



1170 Lebourgneuf Blvd

Office space for rent

COMMENTS

- Up to 48,000 SF available
- Easy access by public transit and quick access to highways
- Divisible spaces
- Large free outdoor parking

DEBERTIN 

Contact

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Director of Leasing
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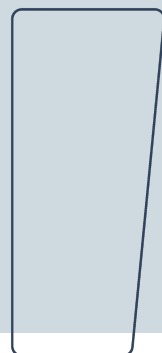
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Available space

SUITE	AREA
200	5,587 SF
201	4,128 SF
202	5,521 SF
204	2,496 SF
206	3,000 SF
210	4,896 SF
211	3,175 SF
300	1,039 SF
301	14,538 SF
400	4,087 SF
TOTAL	48,467 SF





Rental conditions

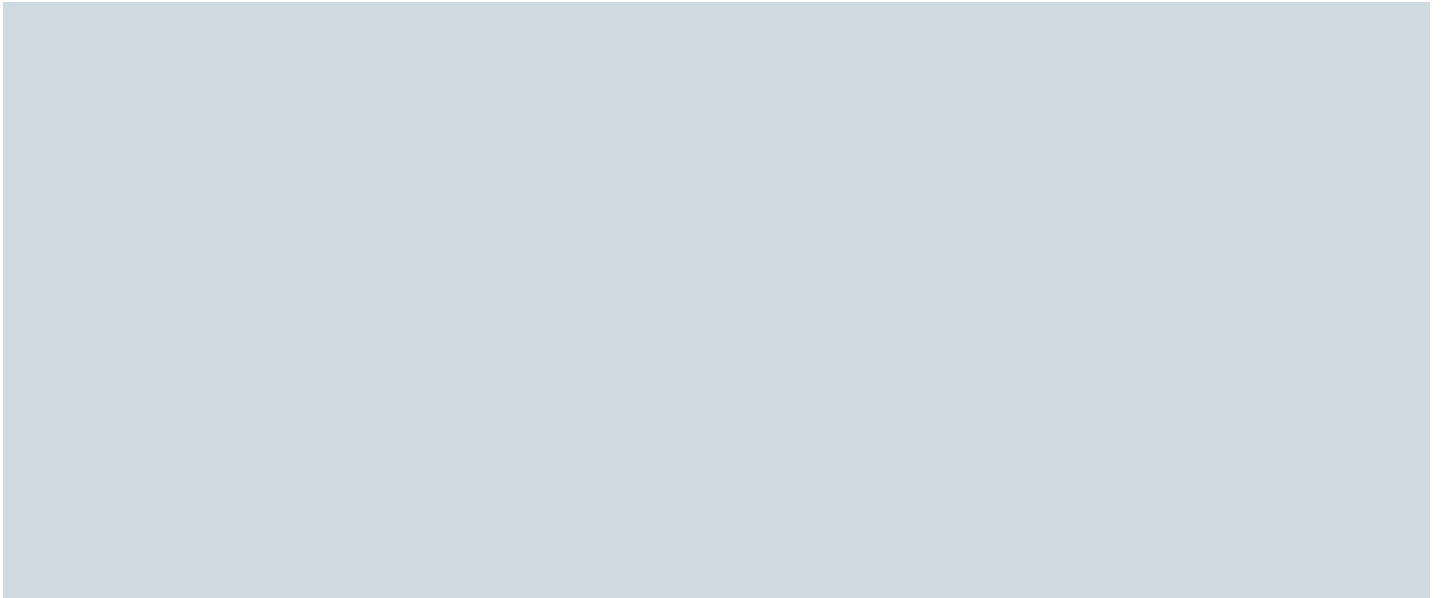
NET RENTAL RATE (1 ST Year)* :	\$15.00 + 3% per year
TAXES & OPERATING EXPENSES (EST)*:	\$12.05
IMPROVEMENT ALLOWANCE:	To be discussed
PARKING :	Outdoor free Indoor \$70.00 per month

