



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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Director of Leasing
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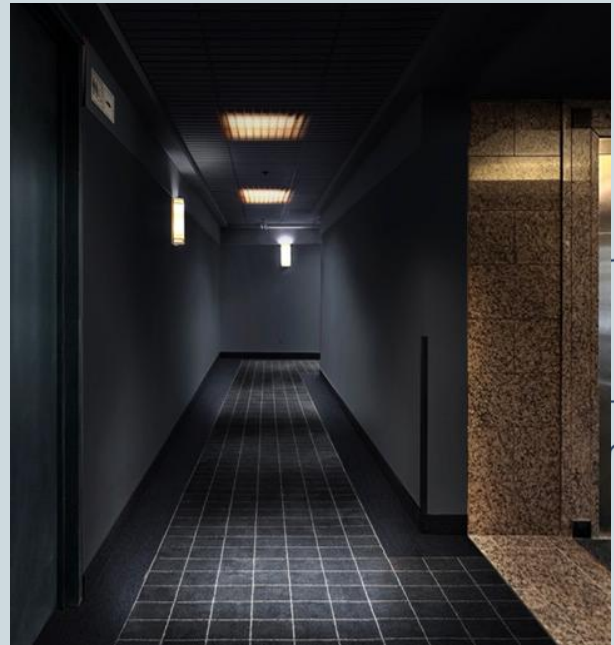
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Available space

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





Rental conditions

NET RENTAL RATE (1 ST Year)* :	\$14.50 + 3% per year
TAXES & OPERATING EXPENSES (EST)*:	\$10.10
IMPROVEMENT ALLOWANCE:	To be discussed
PARKING :	Outdoor free

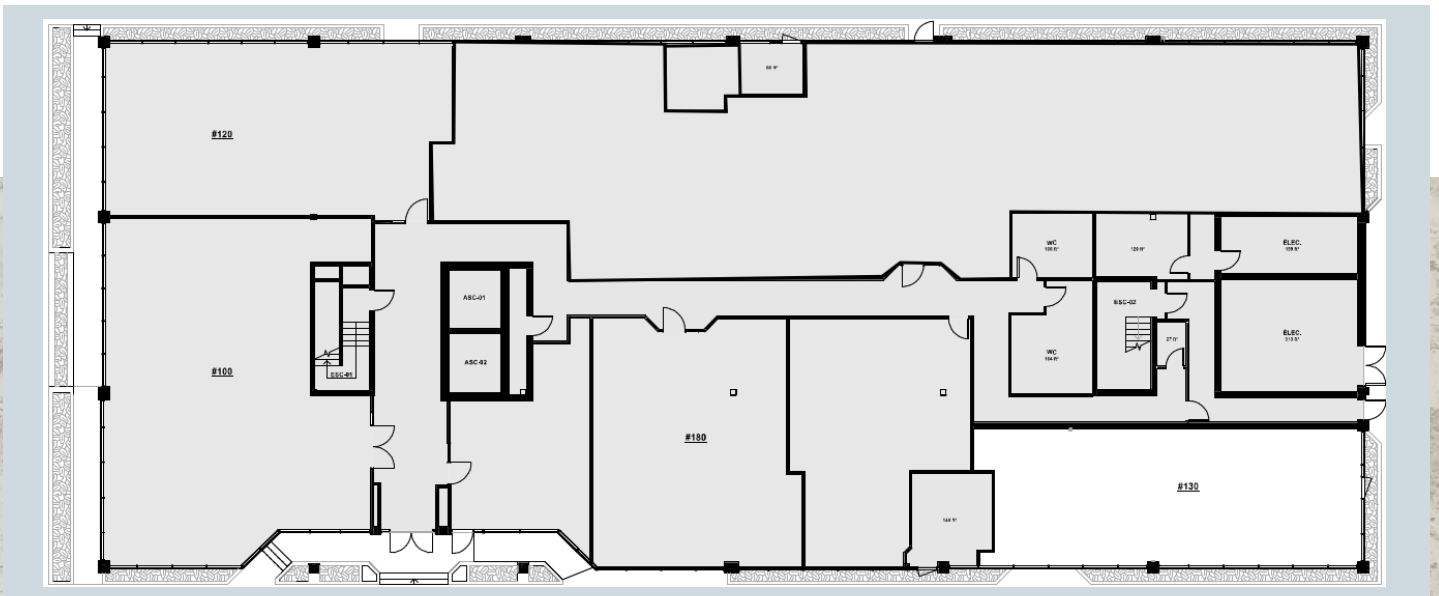
**Rates are expressed per square foot per year*

