



## 979 De Bourgogne Avenue

### Office space for rent

#### COMMENTS

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

### Contact

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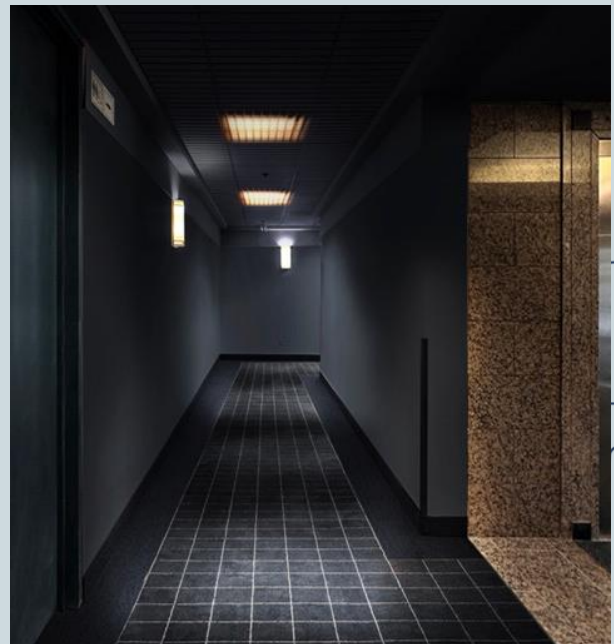
[debertin.ca](http://debertin.ca)

# Available space

SUITE	AREA
130	1,216 SF
260	3,462 SF (Divisible)
380	2,057 SF
<b>TOTAL</b>	<b>6,735 SF</b>



*Picture for reference only*





## Rental conditions

NET RENTAL RATE (1 <sup>ST</sup> Year)* :	\$14.00 + 3% per year
TAXES & OPERATING EXPENSES (EST)*:	\$10.10
IMPROVEMENT ALLOWANCE:	To be discussed
PARKING :	Outdoor free

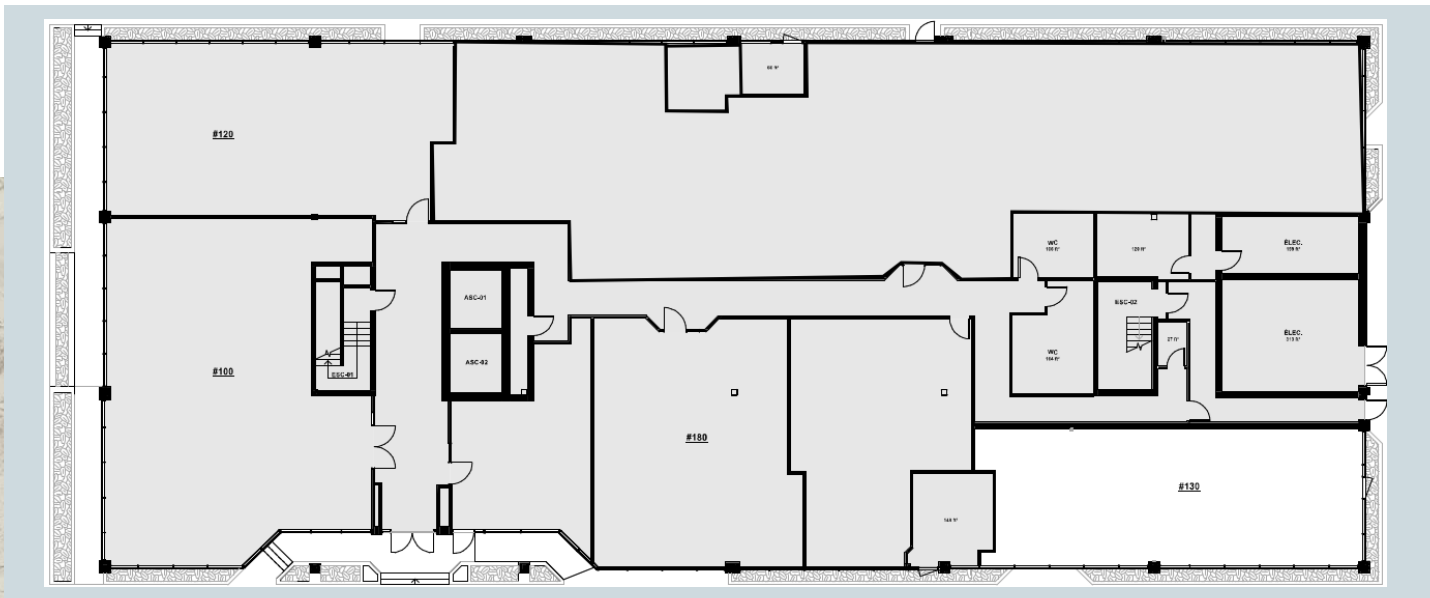
*\*Rates are expressed per square foot per year*

