



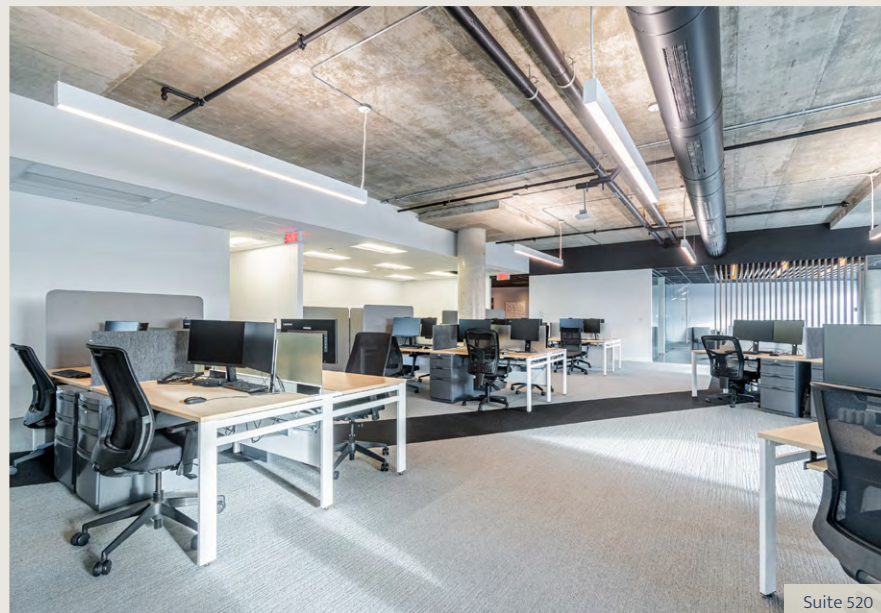
990 De Bourgogne Avenue

Office Spaces for Lease

DEBERTIN 

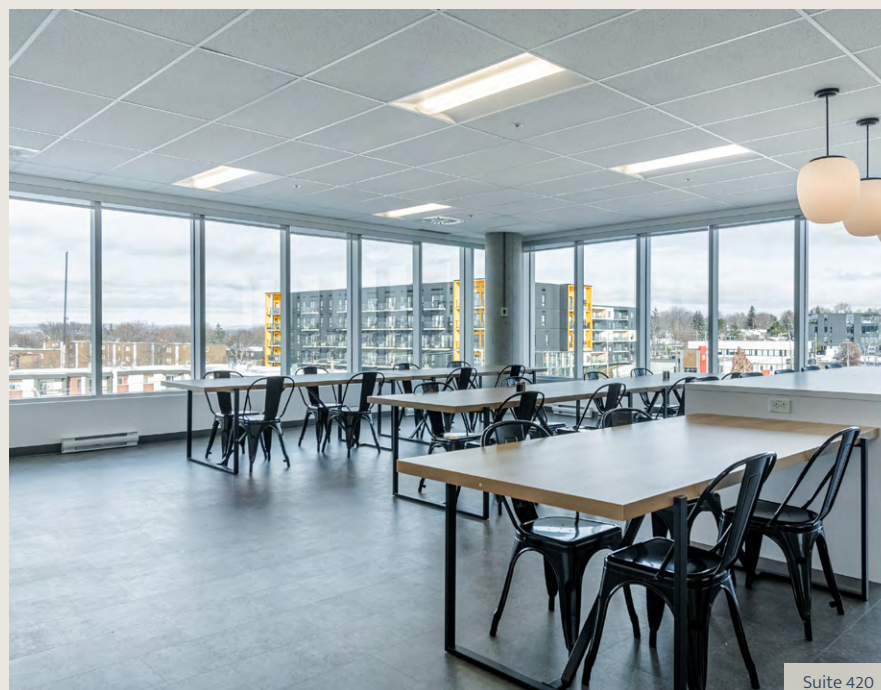
Rental Conditions

Net Rental Rate	\$16.50 + 3% per year
Additional Rent (est. 2026)	\$12.64
Improvement Allowance	5 year term: \$20.00 10 year term: \$30.00
Energy	Included
Cleaning	Excluded
Parking	Interior: \$85.00 / month
<i>Rates are expressed per square foot per year</i>	



Property Description

Type	Office and Commercial
Building Area	100,000 sq. ft.
Number of Floors	6
Year of Construction	2015
Interior Parking	187
Exterior Parking	50
Services and amenities	<ul style="list-style-type: none"> • Lockers and showers • Indoor bike storage





