



1170 Lebourgneuf Blvd

Retail space for rent

COMMENTS

- Up to 7,000 SF available
- Easy access by public transit and quick access to highways
- Large free outdoor parking

DEBERTIN 

Contact

JEAN-SÉBASTIEN ROUSSY
Director of Leasing
T 418 626 4141
js@debertin.ca

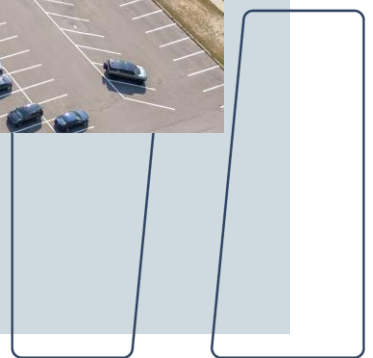
MICKAEL BERNIER
Leasing Advisor
T 418 626 4141
mickael@debertin.ca

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

debertin.ca

Available space

SUITE	AREA
102	2,375 SF
108	1,481 SF
109	1,124 SF
112	2,201 SF
TOTAL	7,181 SF





Rental conditions

NET RENTAL RATE
(1ST Year)* :

\$22.00 + 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

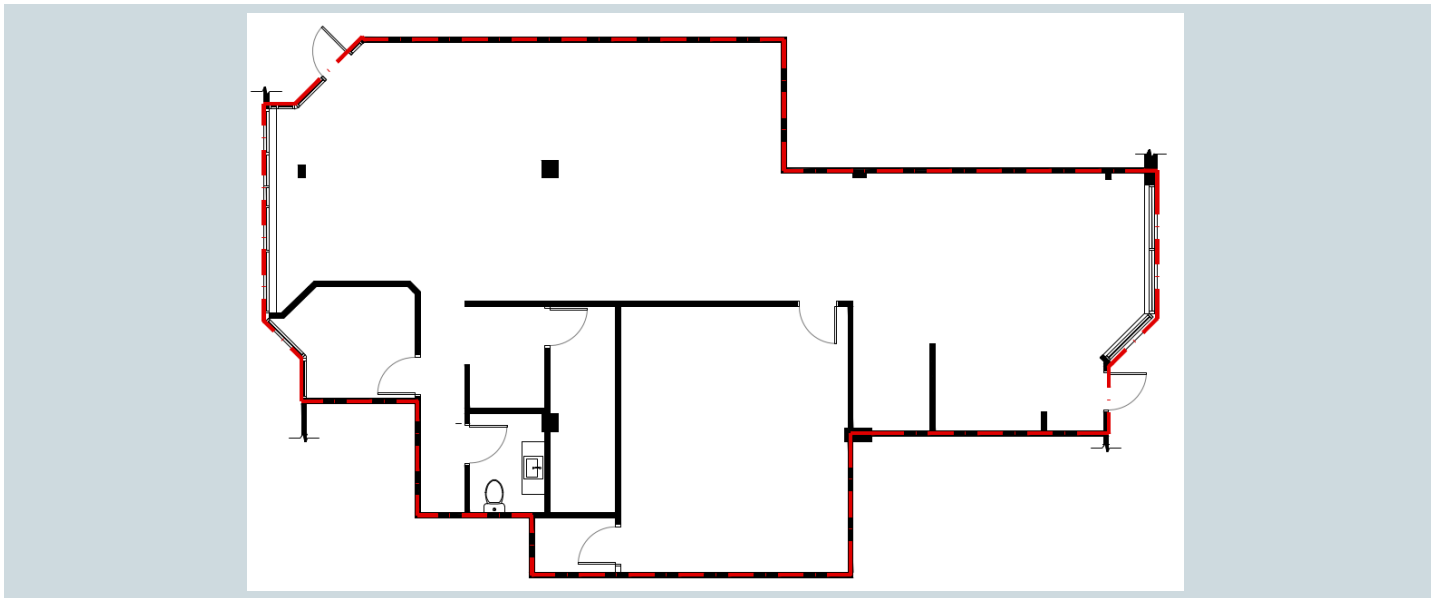
YEAR OF CONSTRUCTION :