**Rates are expressed per square foot per year*

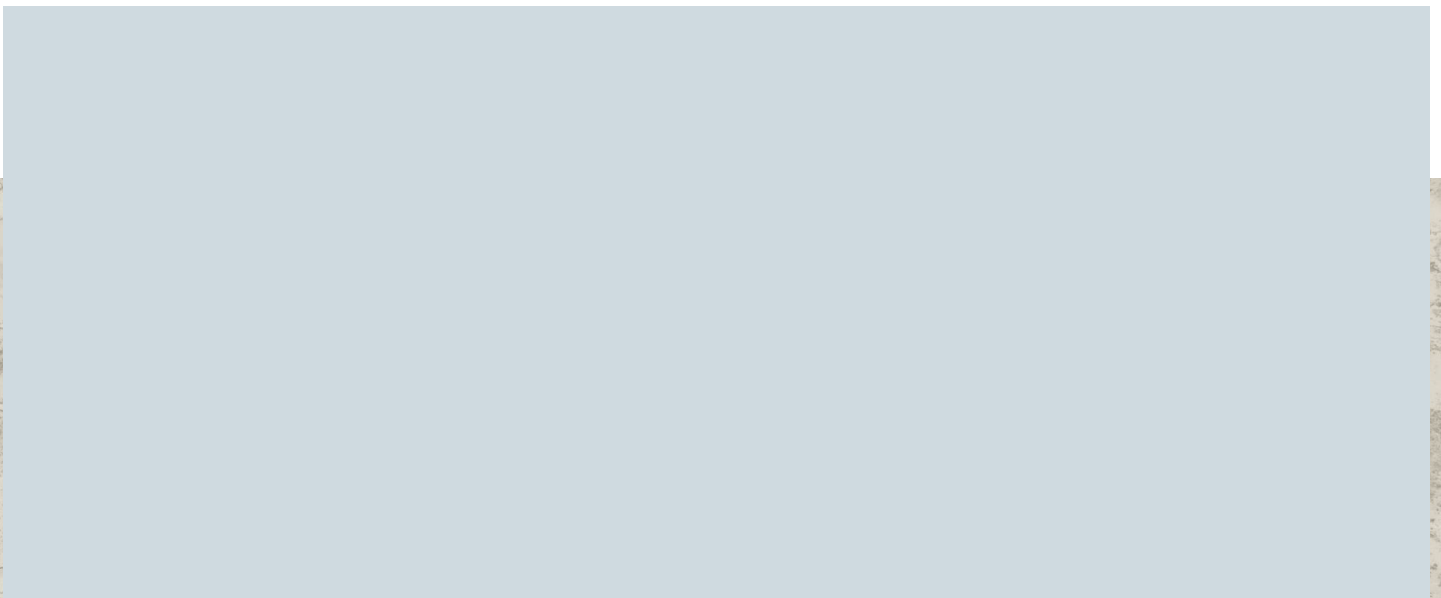
Property description

BUILDING AREA:	102,000 SF
YEAR OF CONSTRUCTION :	1990
PARKING :	270 outdoor spaces

