

1170 Lebourgneuf Boulevard

Office Spaces for Lease

DEBERTIN

Rental Conditions

Net Rental Rate	$18.00 + 3% per year
Additional Rent (est. 2026)	$12.45
Improvement Allowance	5 year term: $20.00 10 year term: $30.00
Energy	Included
Cleaning	Excluded
Parking	Interior: $85.00 / month Exterior: free

Rates are expressed per square foot per year


Suite 301

Property Description

Type	Office and Retail
Building Area	102,000 sq. ft.
Number of Floors	4
Year of Construction	1990
Interior Parking	40
Exterior Parking	220
Services and amenities	• Lockers and showers • Interior bike storage • Green spaces with picnic tables


Suite 301



Suite 301







Suite 301

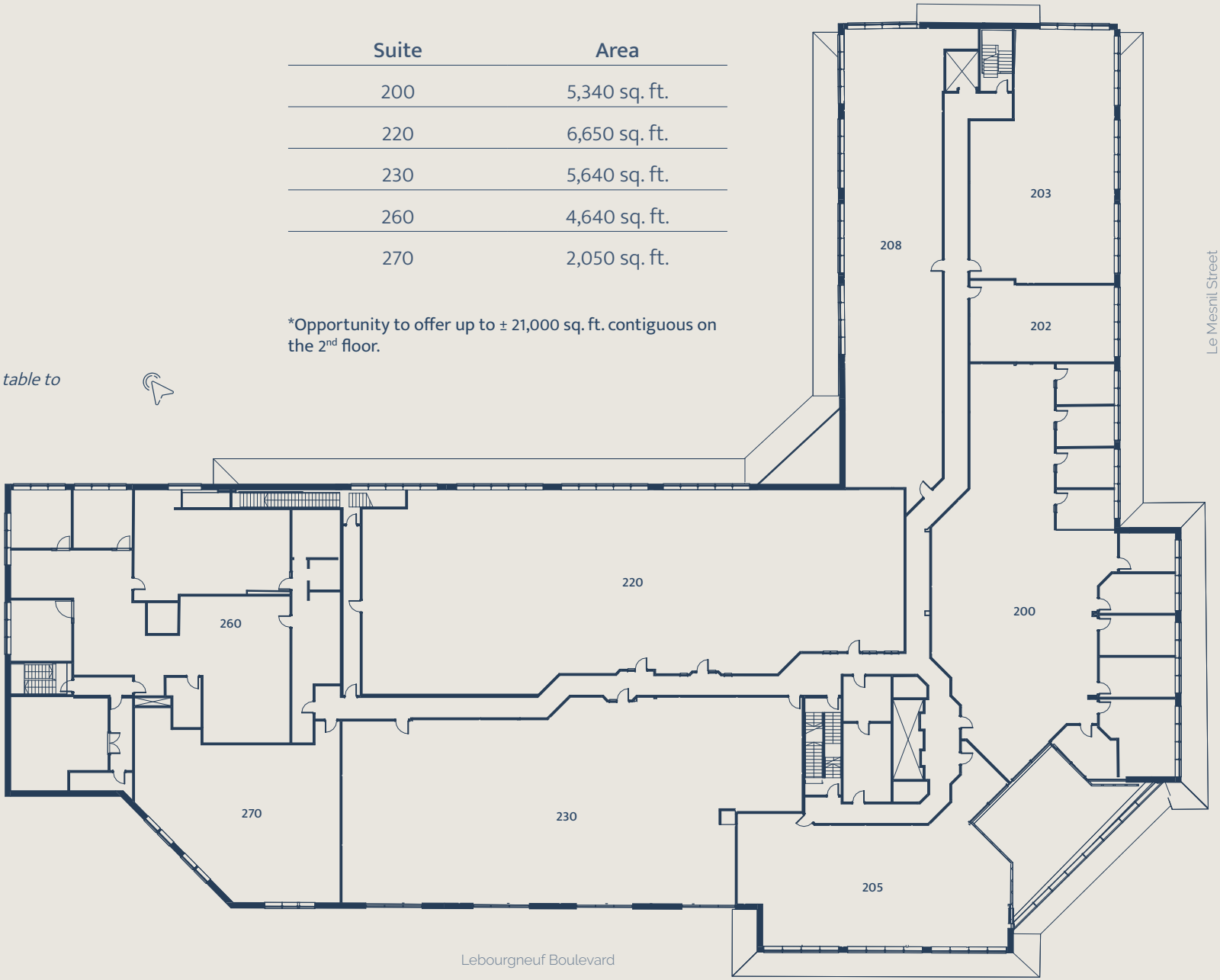
Floor Plan - 2nd floor

AVAILABLE SPACES

Suite	Area
200	5,340 sq. ft.
220	6,650 sq. ft.
230	5,640 sq. ft.
260	4,640 sq. ft.
270	2,050 sq. ft.