1990

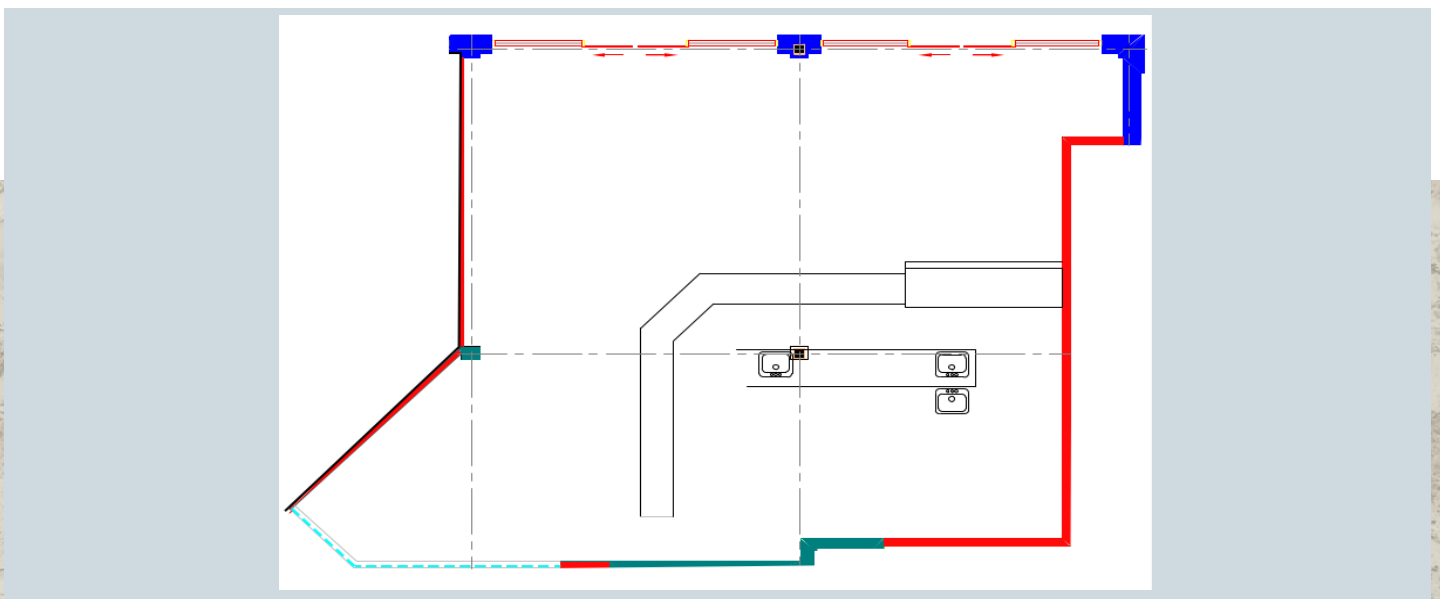
PARKING :

