



## 990 De Bourgogne Avenue

### Office space for rent

#### COMMENTS

- Up to 23,000 SF available on 2 contiguous floors
- Private terrace available
- Easy access by public transit, right next to the future tramway
- Ample indoor and outdoor parking

### 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

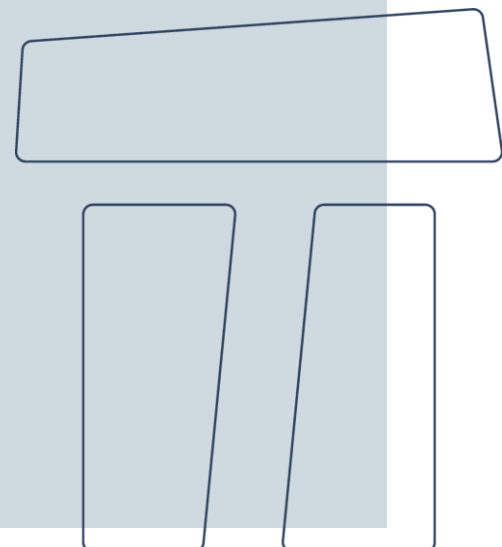
**DEBERTIN IMMOBILIER**  
1165 Boulevard Lebourgneuf,  
bureau 180, Québec (Québec) G2K 2C9

**DEBERTIN**

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

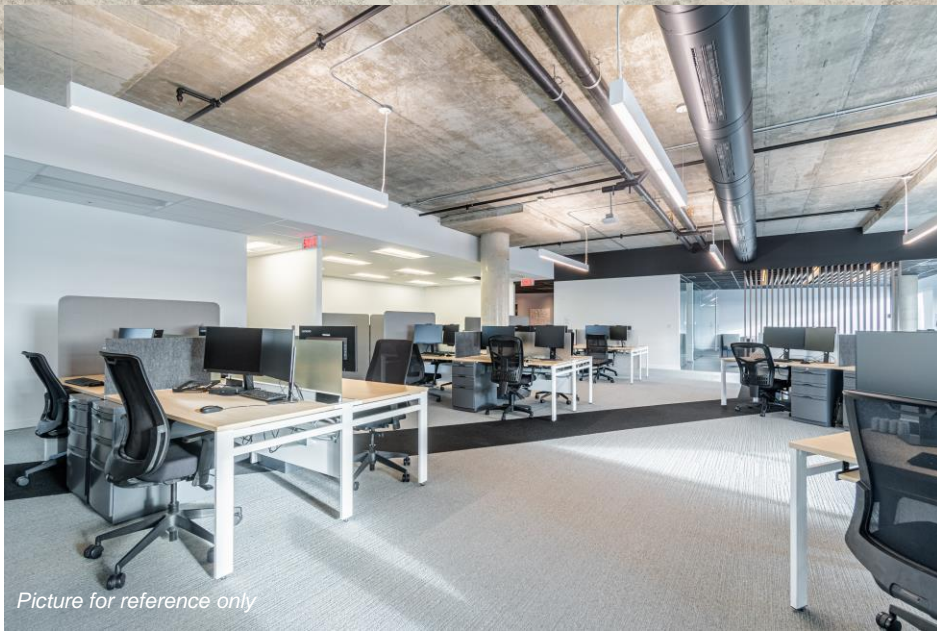
# Available space

SUITE	AREA
3 <sup>RD</sup> floor	17,912 SF
4 <sup>TH</sup> floor	4,750 SF
<b>TOTAL</b>	<b>22,662 SF</b>





