DEBERTIN

1175 Lebourgneuf Boulevard

Office Spaces for Rent



Rental Conditions

Net Rental Rate	$18.00 + 3% per year
Additional Rent (est. 2026)	$11.84
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

Property Description

Type	Office
Building Area	46,965 sq .ft
Number of Floors	3
Year of Construction	2008
Interior Parking	48
Exterior Parking	180
Services and amenities	• Lockers and showers • Indoor bike storage • Green spaces with picnic tables



Suite 300



Suite 300



Suite 200

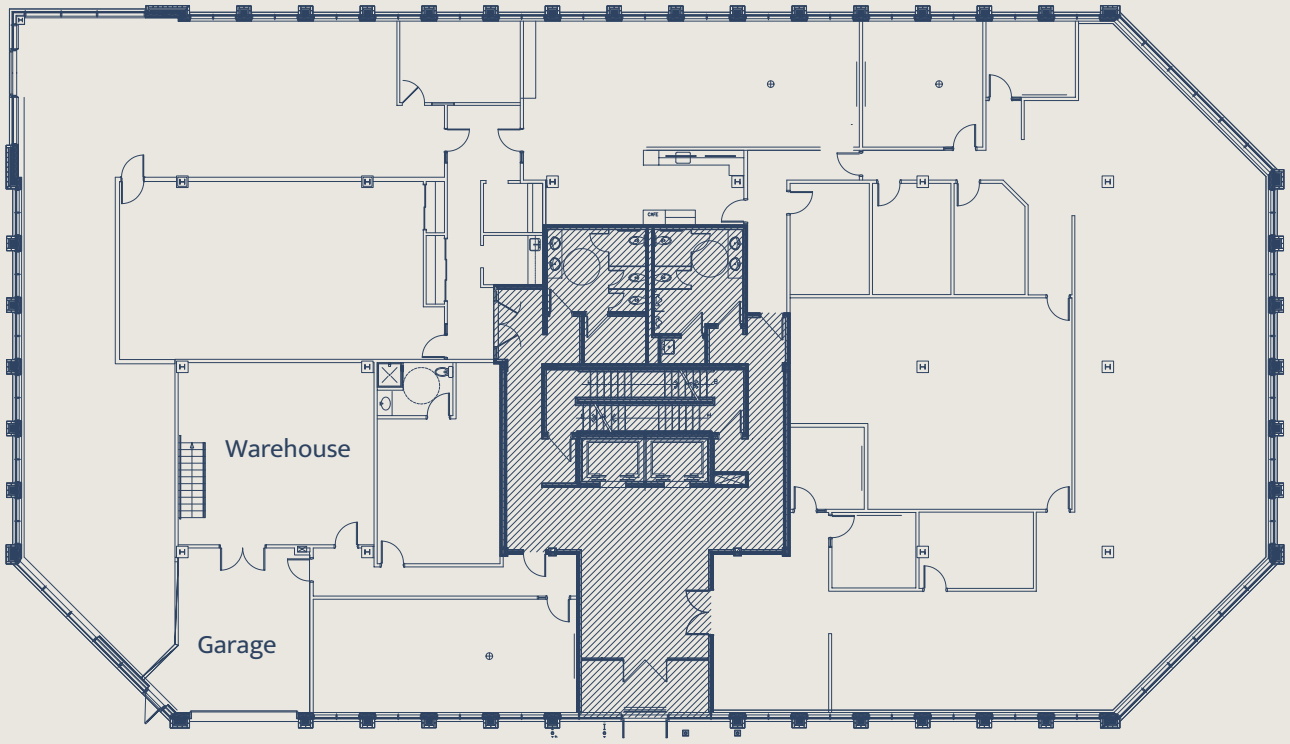


Lobby

Available Spaces

FLOOR PLAN - GROUND FLOOR

14,851 SQ. FT. - Divisible



Features

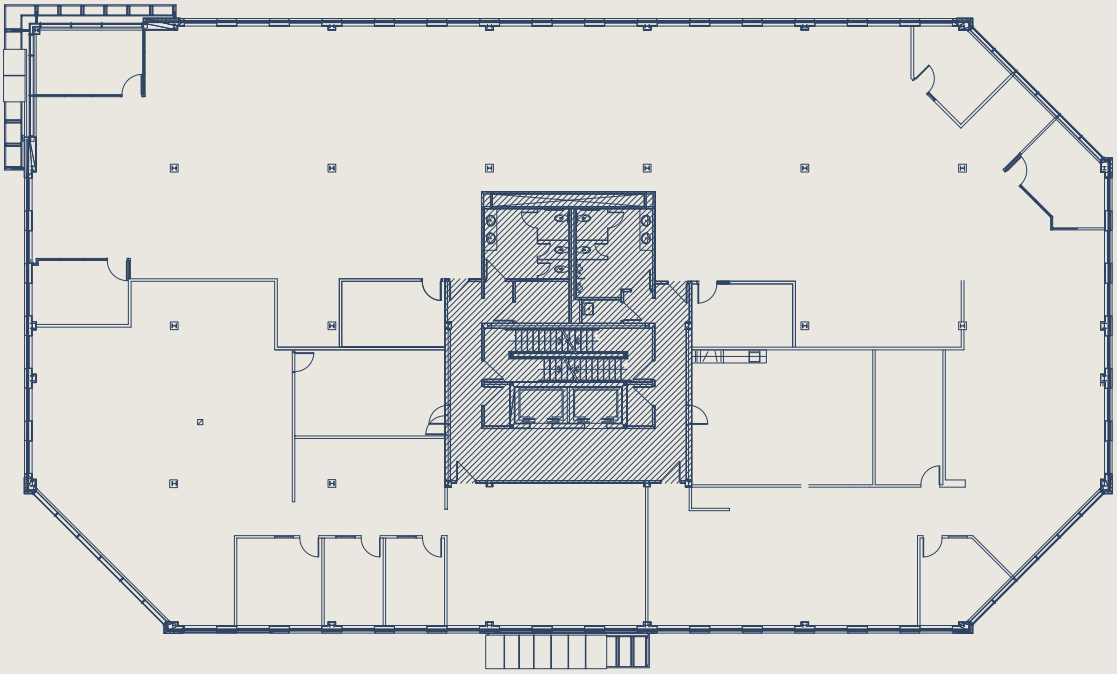
- Private garage with 14 ft x 14 ft door
- 14 ft clear height
- Warehouse with mezzanine
- Exterior access doors available

N

Available Spaces

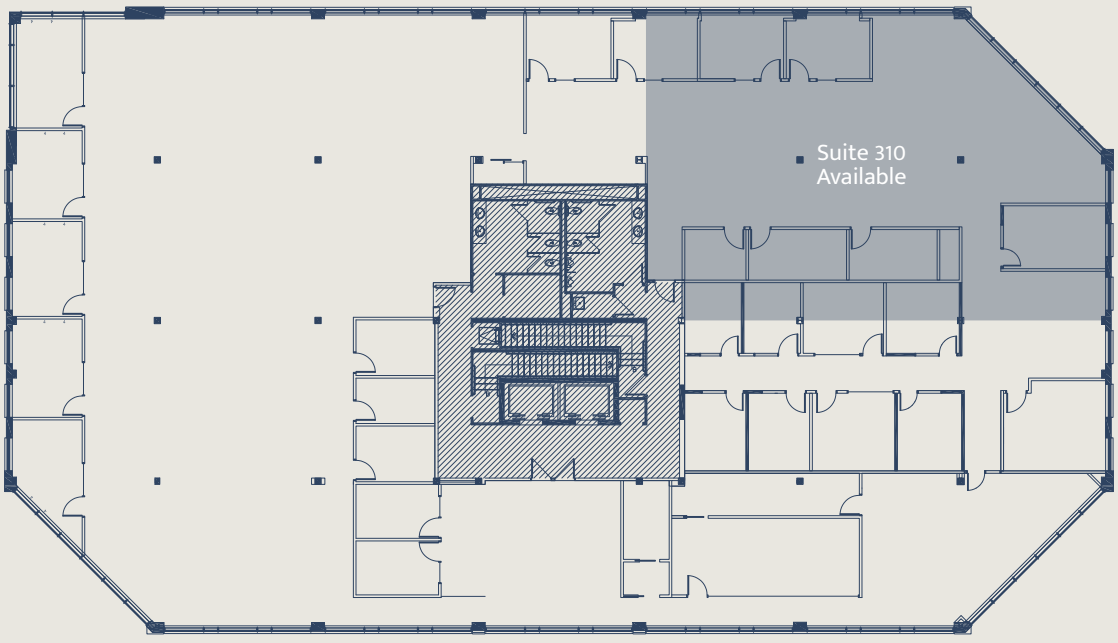
FLOOR PLAN - 2ND FLOOR

16,049 SQ. FT. - Divisible



FLOOR PLAN - 3RD FLOOR

3,065 SQ. FT.



