



1170 Lebourgneuf Boulevard

Commercial Space for Lease

DEBERTIN 

Rental Conditions

- Net Rent: Upon request
- Additional Rent (est. 2026): \$12.45
- Energy: Metered
- Cleaning: Excluded
- Parking: Interior: \$85.00 / month
Exterior: Free

Rates are expressed per square foot per year

Property Description

Type	Office and Commercial
Building Area	102,000 sq. ft.
Number of Floors	4
Year of Construction	1990
Interior Parking	40
Exterior Parking	220

- Services and amenities
- Terrace available
 - Lockers and showers
 - Indoor bike storage

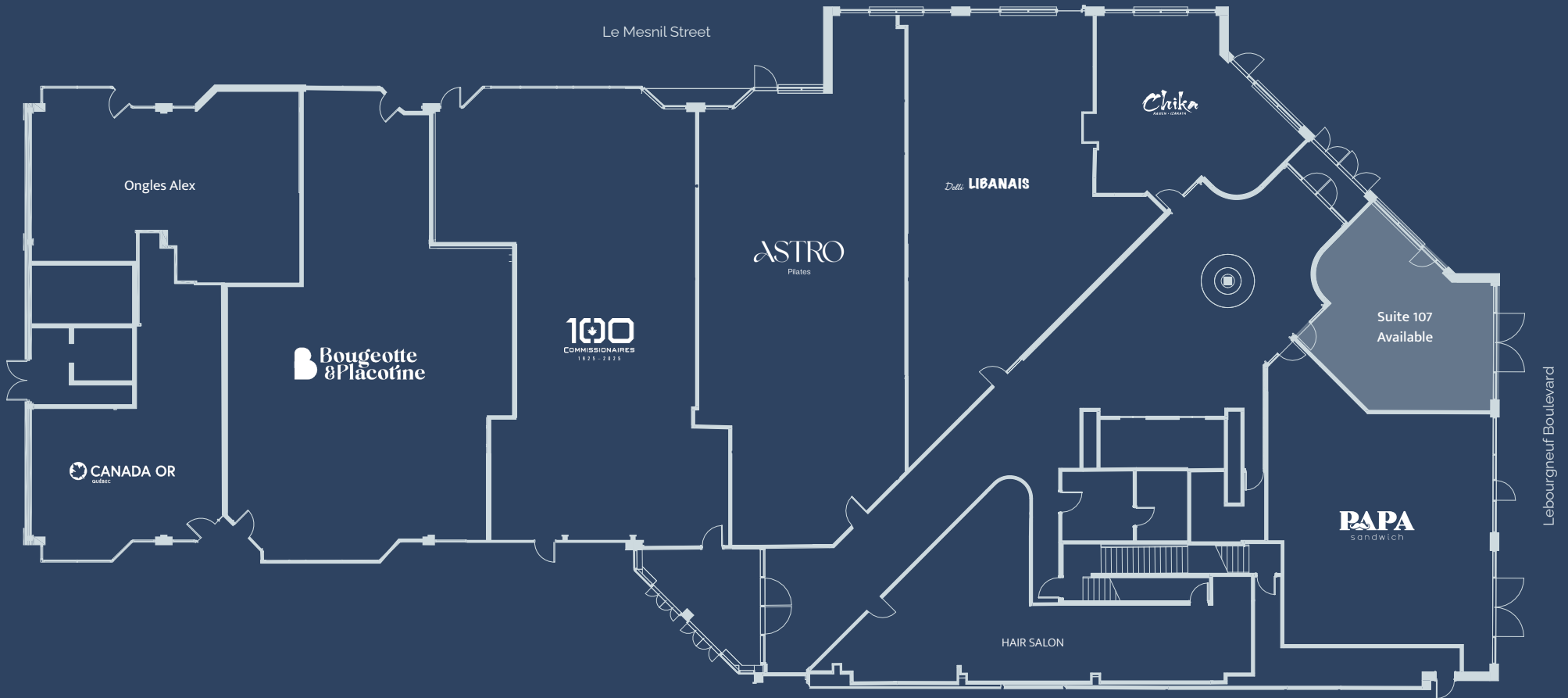


*Image for illustrative purposes only.
Proposed layout illustrating the potential of the space.*

Floor Plan - Ground Floor

AVAILABLE SPACE

800 SQ. FT.



Location



Mickael Bernier
Leasing Director
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Close to Les Galeries de la Capitale, restaurants, and services



Just a 5-minute walk to bus routes 82, 185, 272, 382, 582, 803 and 982



Only 5 minutes from highways 40, 73, and 740