Property description

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



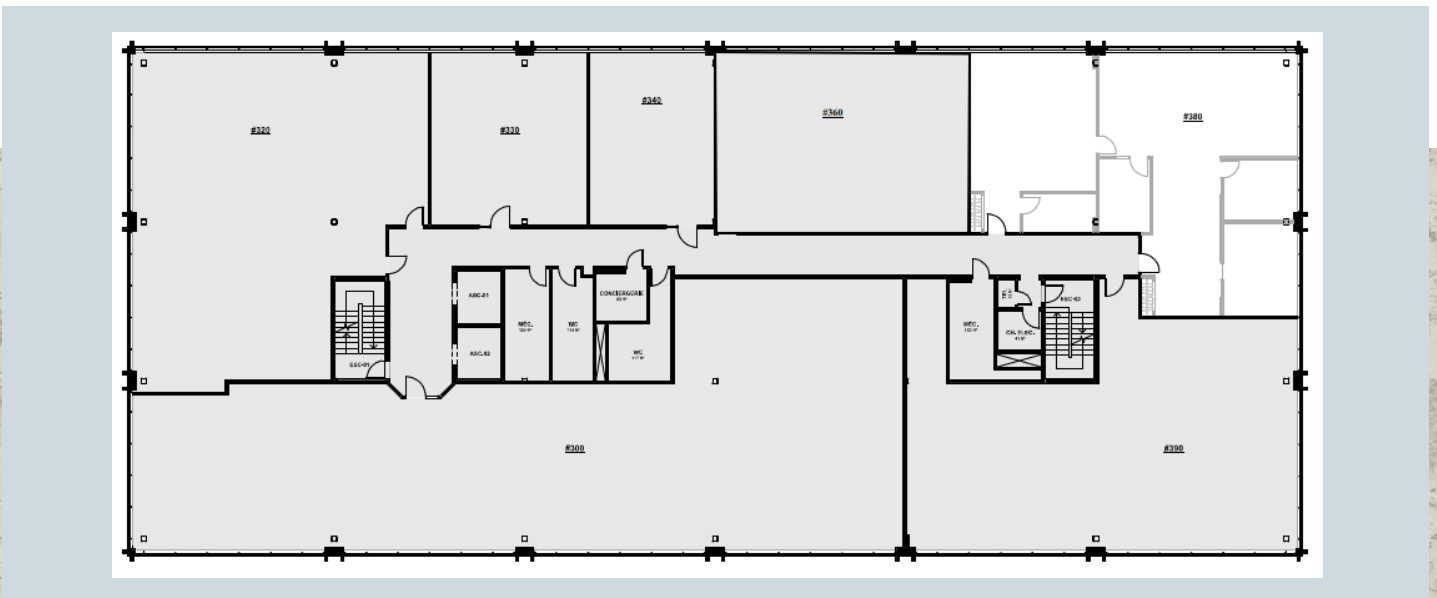
1ST FLOOR PLAN

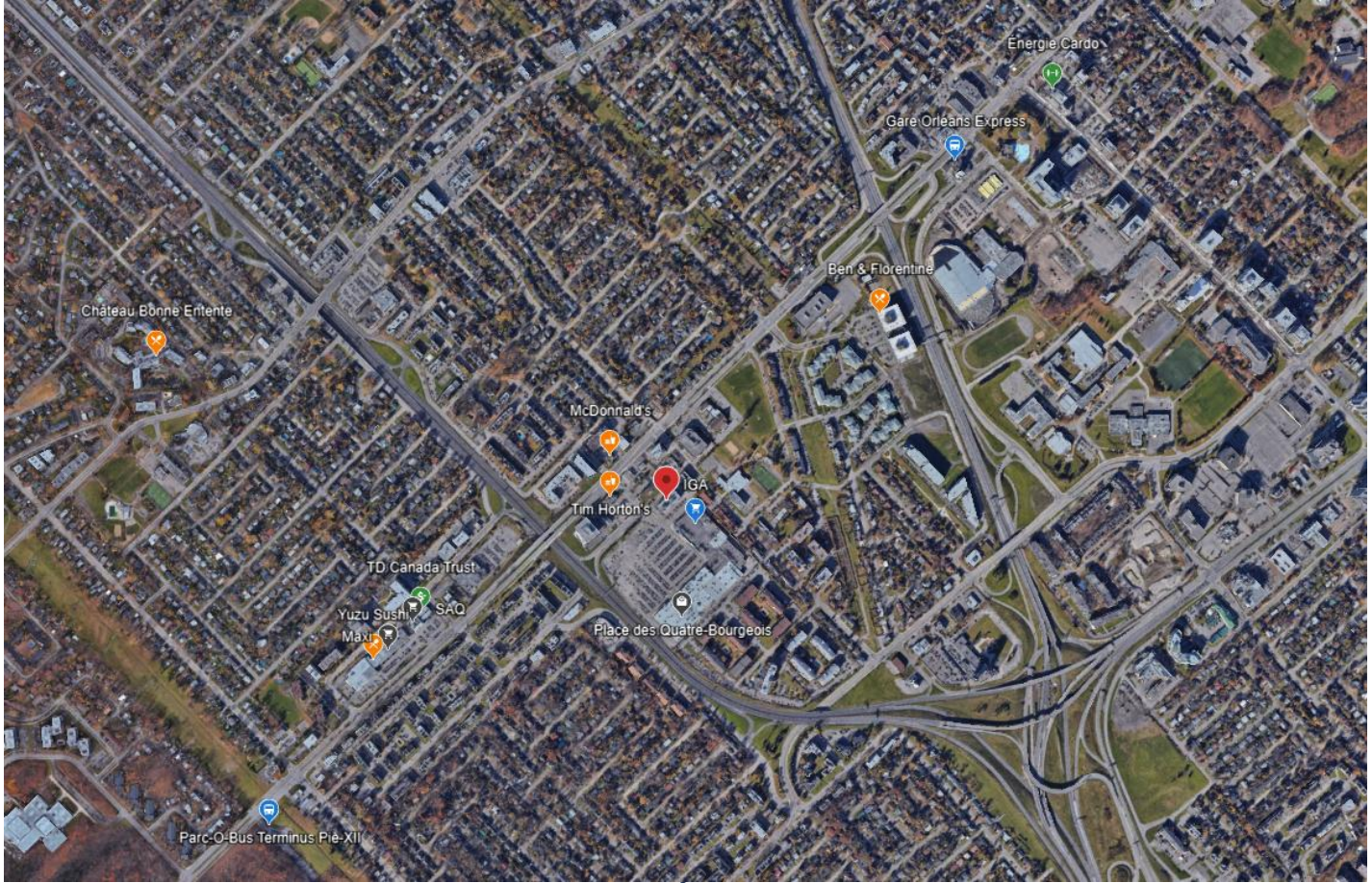


2ND FLOOR PLAN



3RD FLOOR PLAN






EASY ACCESS TO MAJOR HIGHWAYS

- Highway 540 (Duplessis)
- Highway 73 (Henri-IV)

EASY ACCESS BY PUBLIC TRANSIT


WALKING DISTANCE TO MANY RESTAURANTS AND SERVICES




AUT

< 5 MINUTES

540, 73
< 2km



< 4 MINUTES



800, 801, 805

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