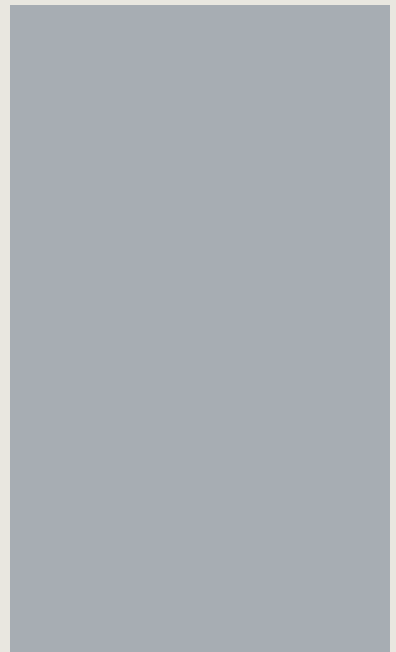
Suite 420



Suite 520



Suite 520



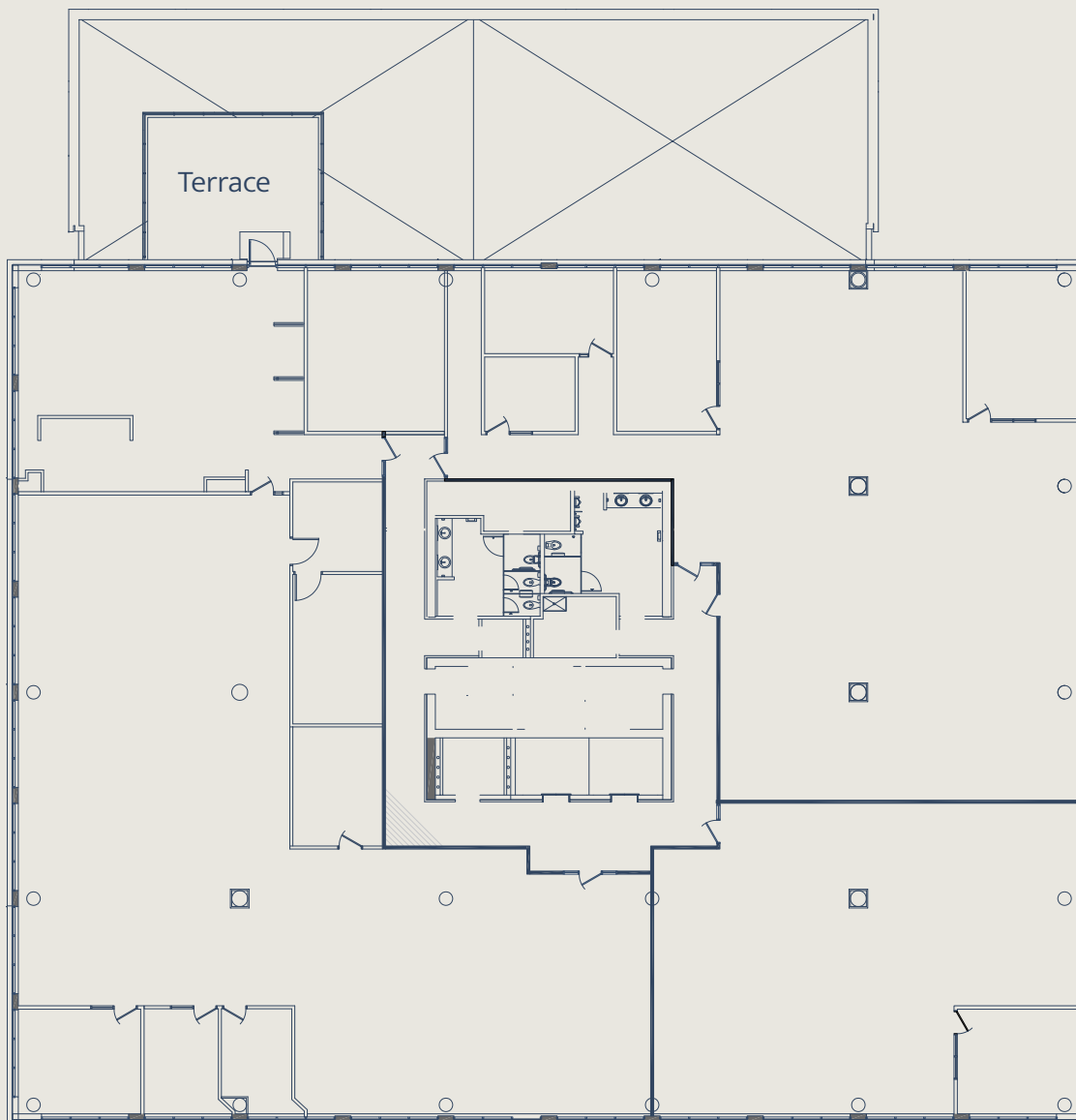


Floor Plan - 3rd floor

AVAILABLE SPACES