*Picture for reference only*



*Picture for reference only*



*Picture for reference only*





## Rental conditions

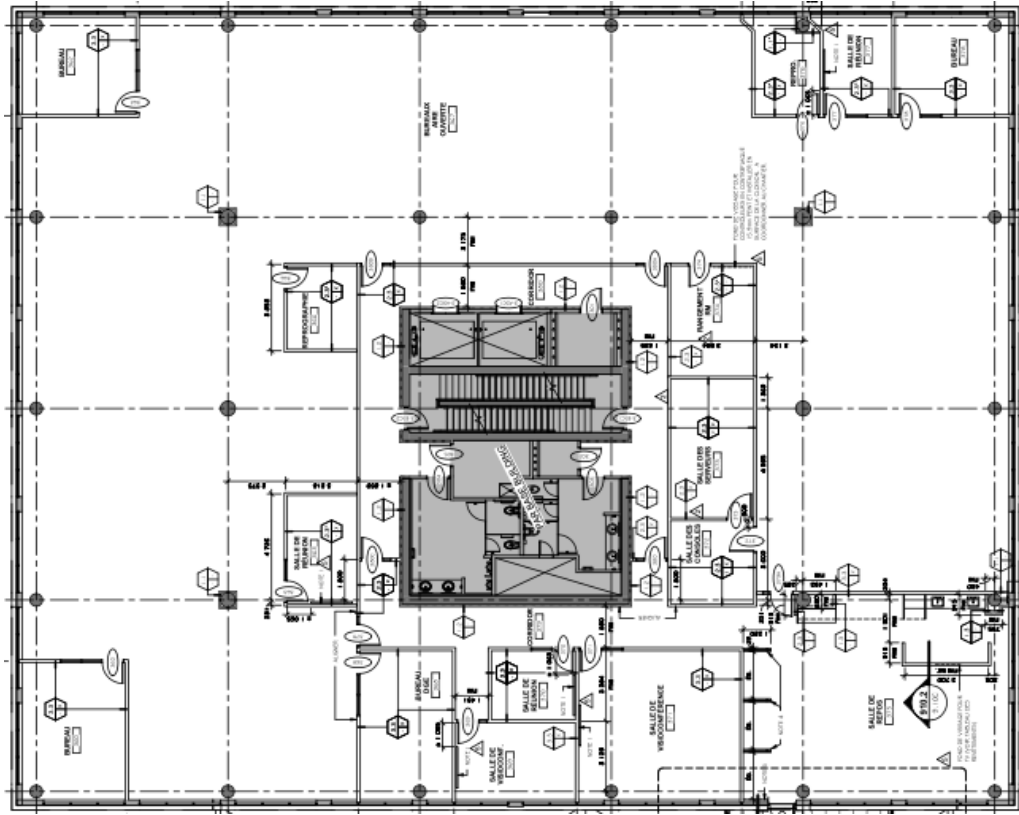
NET RENTAL RATE (1 <sup>ST</sup> Year)* :	\$16.00 + 3% per year
TAXES & OPERATING EXPENSES (EST)*:	\$12.27
IMPROVEMENT ALLOWANCE: (10 Year Term)	\$30.00
INTERIOR PARKING:	\$80.00 per month