## Property description

BUILDING AREA:	69,000 SF
YEAR OF CONSTRUCTION :	1976
PARKING:	135 outdoor spaces



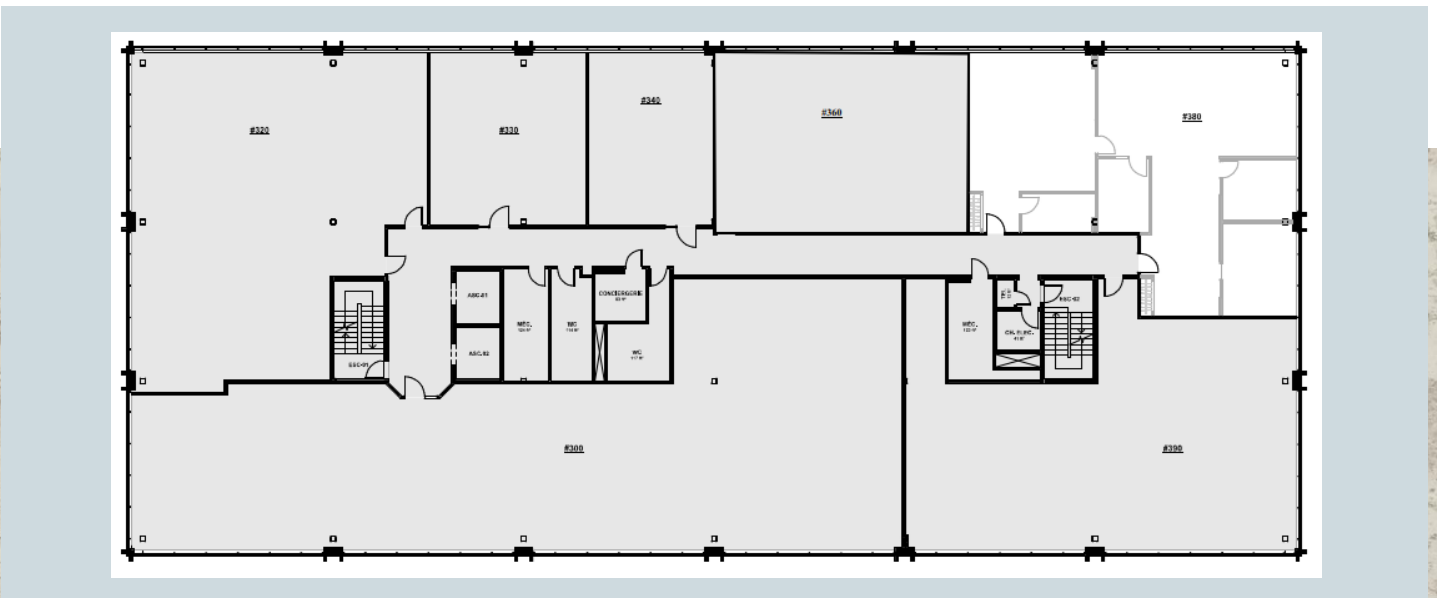
# 1<sup>ST</sup> FLOOR PLAN

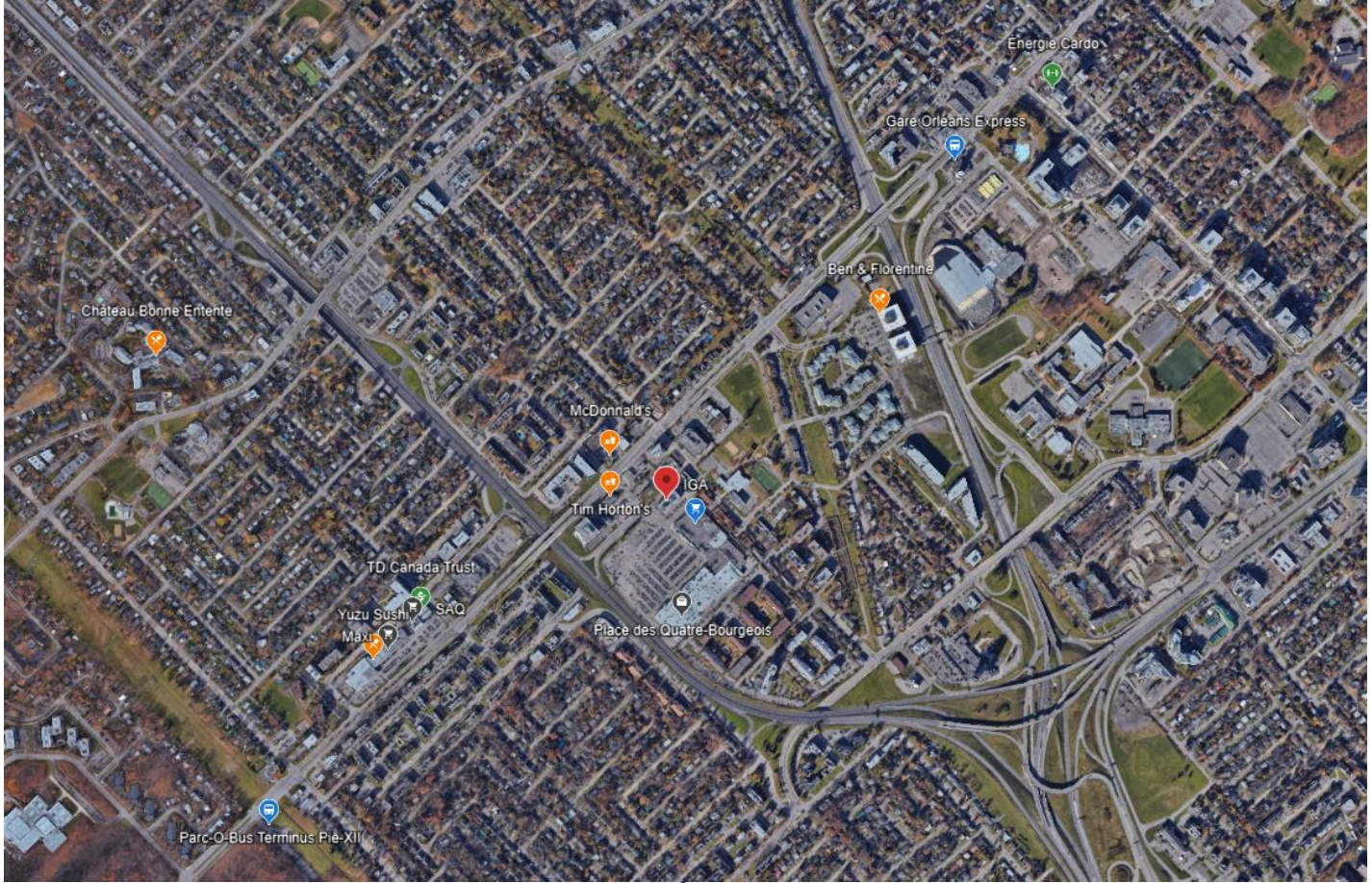


## 2<sup>ND</sup> FLOOR PLAN



## 3<sup>RD</sup> FLOOR PLAN






### EASY ACCESS TO MAJOR HIGHWAYS

- Highway 540 (Duplessis)
- Highway 73 (Henri-IV)
- Highway 740 (Blvd Robert-Bourassa)

### EASY ACCESS BY PUBLIC TRANSIT

### WALKING DISTANCE TO MANY RESTAURANTS AND SERVICES


< 2 KM AWAY FROM STE-FOY TRAIN STATION, PARC-O-BUS TERMINUS PIE-XII AND ORLÉANS EXPRESS TRAIN STATION




< 5 MINUTES

AUT

540, 73  
< 2km



< 5 MINUTES



800, 801, 805

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