



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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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





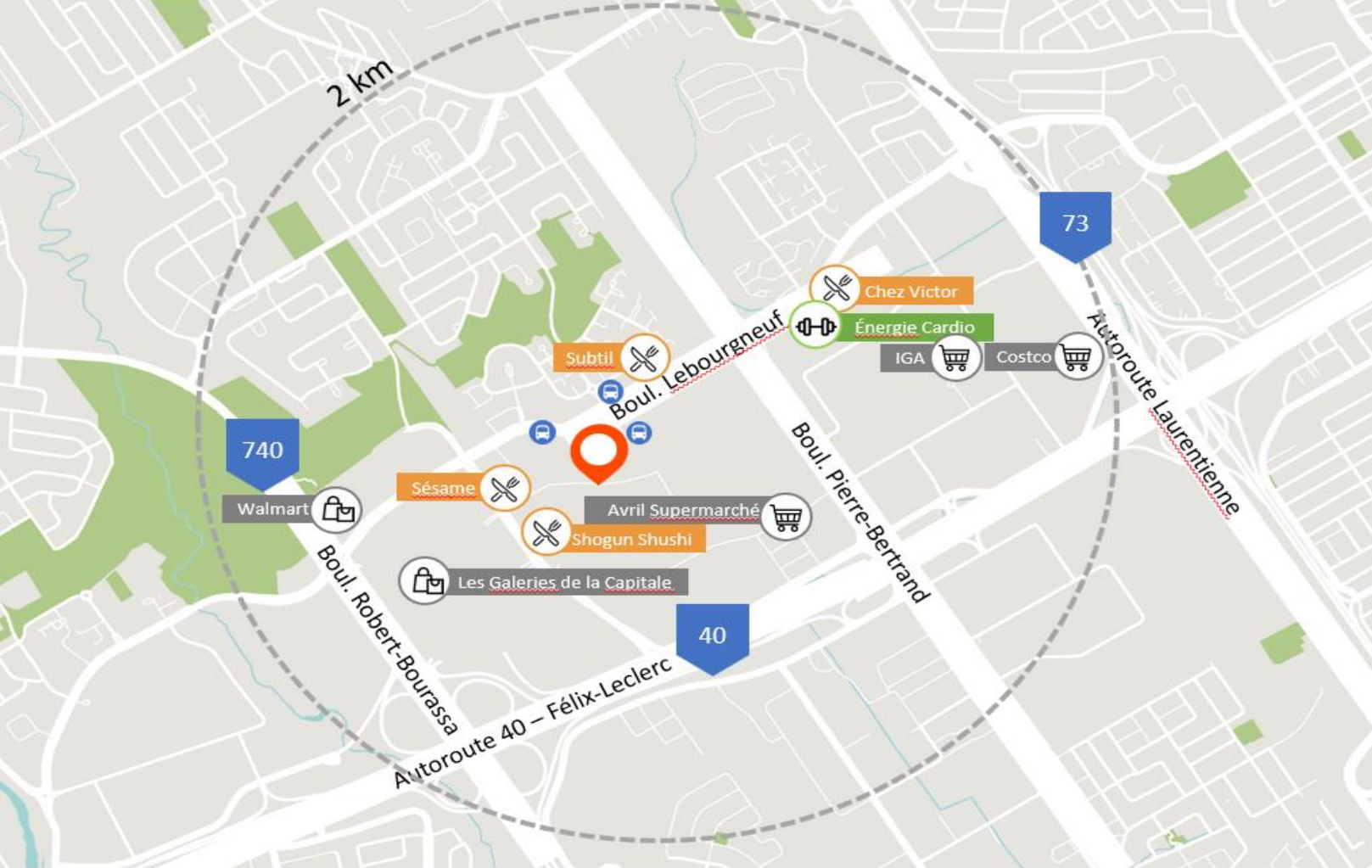
Rental conditions

NET RENTAL RATE (1 ST Year)* :	\$14.00 + 3% per year
TAXES & OPERATING EXPENSES (EST)*:	\$11.26
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



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

AUT
 < 5 MINUTES
 40, 73, 740
 < 3km

< 5 MINUTES

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

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