Suite	Area
300	3,000 sq. ft.
320	7,130 sq. ft.

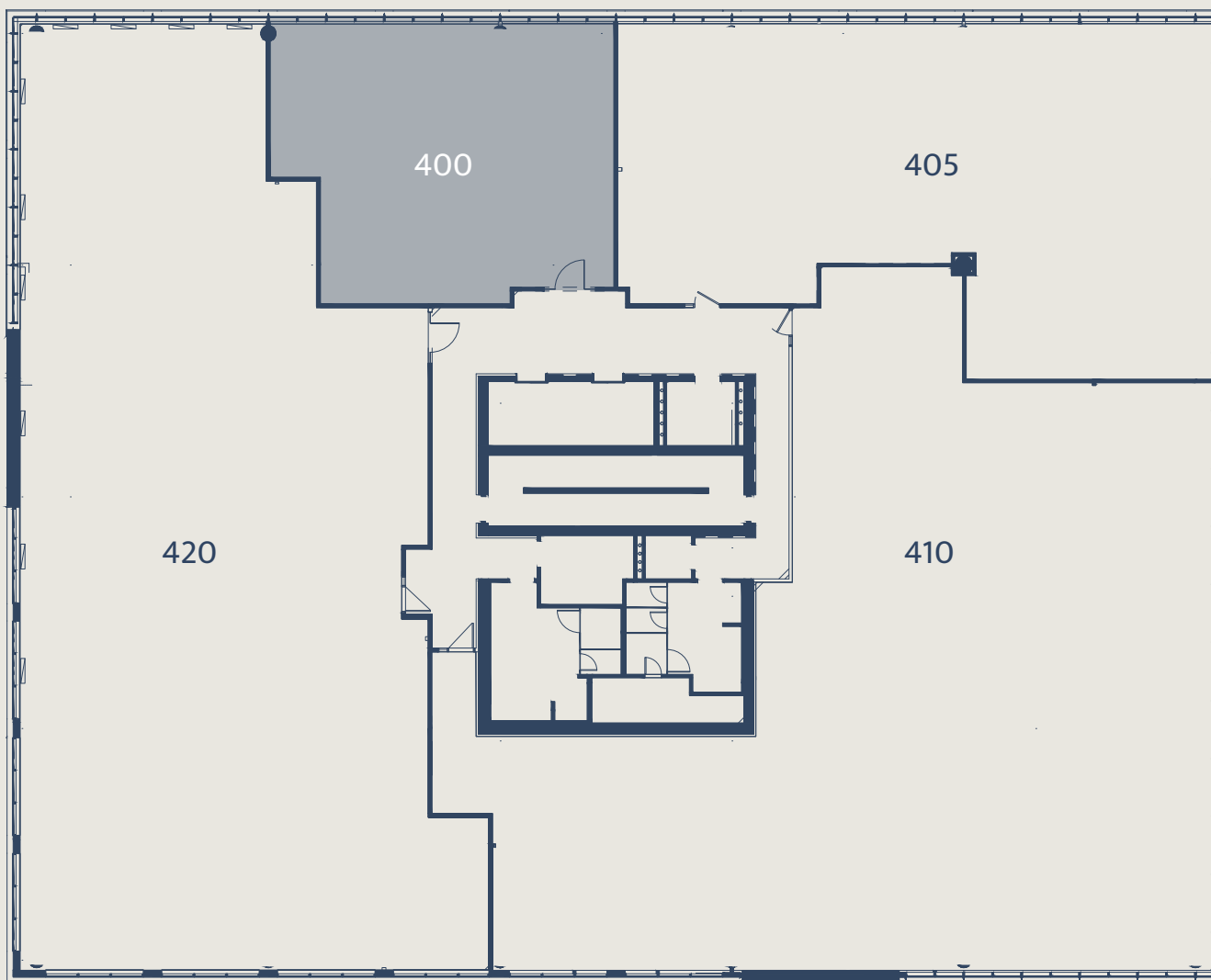
Click the suite number in the table to view it on the floor plan