270 outdoor spaces

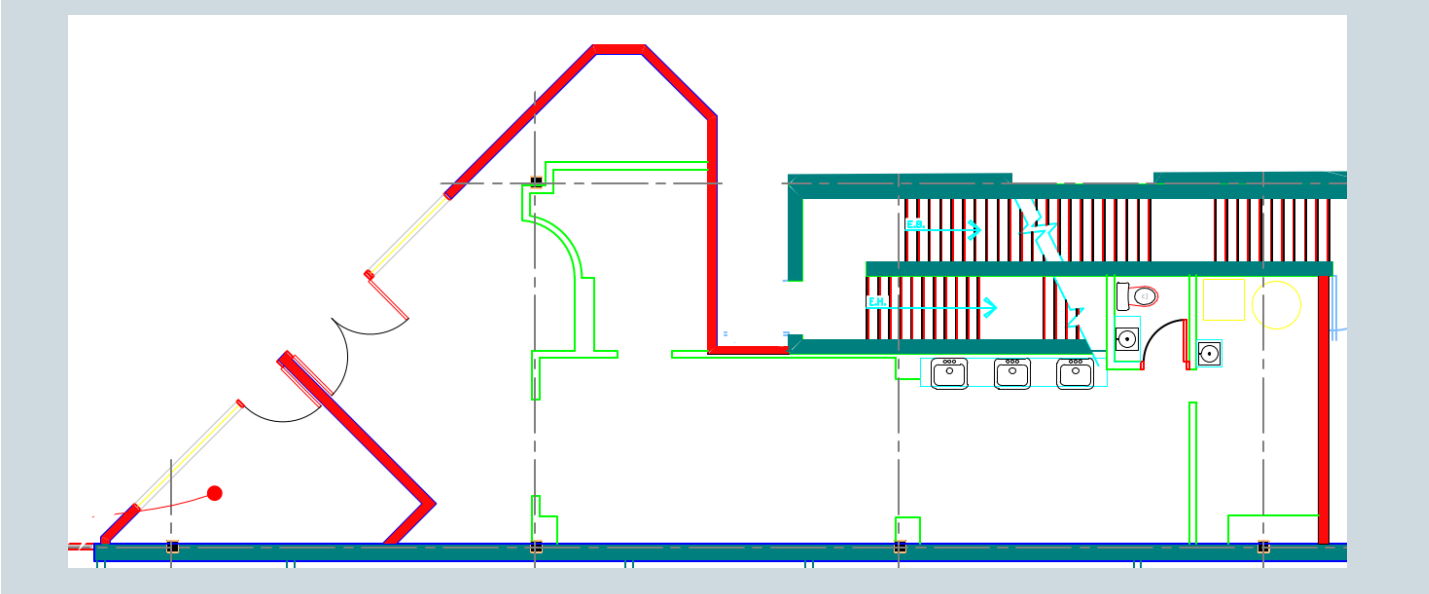
Plan – Suite 102



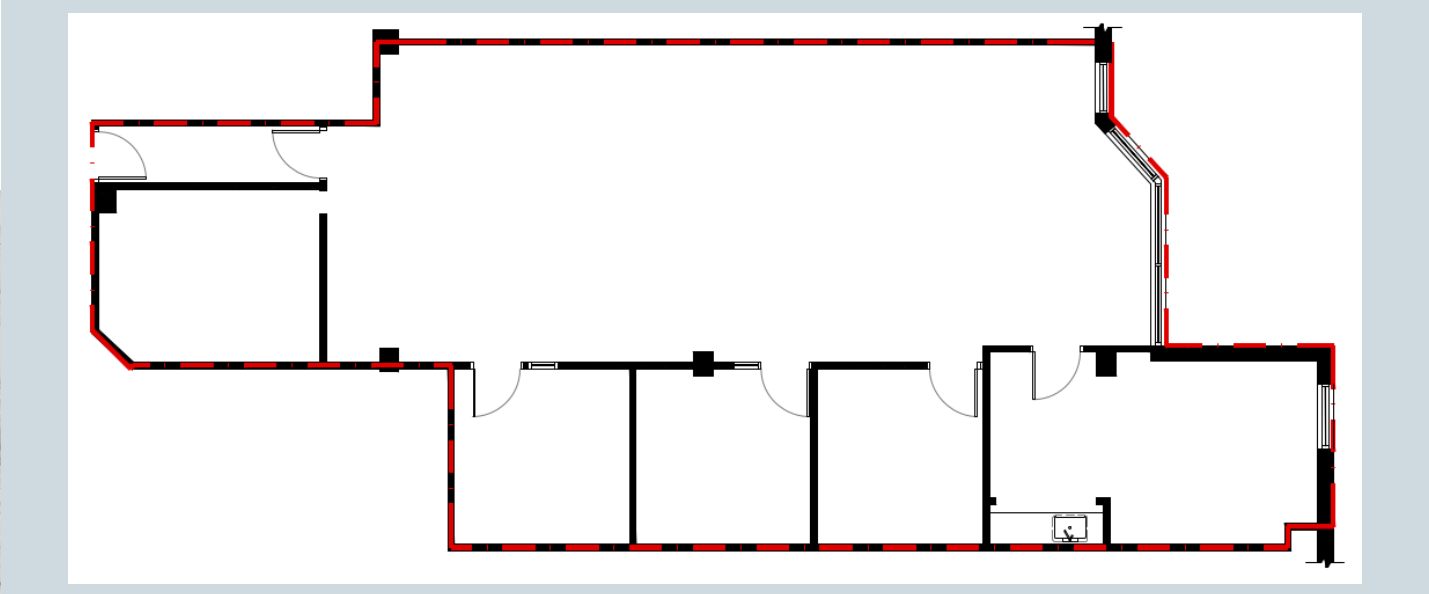
Plan – Suite 108

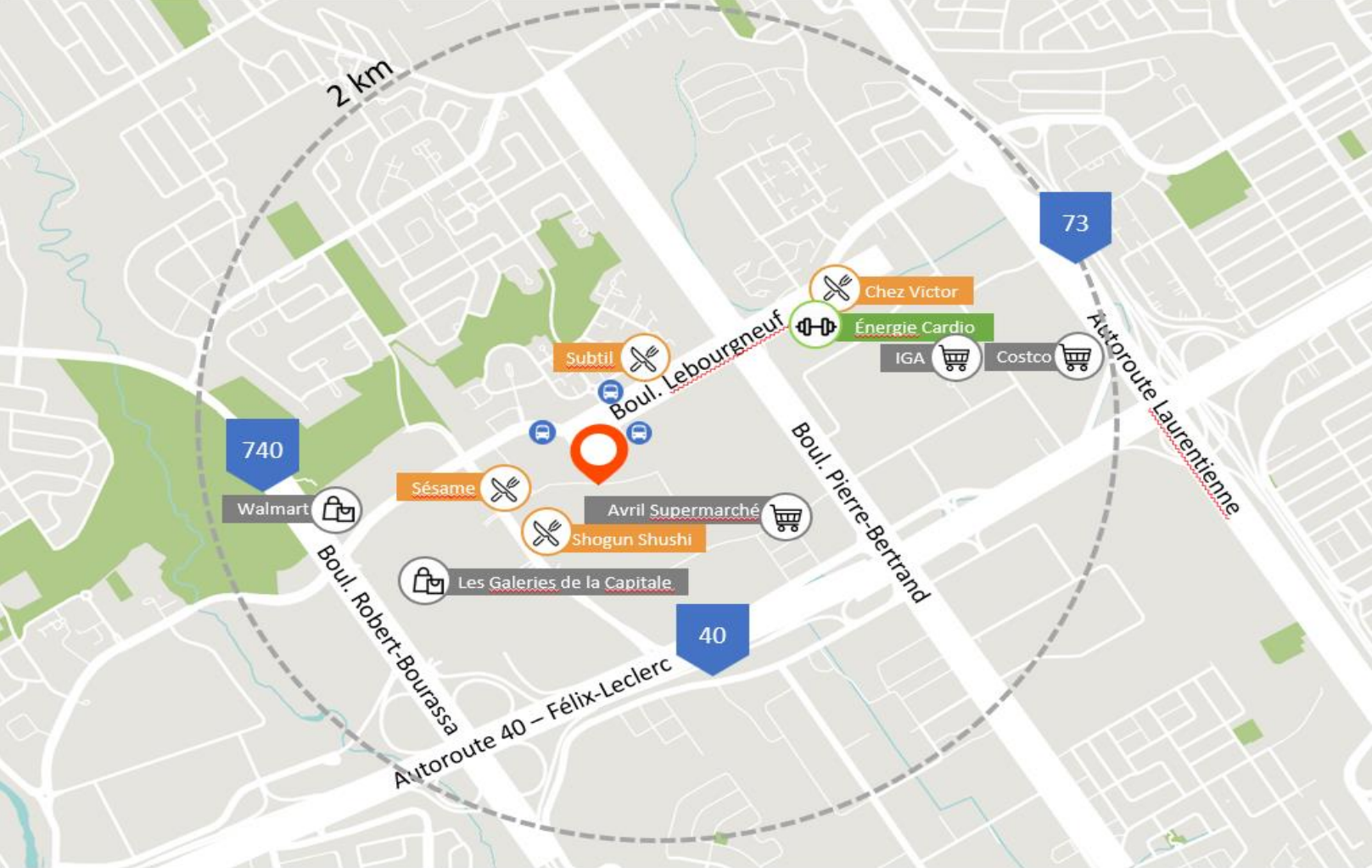


Plan – Suite 109



Plan – Suite 112





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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