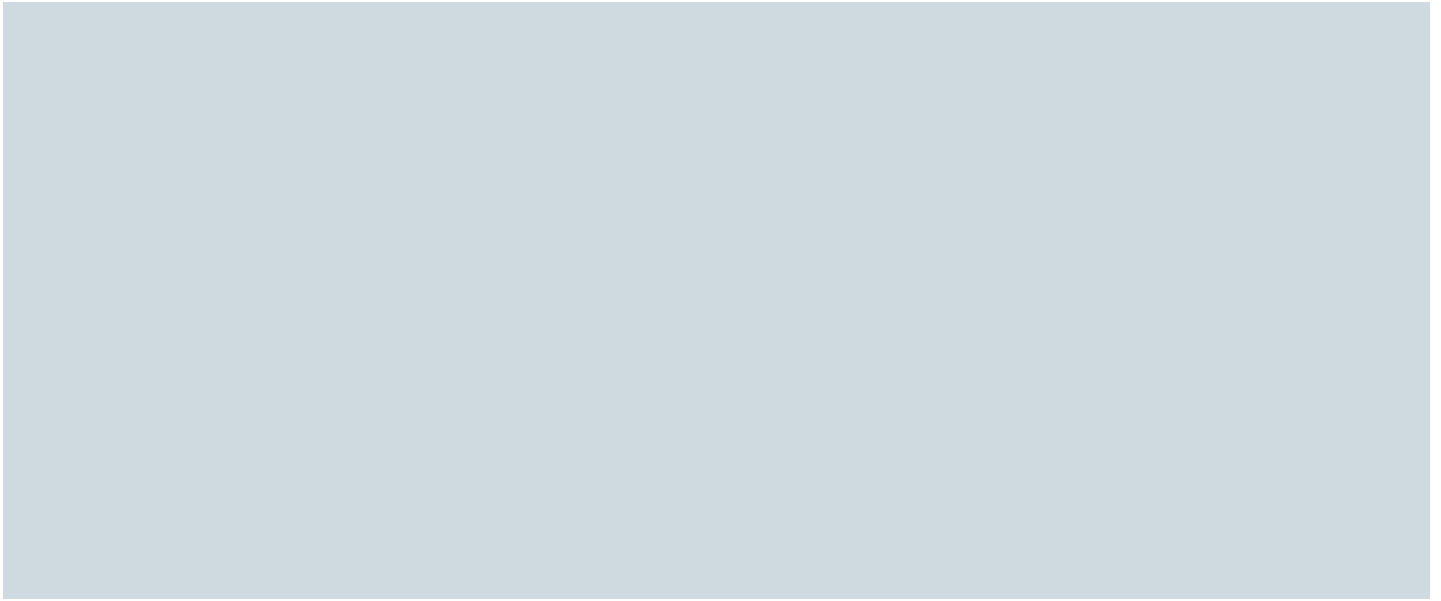
1ST FLOOR PLAN



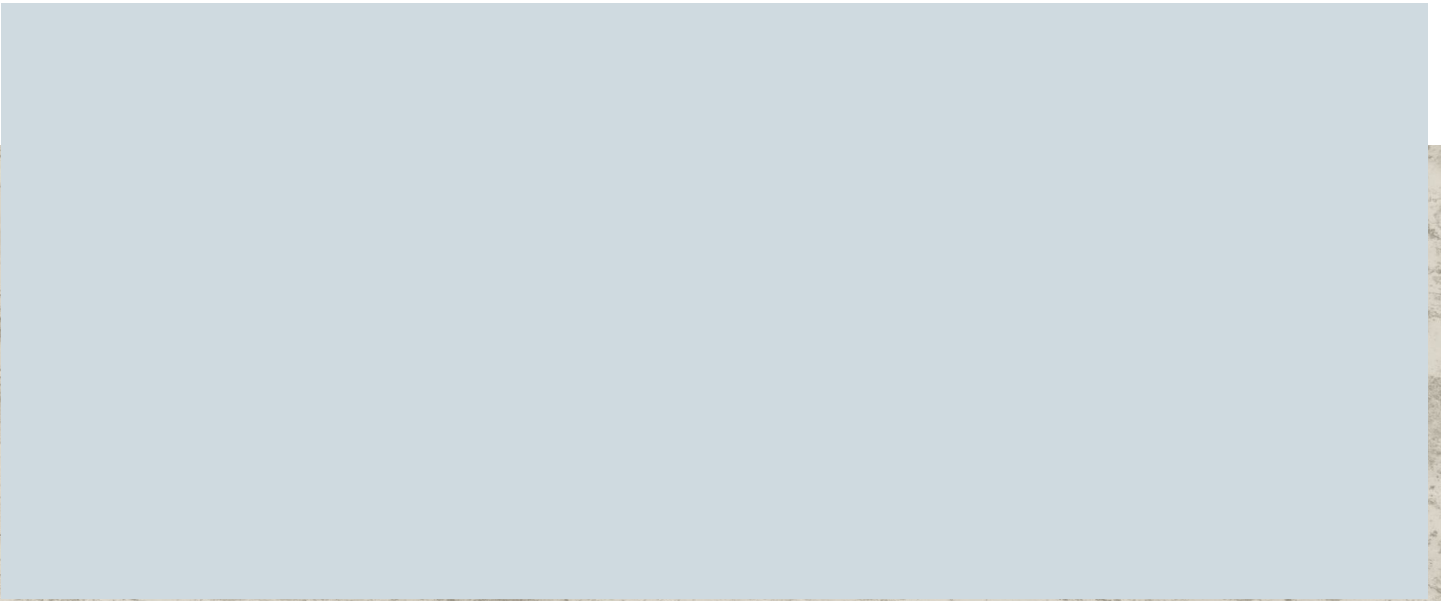
2ND FLOOR PLAN

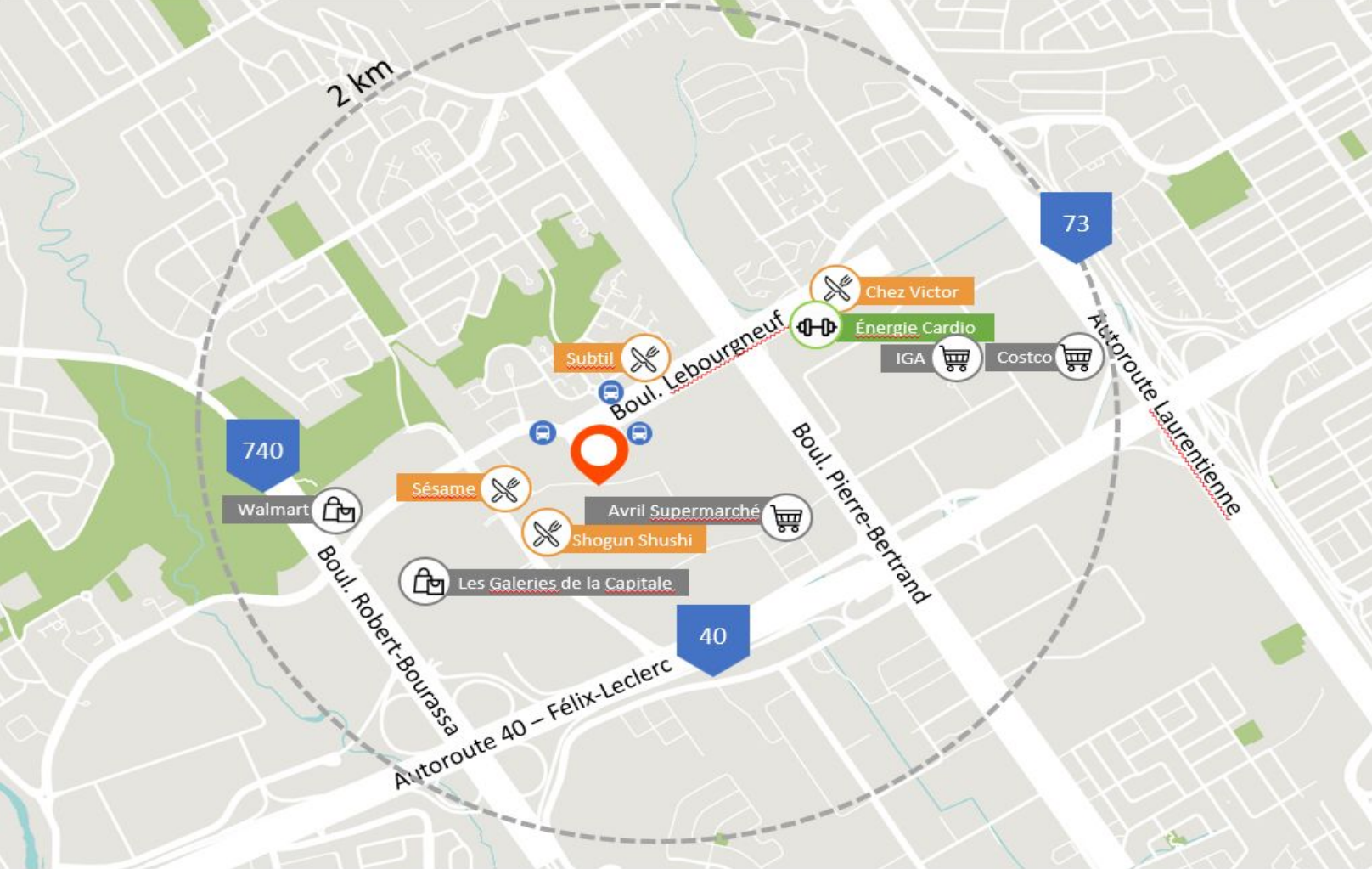


3RD FLOOR PLAN



4TH FLOOR PLAN





EASY ACCESS TO MAJOR HIGHWAYS

- Highway 40 (Félix-Leclerc)
- Highway 73 (Laurentienne)
- Highway 740 (Robert-Bourassa)

EASY ACCESS BY PUBLIC TRANSIT

WALKING DISTANCE TO MANY RESTAURANTS AND SERVICES

< 5 MINUTES

40, 73, 740
< 3km

< 5 MINUTES

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

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