



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

DEBERTIN 

Contact

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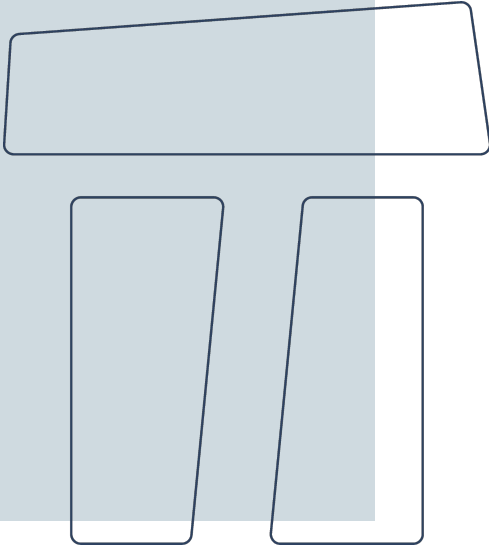
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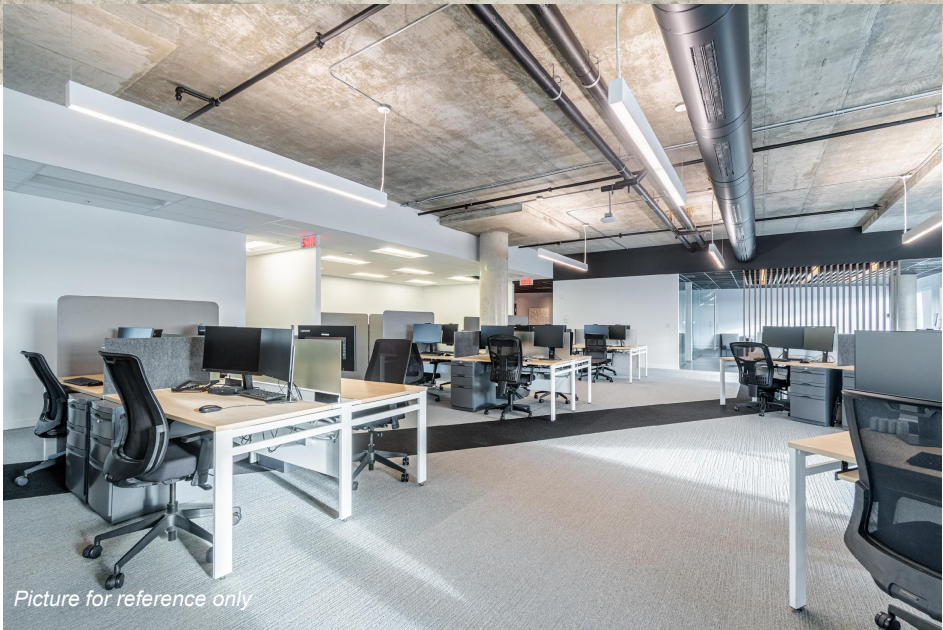
Available space

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



Picture for reference only







Rental conditions

NET RENTAL RATE
(1ST Year)* :

To be discussed

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:

