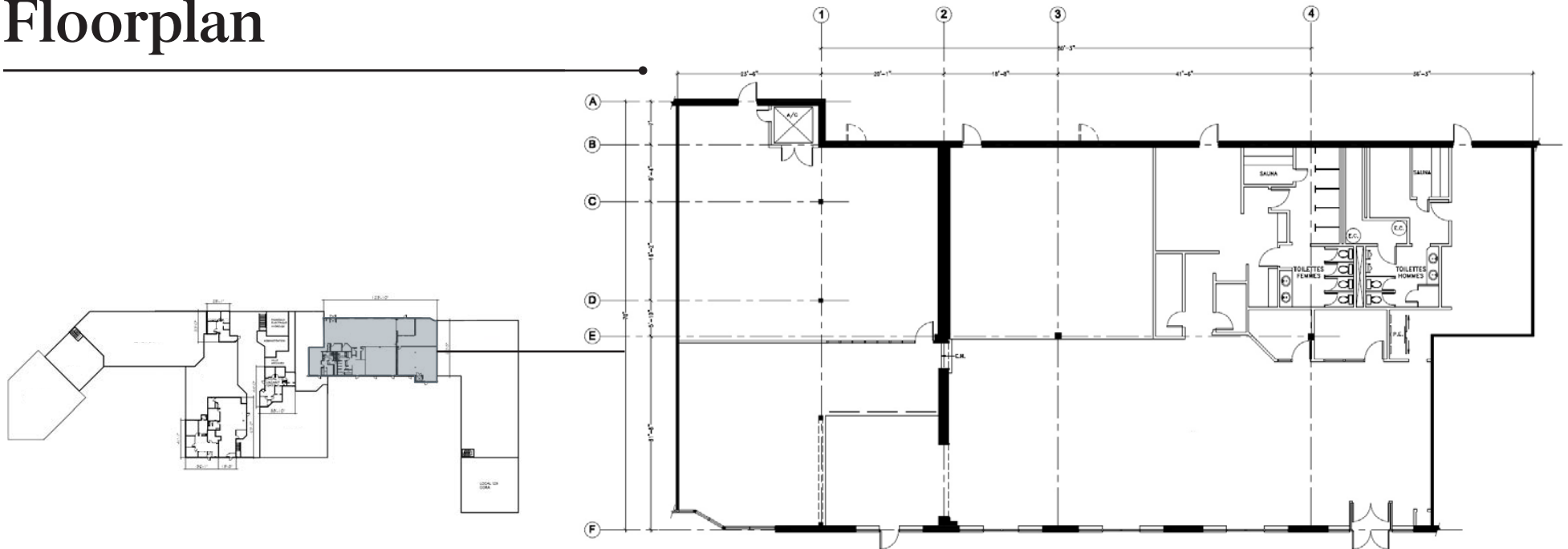
**Well
fenestrated**

**Open-concept
layout**

**Ideal for a department
store, dance studio,
medical facility or
commercial project**



Floorplan



Excellent
luminosity



Spacious
open layout



Unit 202 | 4,763 sq. ft.

