



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

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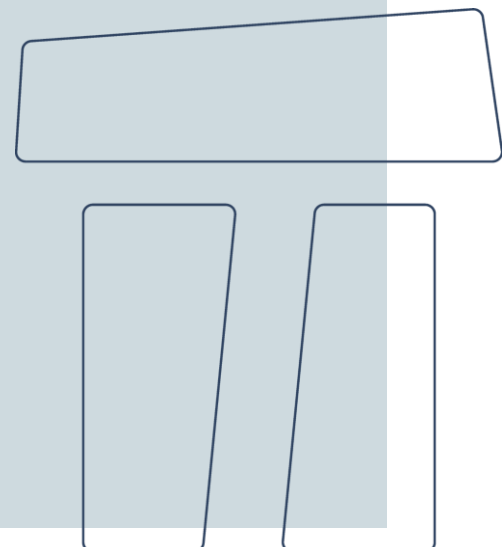
DEBERTIN IMMOBILIER
1165 Boulevard Lebourgneuf,
bureau 180, Québec (Québec) G2K 2C9

DEBERTIN

debertin.ca

Available space

SUITE	AREA
3 RD floor	17,912 SF
4 TH floor	4,750 SF
TOTAL	22,662 SF





Rental conditions

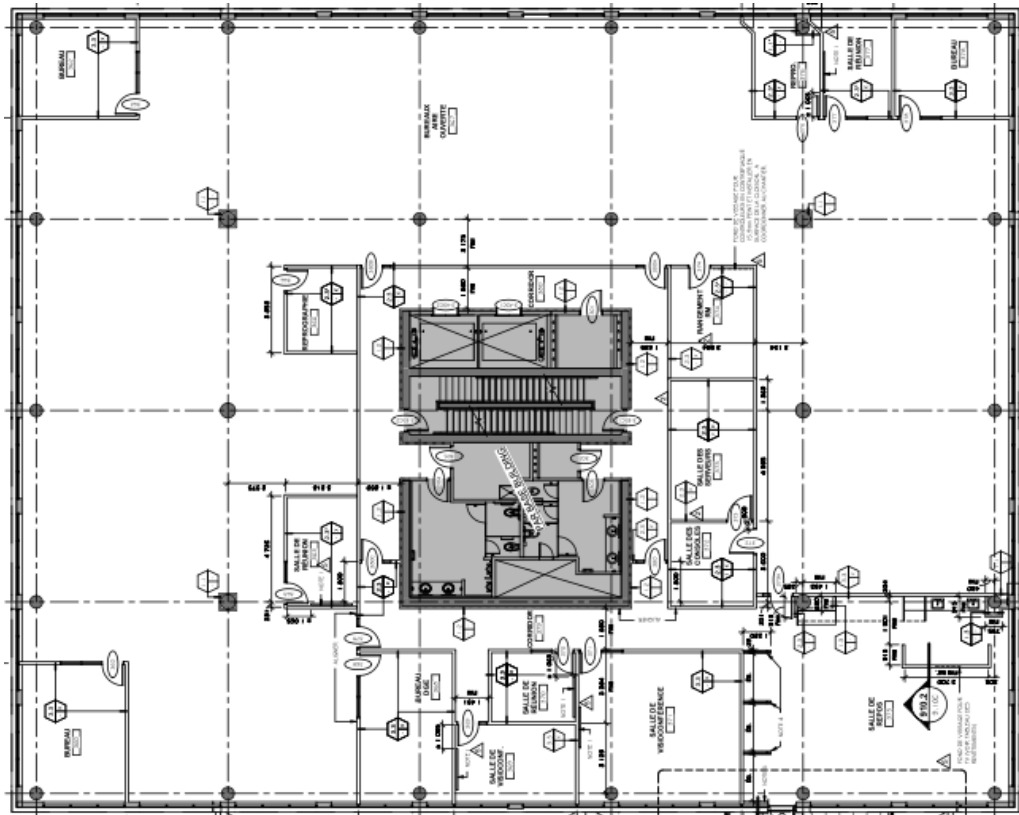
NET RENTAL RATE (1 ST Year)* :	\$17.00 + 3% per year
TAXES & OPERATING EXPENSES (EST)*:	\$12.27
IMPROVEMENT ALLOWANCE: (10 Year Term)	\$30.00
INTERIOR PARKING:	\$80.00 per month

