DEBERTIN

1125 Lebourgneuf Boulevard

Office Spaces for Lease



Rental Conditions

Net Rental Rate	$16.50 + 3% per year
Taxes & Operating Expenses (est. 2026)	$12.35
Improvement Allowance	5 year term: $20.00 10 year term: $30.00
Electricity	Included
Cleaning	Excluded
Parking	Interior: $75.00 / month Exterior: free

Rates are expressed per square foot per year

Property Description

Type	Office and Commercial
Building Area	57,922 sq. ft.
Number of Floors	3
Year of Construction	2017
Indoor Parking	43
Exterior Parking	235
Services and amenities	• Lockers and showers • Indoor bike storage • Green spaces with picnic tables





Suite 300



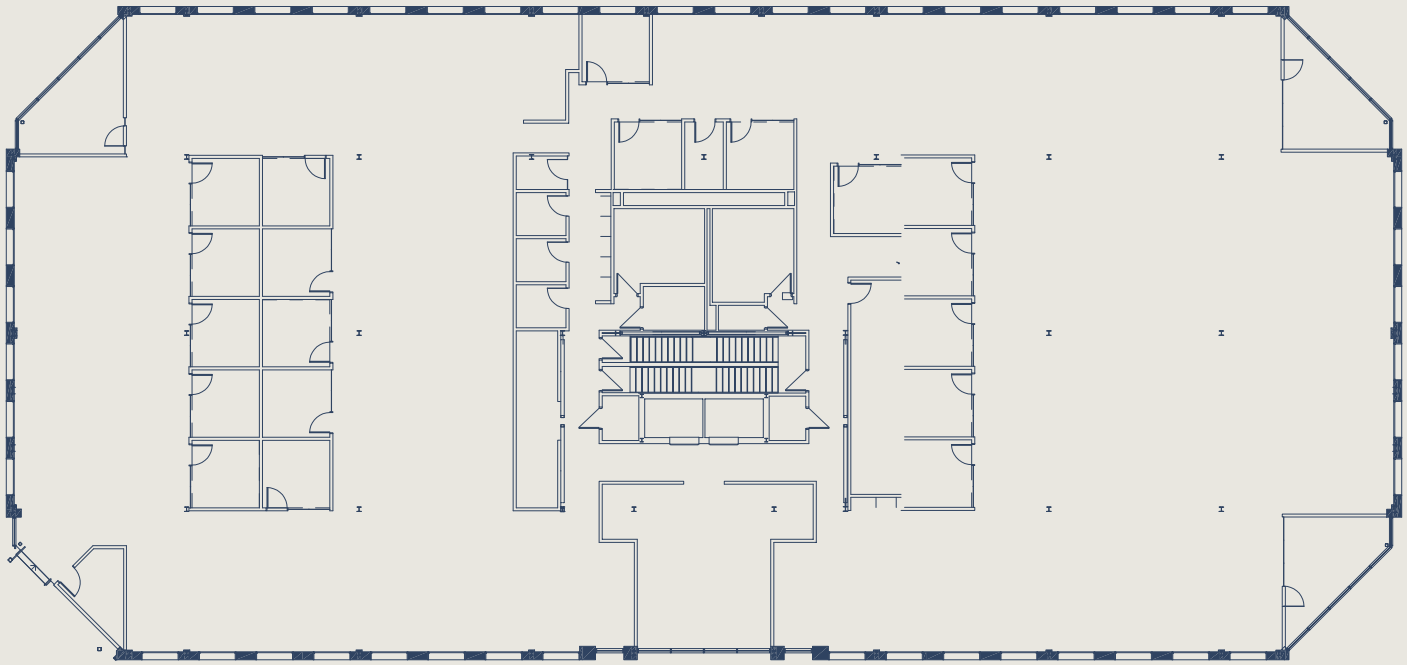


Suite 300

Available Spaces

FLOOR PLAN - 3RD FLOOR

19,732 SQ. FT. - Divisible



N

Location



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

Contact us



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