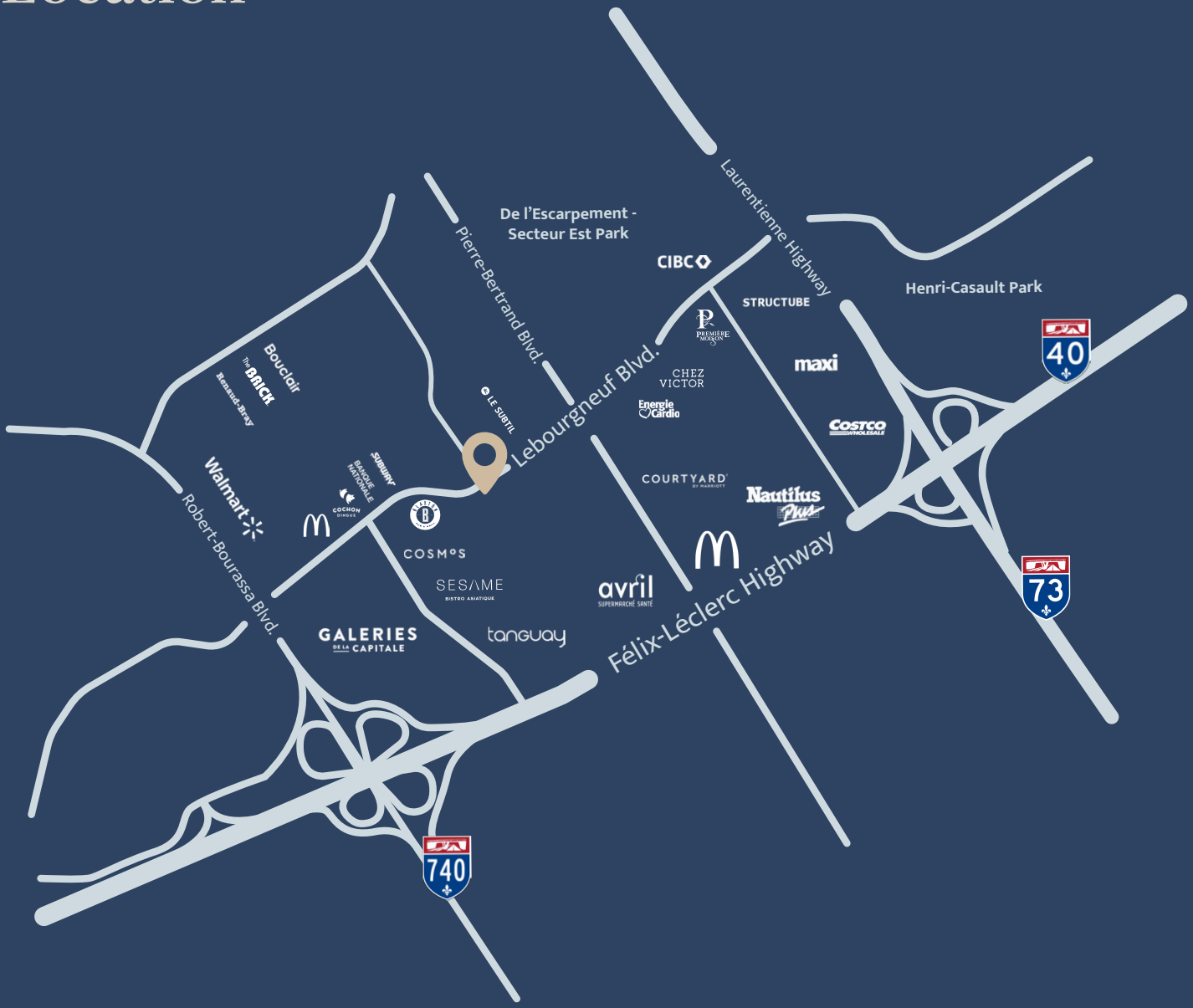


Suite 300





Location



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

Contact us



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