



1170 Lebourgneuf Boulevard

Office Spaces for Lease

DEBERTIN 

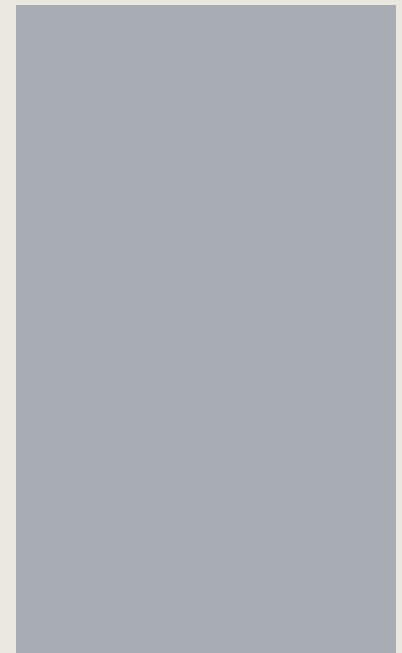
Rental Conditions

Net Rental Rate	\$18.00 + 3% per year
Additional Rent (est. 2026)	\$12.45
Improvement Allowance	5 year term: \$20.00 10 year term: \$30.00
Energy	Included
Cleaning	Excluded
Parking	Interior: \$85.00 / month Exterior: free
<i>Rates are expressed per square foot per year</i>	

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	• Lockers and showers • Interior bike storage • Green spaces with picnic tables





Floor Plan - 2nd floor

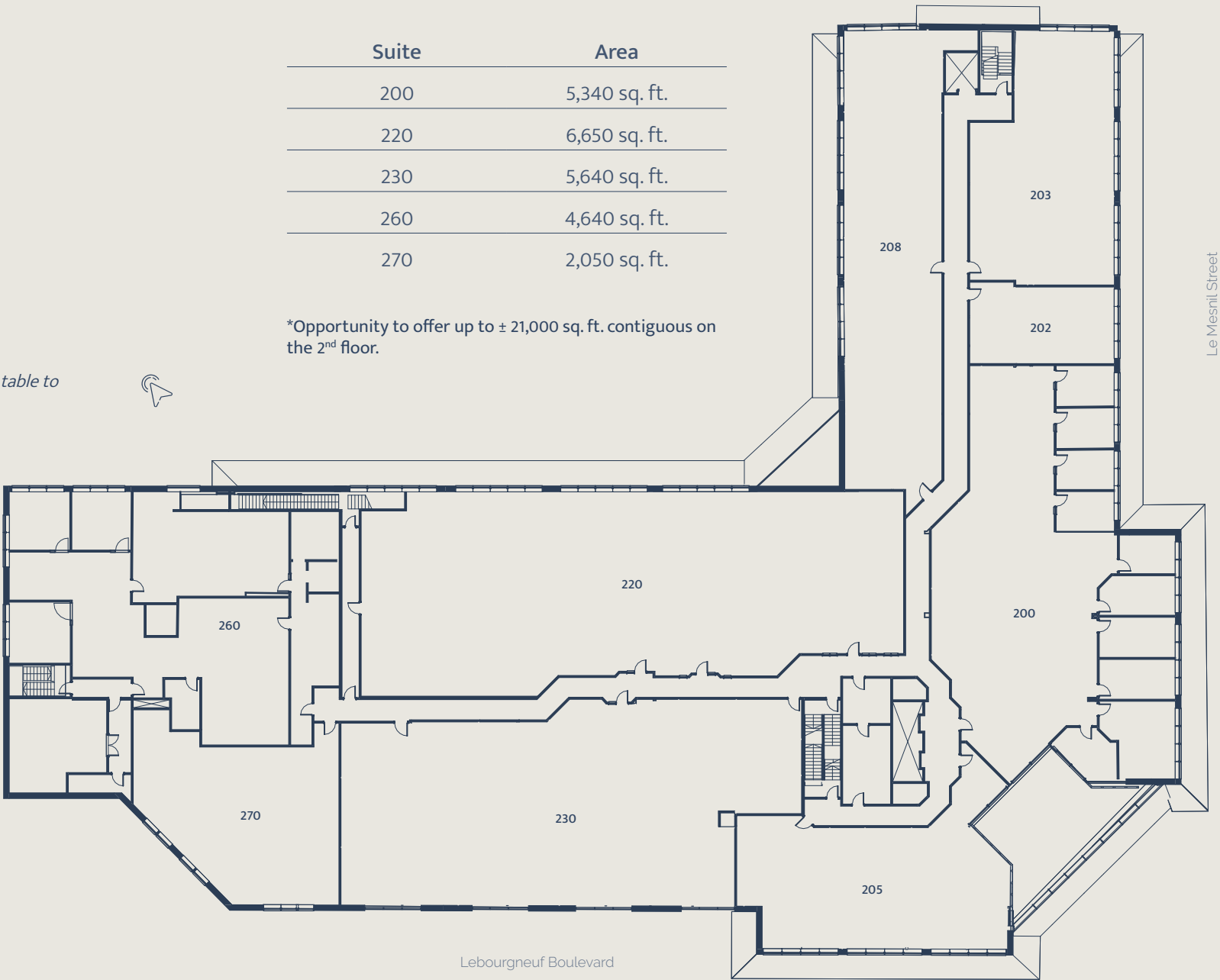


AVAILABLE SPACES

Suite	Area
200	5,340 sq. ft.
220	6,650 sq. ft.
230	5,640 sq. ft.
260	4,640 sq. ft.
270	2,050 sq. ft.