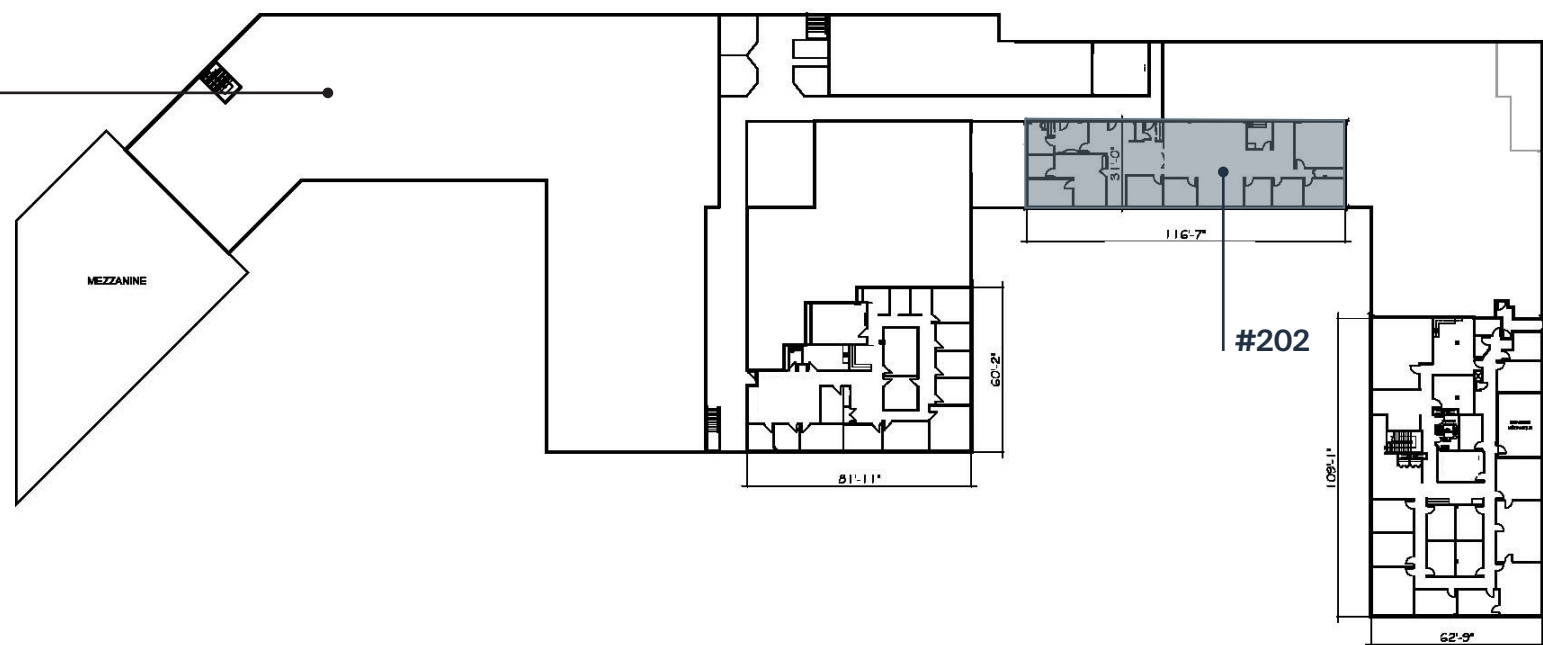
Move-in ready unit 8 private offices

Generous windows Multiple conference/
training rooms

Reception area 2 kitchenettes



Floorplan



Spacious
conference rooms



Private office
suites



Kitchenette



Unit 225 | 1,540 sq. ft.

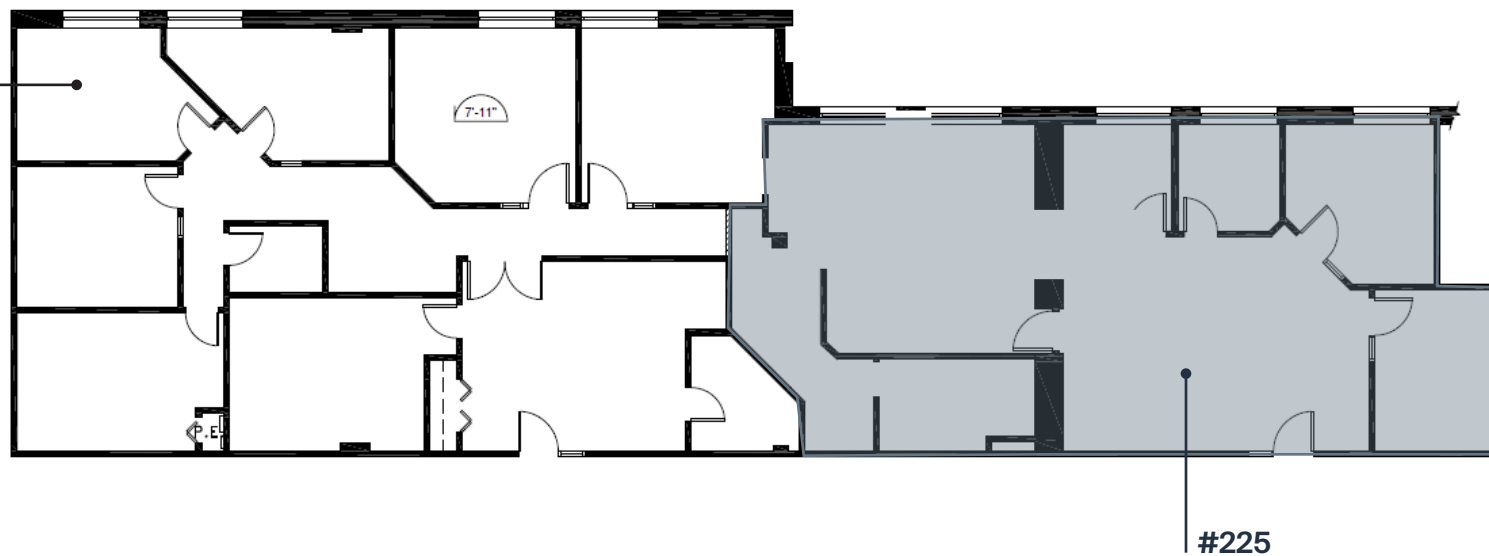
Excellent luminosity

Open area for workstations or reception

4 closed offices



Floorplan



Area for open
workstations



Individual
offices



Unit 250 | 6,430 sq. ft.