**Rates are expressed per square foot per year*

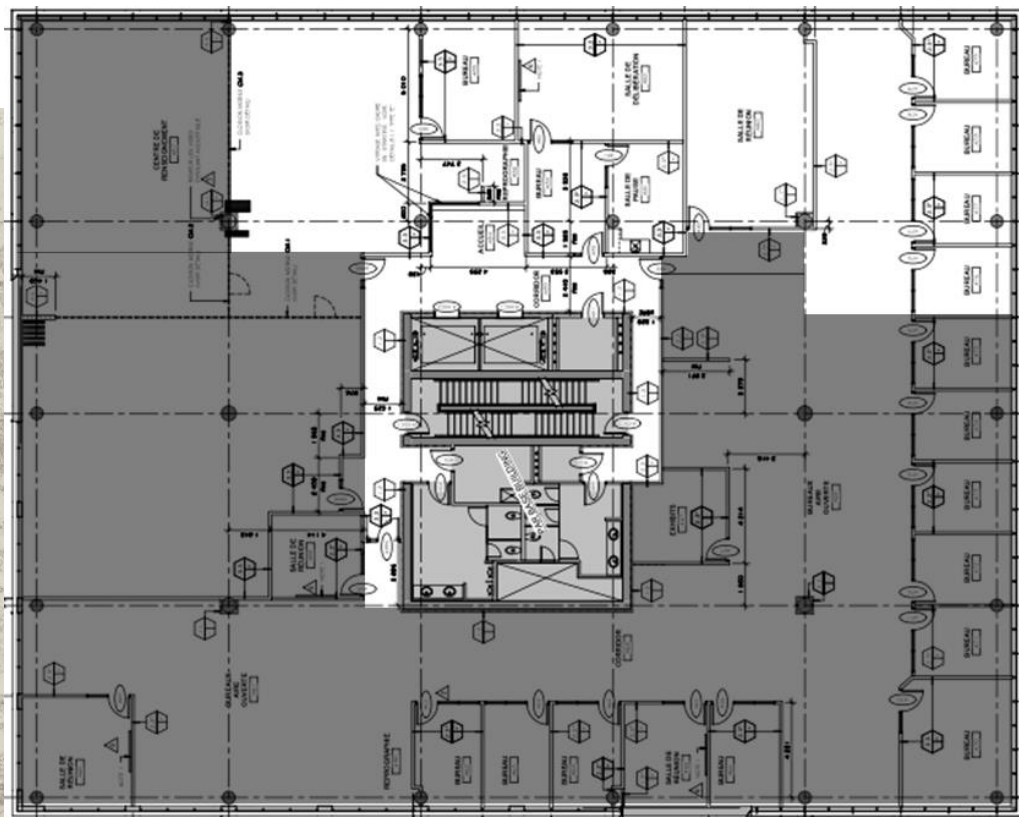
Property description

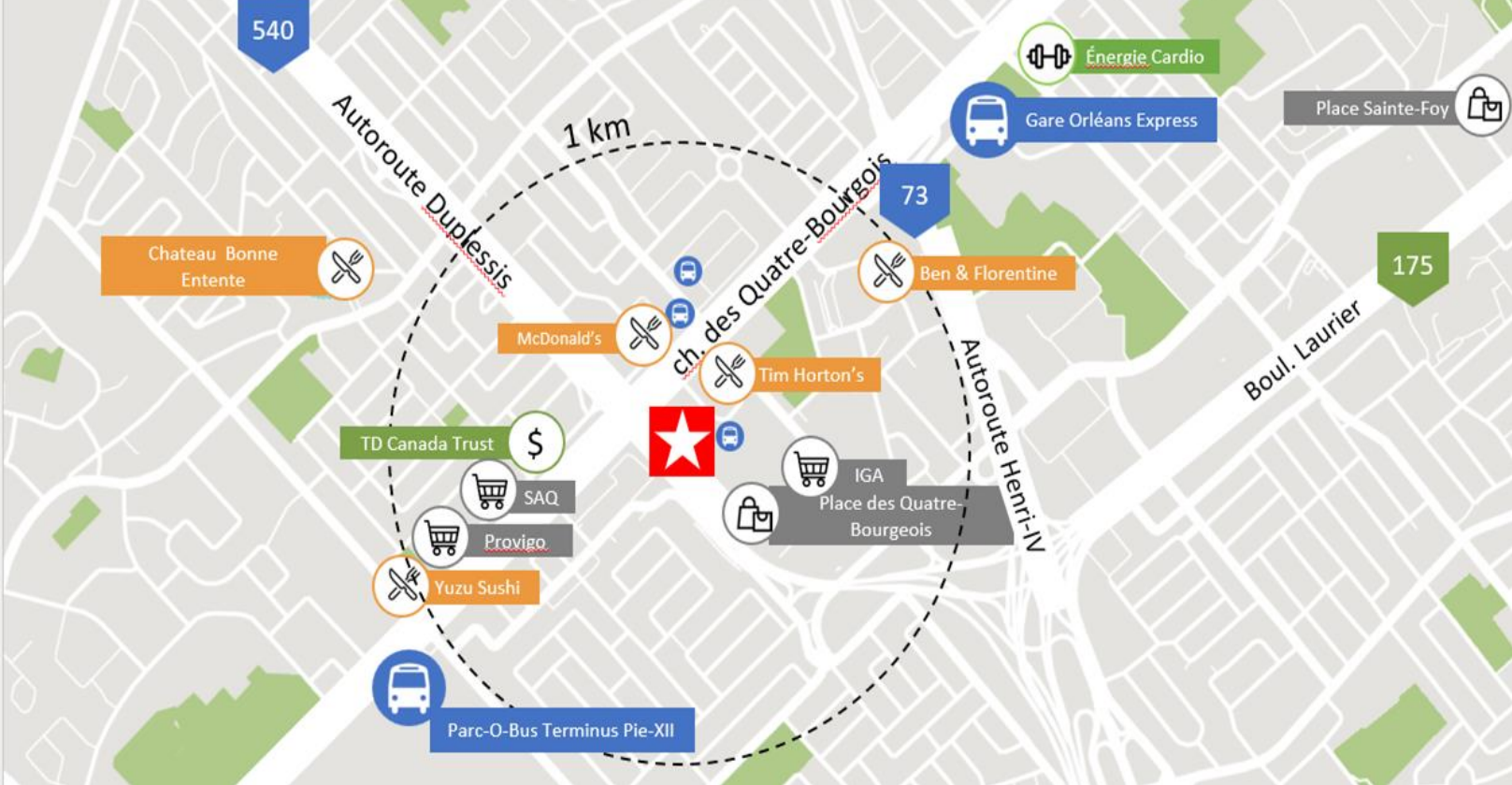
BUILDING AREA:	105,000 SF
YEAR OF CONSTRUCTION :	2015

3RD FLOOR PLAN



4TH 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

800, 801, 805

< 5 MINUTES

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