*Opportunity to offer up to ± 21,000 sq. ft. contiguous on the 2nd floor.

Click the suite number in the table to view it on the floor plan



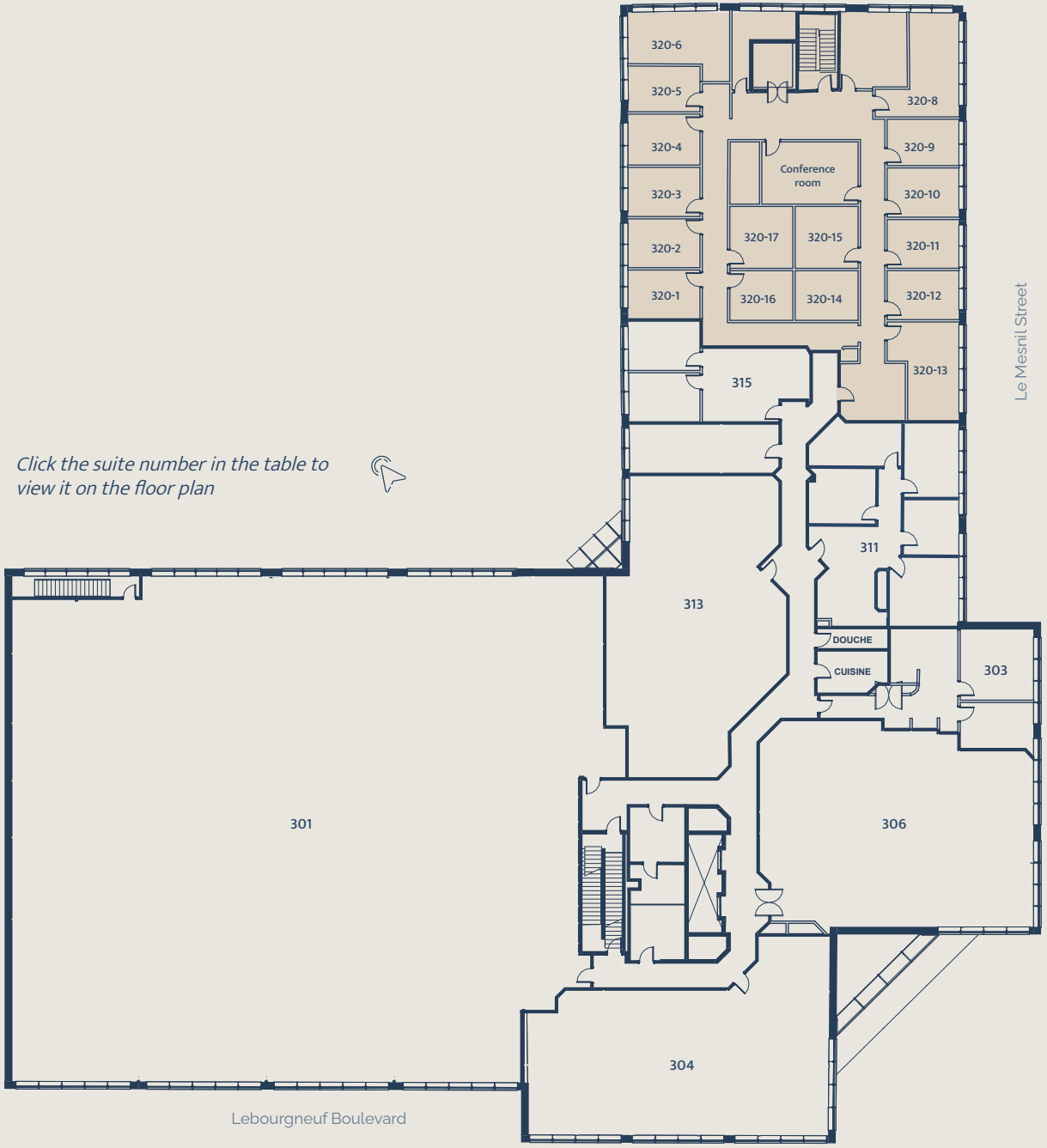
Floor Plan - 3rd floor

Suite	Area
303	810 sq. ft.
311	1,350 sq. ft.
313	2,370 sq. ft.

SHARED SUITES

Suite	Area
320-16	307 sq. ft.

Click the suite number in the table to view it on the floor plan



Location





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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