Move-in ready unit 12 closed offices

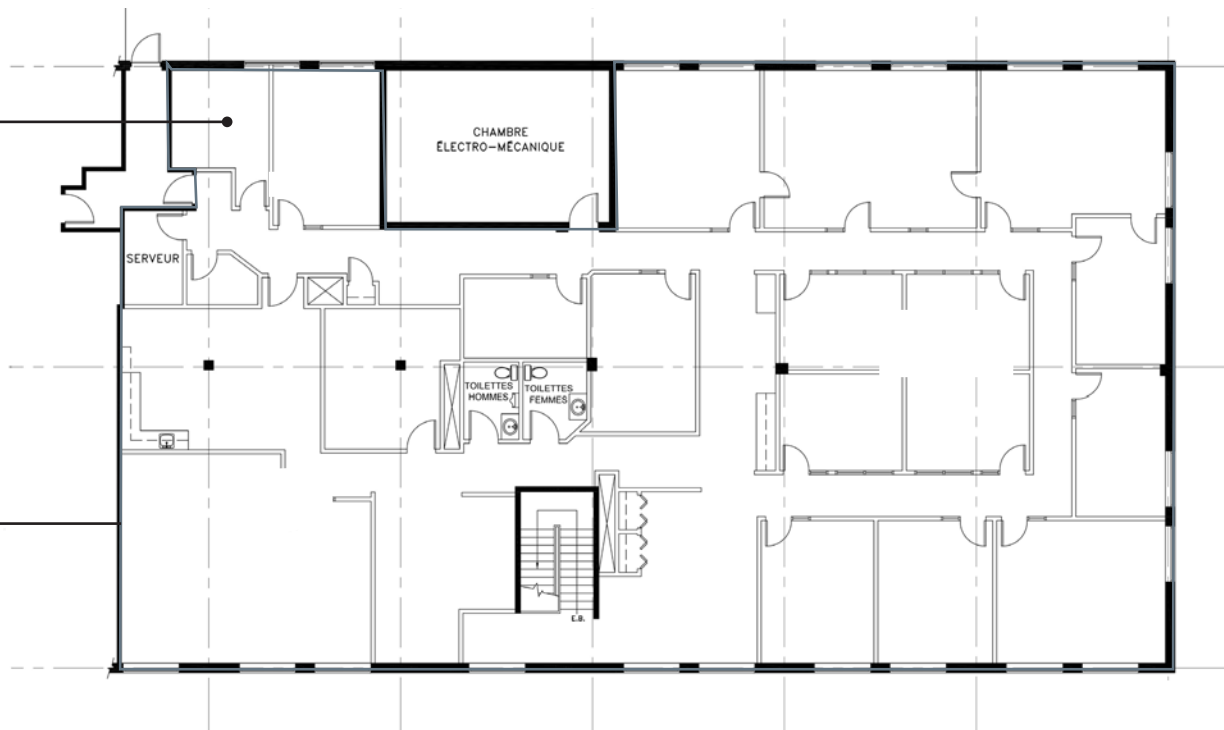
Independant entrance Kitchen

Reception area Private bathrooms

Open concept workspace Corner unit provides great natural sunlight



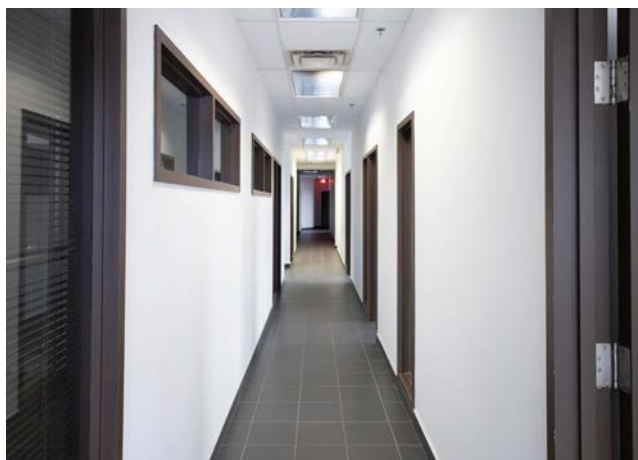
Floorplan



Sunny & spacious
private offices



Kitchen



With its proximity to Highway 35, Le Bougainvillier benefits from *exceptional brand visibility* and accessibility.