*Opportunity to offer up to ± 21,000 sq. ft. contiguous on the 2nd floor.

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

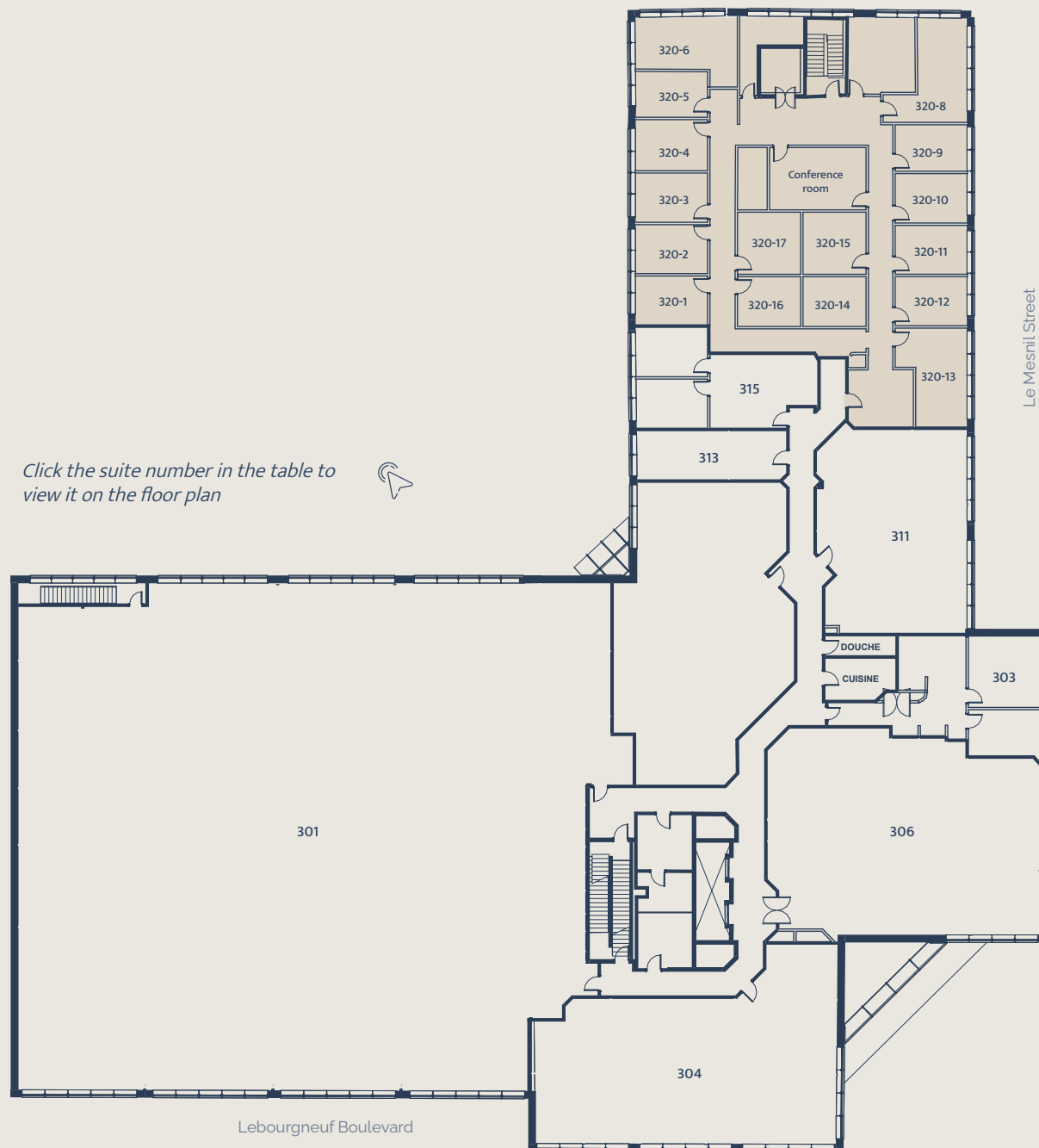


Suite	Area
315	670 sq. ft.

SHARED SUITES

Suite	Area
320-16	307 sq. ft.
320-17	307 sq. ft.

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



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