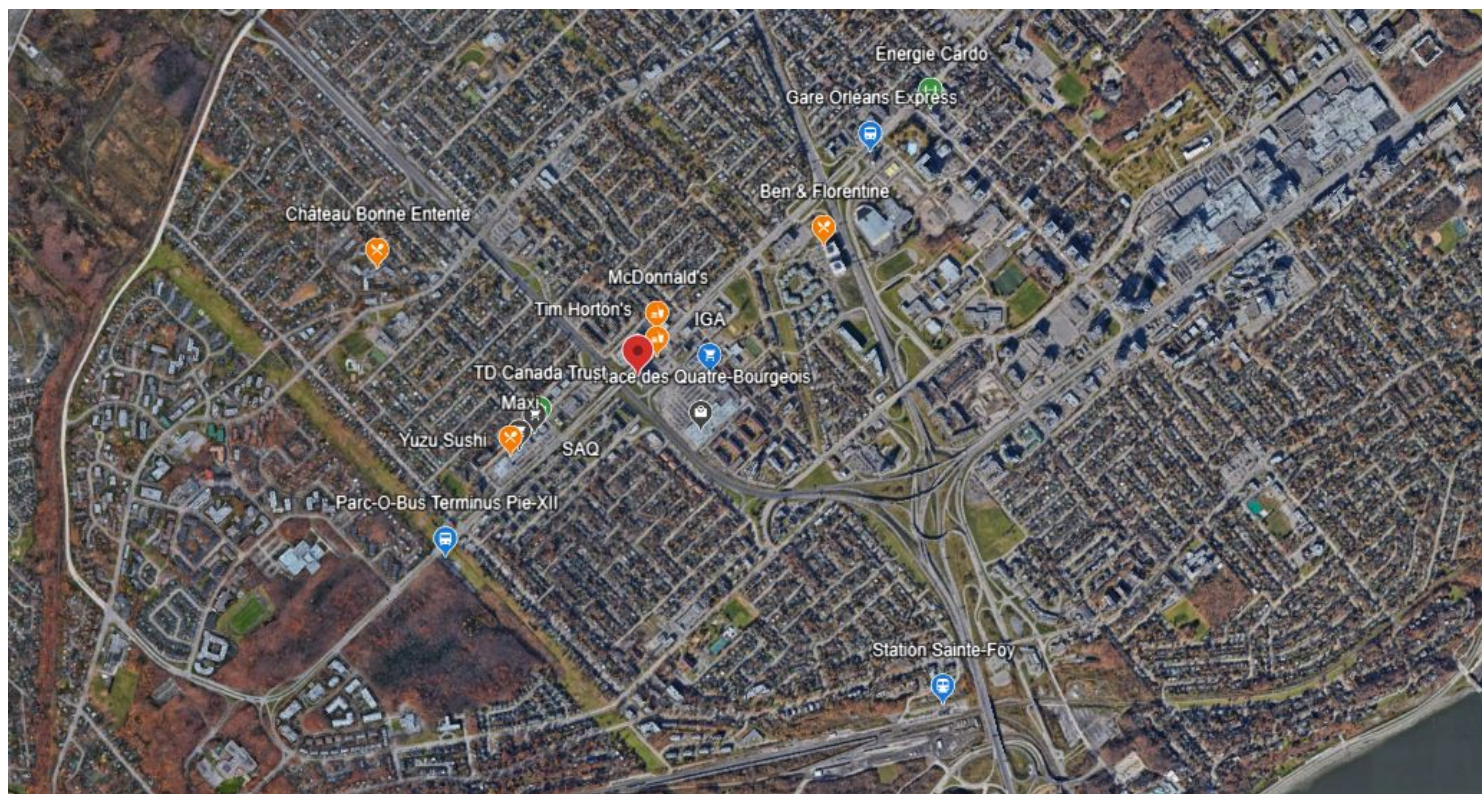
105,000 SF

YEAR OF CONSTRUCTION :

2015

The floor plan illustrates the layout of the first floor, featuring a central vertical corridor with a staircase and an elevator. To the left of the corridor is a large hall (Salle de Réunion) with a stage area. To the right is a kitchen (Cuisine) and a dining area (Salle à Manger). The plan also includes a lounge (Salle de Séjour) and several smaller meeting rooms (Salle de Réunion). Dimensions and room labels are provided throughout the plan.

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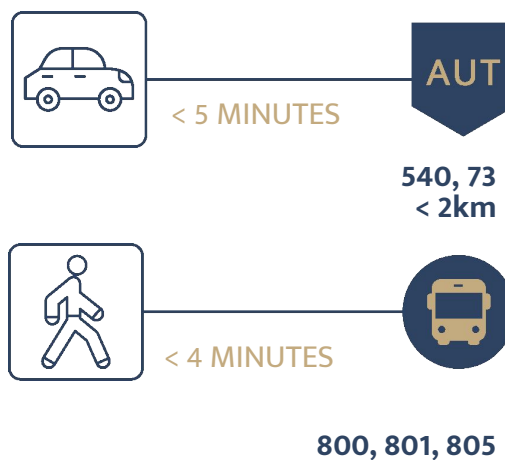


EASY ACCESS TO MAJOR HIGHWAYS

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

EASY ACCESS BY PUBLIC TRANSIT

WALKING DISTANCE TO MANY RESTAURANTS AND SERVICES



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