



1170 Lebourgneuf Blvd

Office space for rent

COMMENTS

- Up to 35,000 SF available
- Easy access by public transit and quick access to highways
- Divisible spaces
- Large free outdoor parking

DEBERTIN 

Contact

JEAN-SÉBASTIEN ROUSSY

Director of Leasing

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MICKAEL BERNIER

Leasing Advisor

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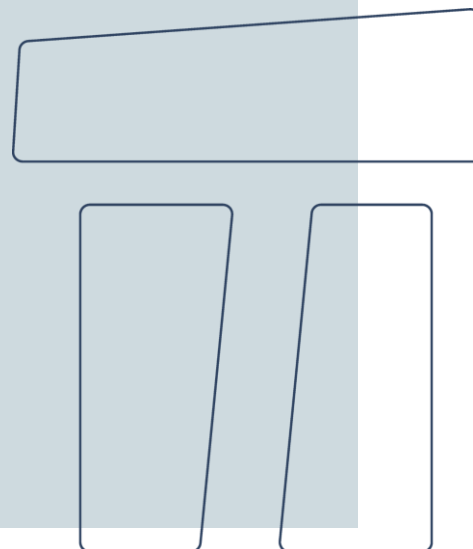
DEBERTIN IMMOBILIER

1165 Boulevard Lebourgneuf,
bureau 180, Québec (Québec) G2K 2C9

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Available space

SUITE	AREA
200	5,587 SF
201	4,128 SF
202	7,754 SF (divisible)
206	2,104 SF
211	3,051 SF (divisible)
301	14,538 SF
TOTAL	36,347 SF





Rental conditions

NET RENTAL RATE
(1ST 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 :

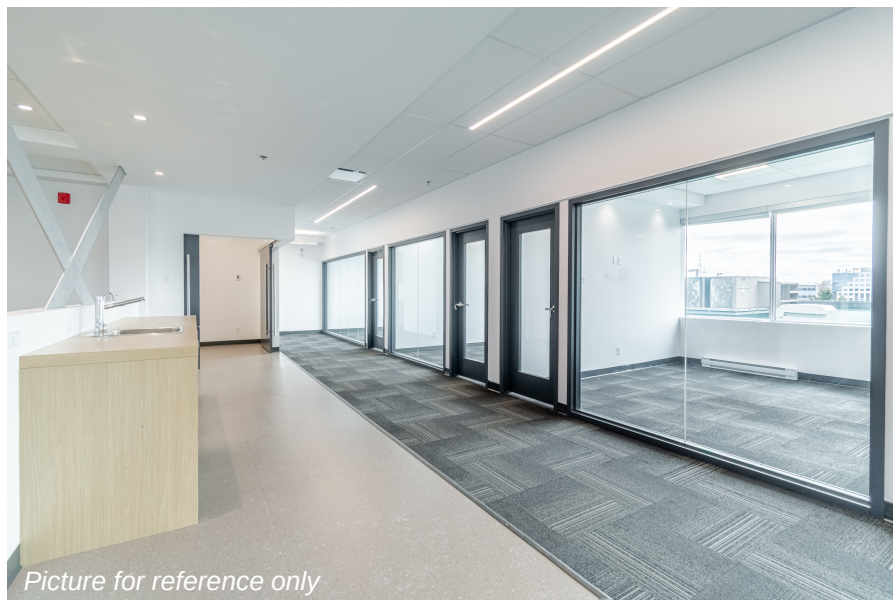
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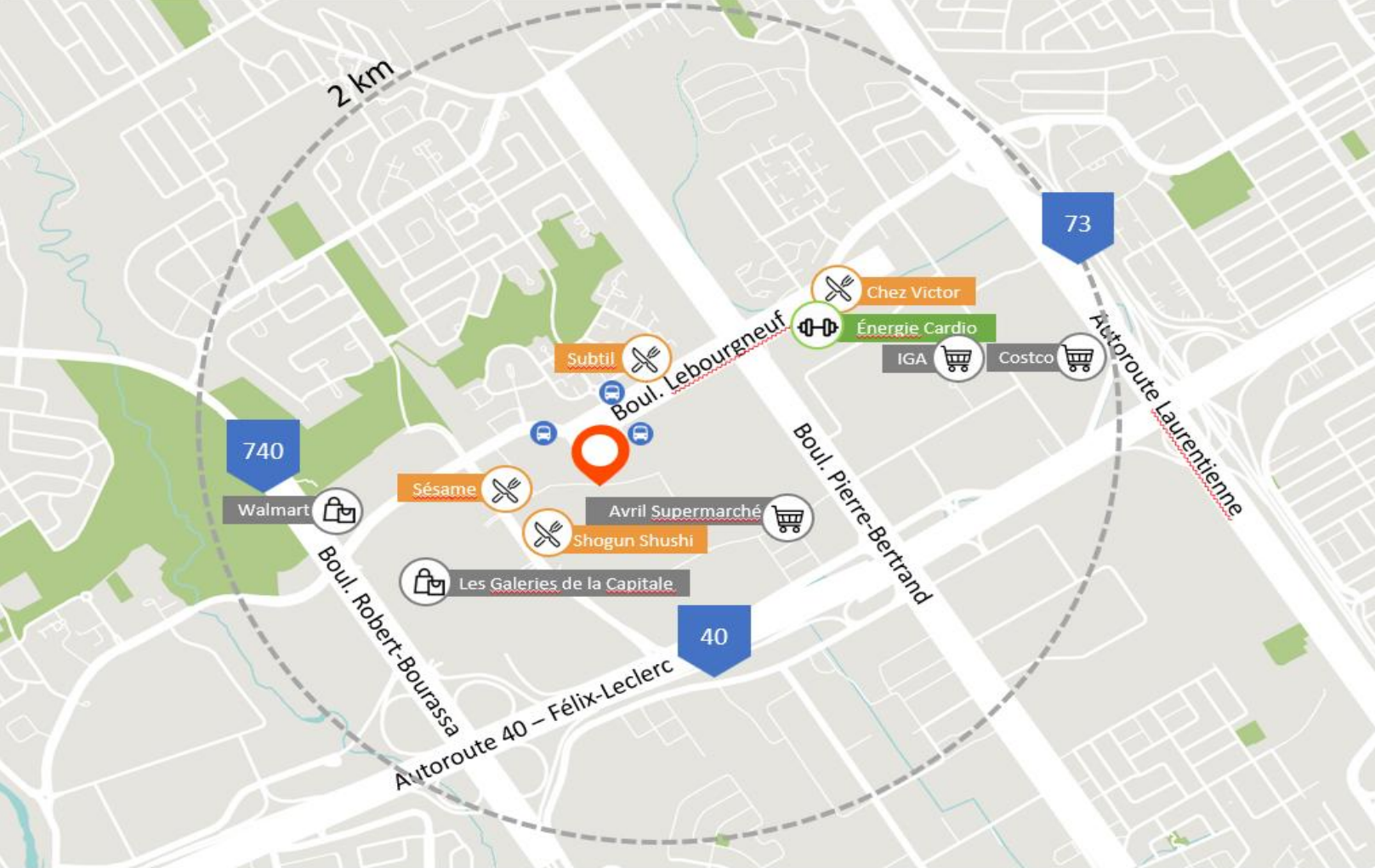
PARKING :

270 outdoor spaces

SUITE 301 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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