**EASILY ACCESSIBLE
VIA HIGHWAYS 35,
133, 223, and 219**

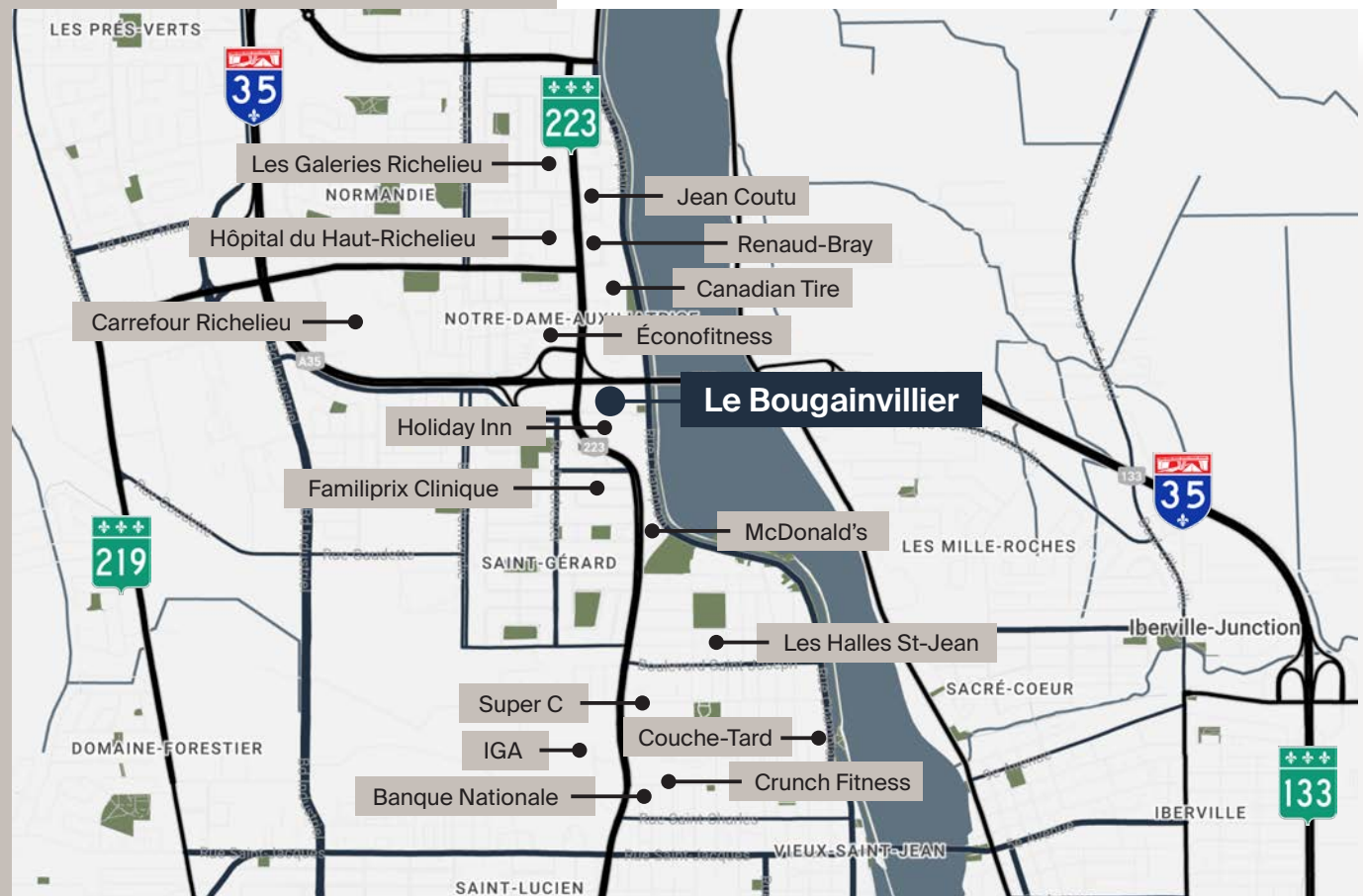


**PROXIMITY TO HIGHWAY
35 PROVIDES INCREASED
TRAFFIC & VISIBILITY**



IN PROXIMITY TO AMENITIES

5-minute drive to several amenities including restaurants, shopping malls, hotels & more.





Let us help you build
the environment that
fits your vision.

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