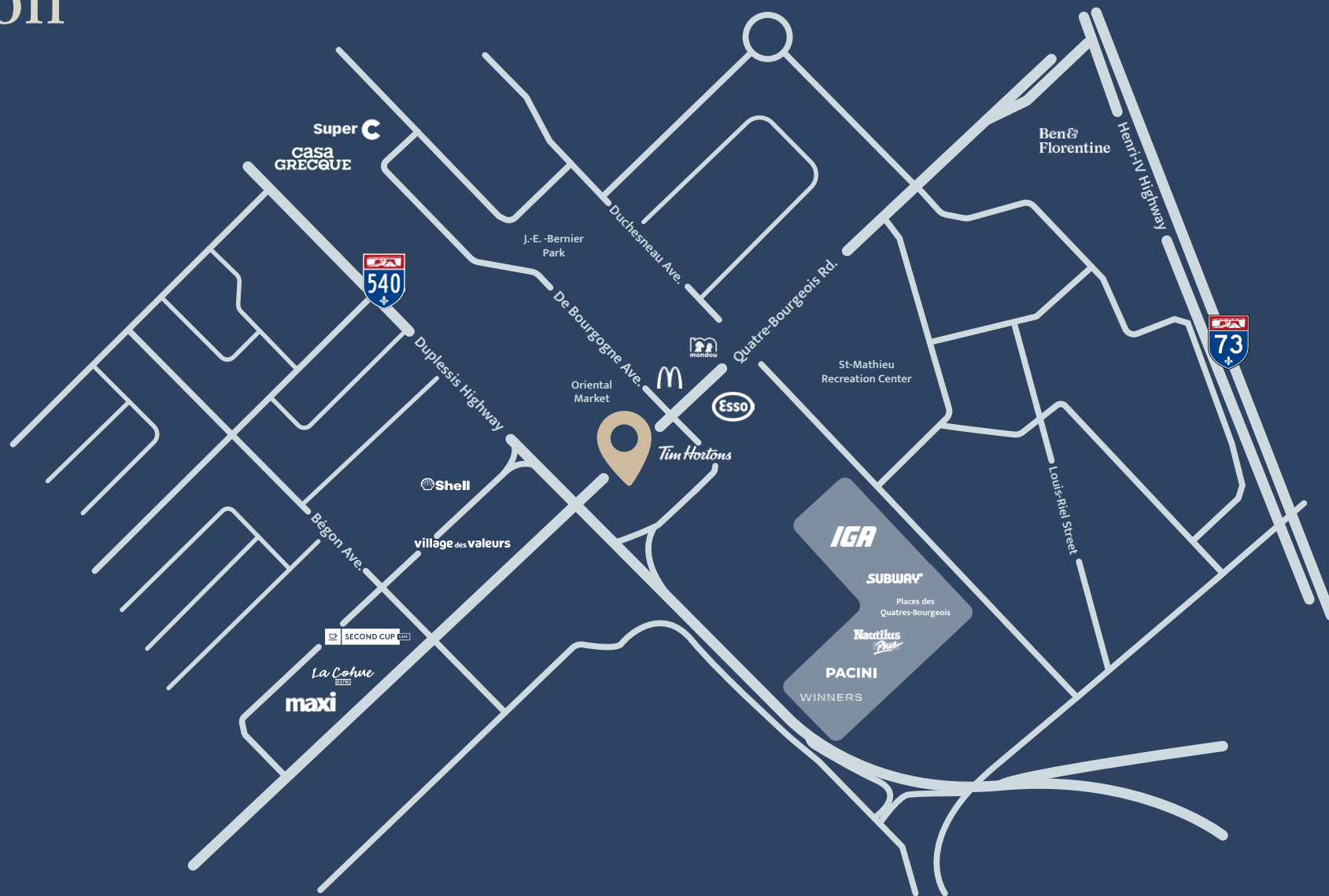


Floor Plan - 4th floor

1,670 SQ. FT.



Location



Mickael Bernier
Leasing Director
T 418 626 4141
mickael@debertin.ca



Close to the Pierre-Laporte
and Québec bridges



Just a 4-minute walk to bus routes
800, 801, 991, and 650



Only 5 minutes from highways
540 and 73