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

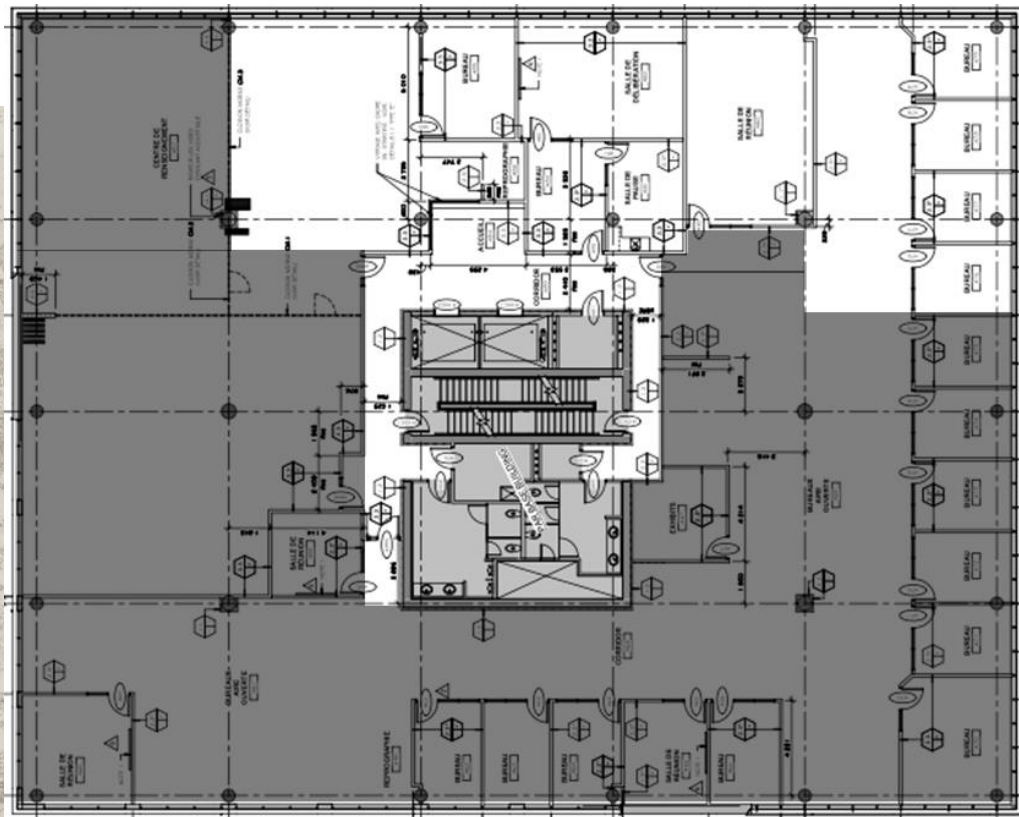
## Property description

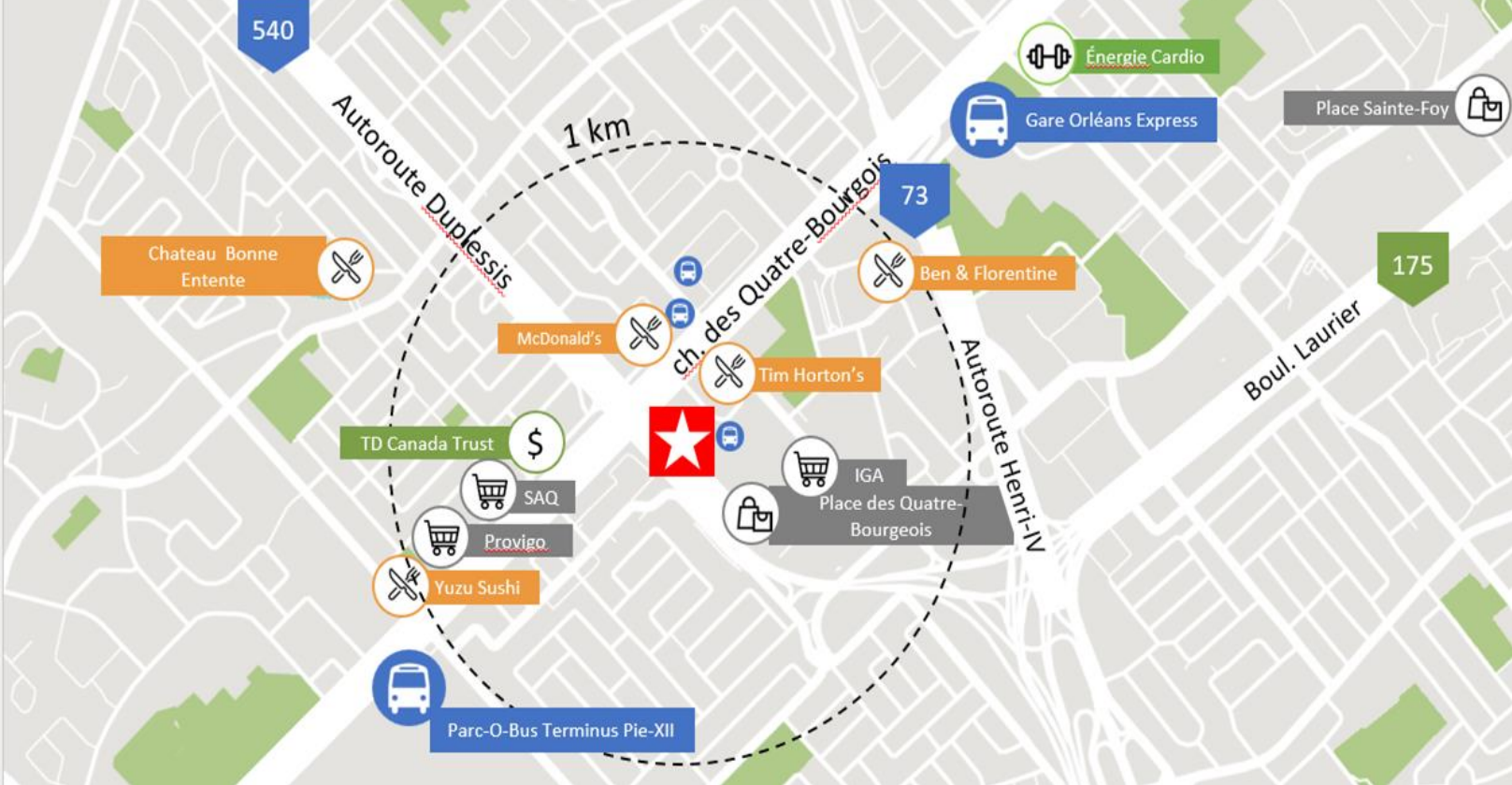
BUILDING AREA:	105,000 SF
YEAR OF CONSTRUCTION :	2015

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



# 4<sup>TH</sup> FLOOR PLAN - DIVISIBLE





**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

**AUT**

< 5 MINUTES

540, 73, 740  
< 2km

< 5 MINUTES

800, 801, 805

# Contact



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