

# OFFICE & COMMERCIAL SPACE FOR RENT



## COMMENTS

- Possibility of identification on the building
- Easy access by public transit
- Quick access from the highways
- Close proximity to Galeries de la Capitale

1125 LEBOURGNEUF BLVD

Depuis  1983

**DEBERTIN**



\*Photos for reference only

## AVAILABLE SPACE

SUITE	AREA
2 <sup>nd</sup> floor	6,967 SF
<b>TOTAL</b>	<b>6,967 SF</b>



## RENTAL CONDITIONS

### NET RENTAL RATE

\$17,00

+ 3% per year

### TAXES & OPERATING EXPENSES

\$11.93



### PARKING

Indoor: \$70.00 per month

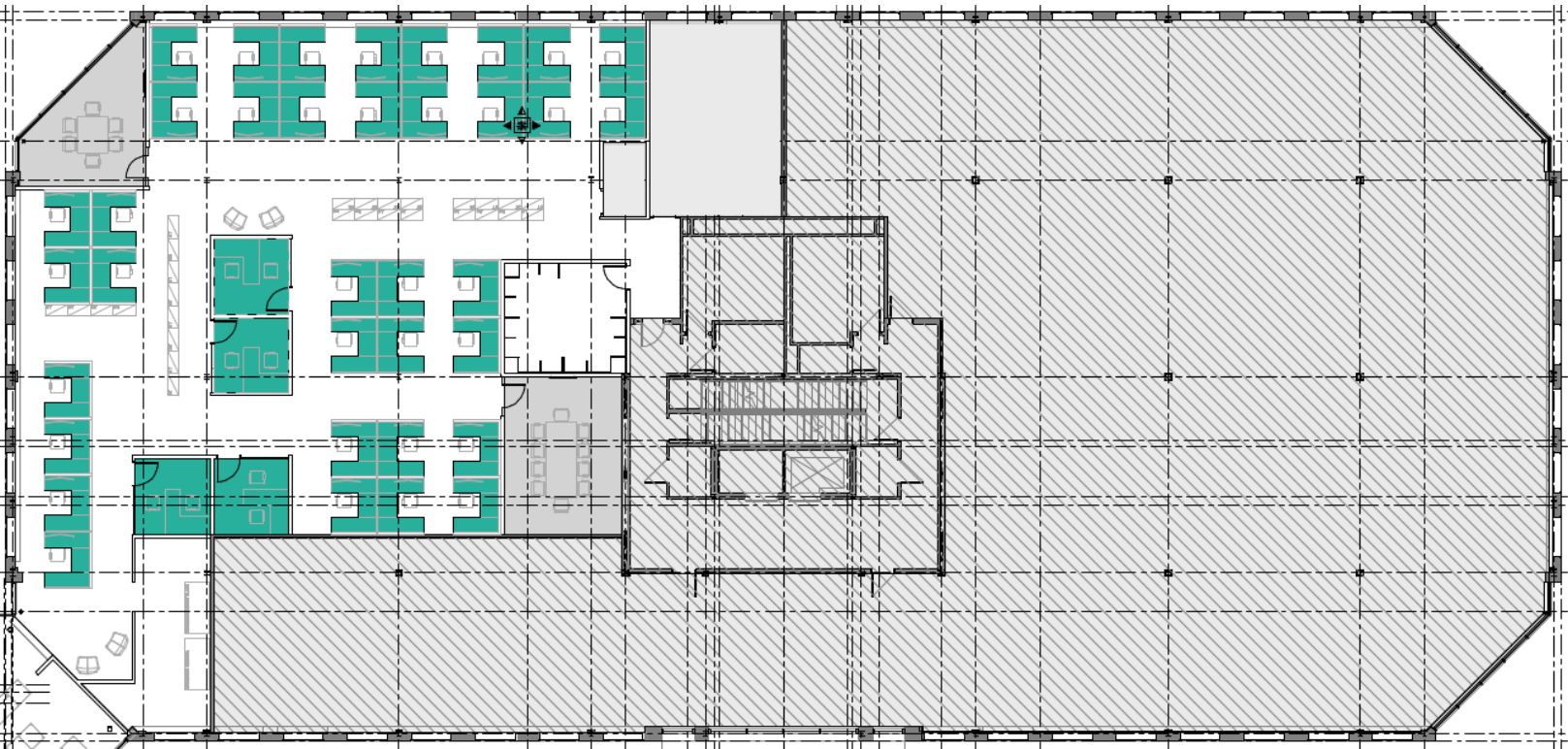
Outdoor: Free

*\* Rates are expressed per square foot per year*

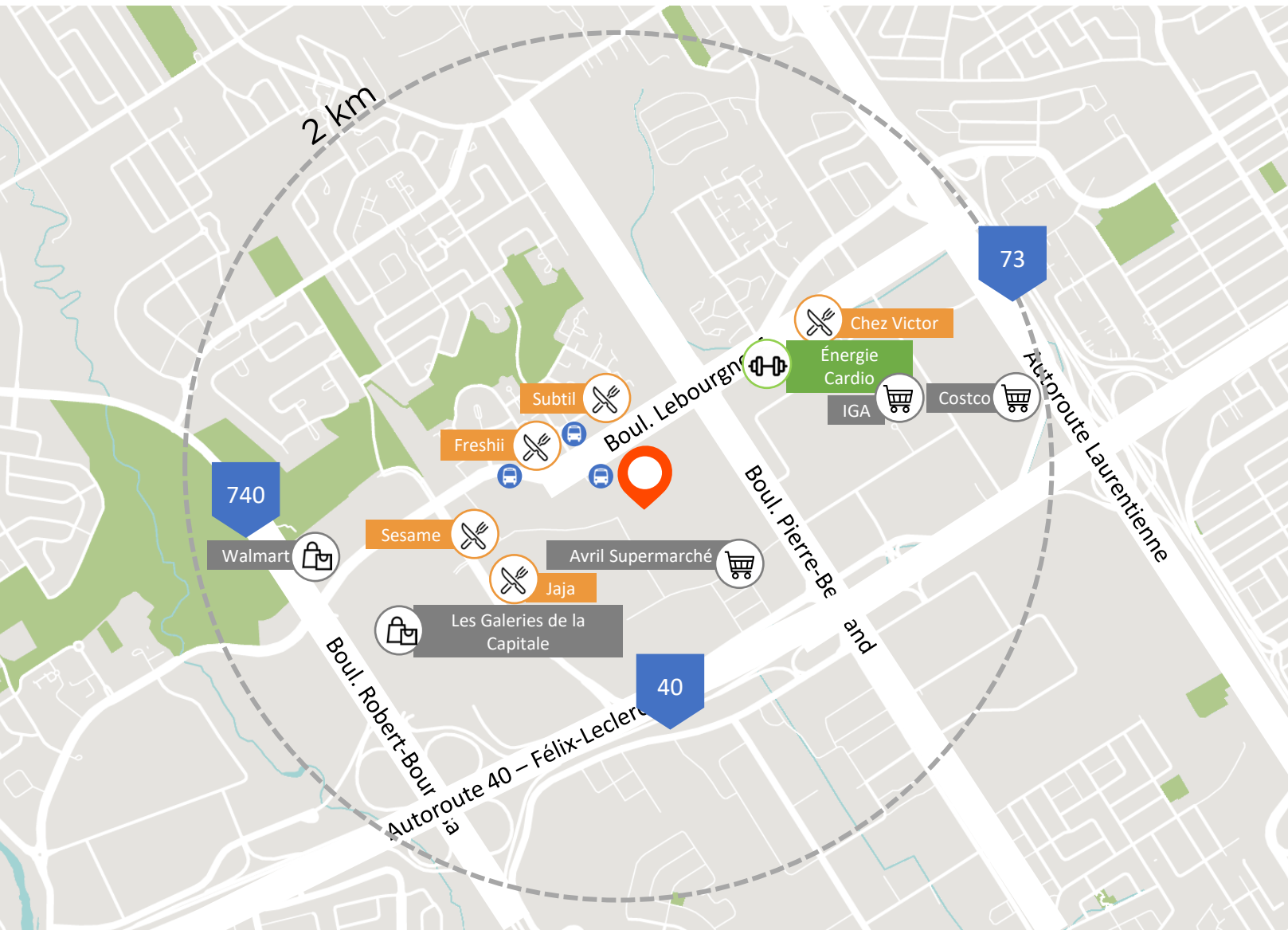


# PLAN OF THE PREMISE AVAILABLE

2<sup>nd</sup> floor



# 1125 LÉBOURGNEUF BLVD, QUÉBEC



- Quick access to major highways
  - Highway 40 (Autoroute Félix-Leclerc)
  - Highway 73 (Autoroute Laurentienne)
  - Highway 740 (Boulevard Robert-Bourassa)
- Easy access by public transit
- Walking distance to many restaurants and services



< 5 MINUTES



40, 73, 740  
< 2km

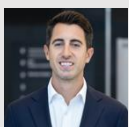


< 5 MINUTES



82, 185, 272,  
382, 582, 803,  
982

## CONTACT



JEAN-SÉBASTIEN ROUSSY  
Director of Leasing  
418 626 4141  
js@debertain.ca



MICKAEL BERNIER  
Lease Advisor  
418 626 4141  
mickael@debertain.ca

DEBERTIN REAL ESTATE AGENCY  
1165 LÉBOURGNEUF BLVD, SUITE 80  
QUÉBEC (QUÉBEC) G2K 2C9

WWW.DEBERTIN.CA