

990 De Bourgogne Avenue

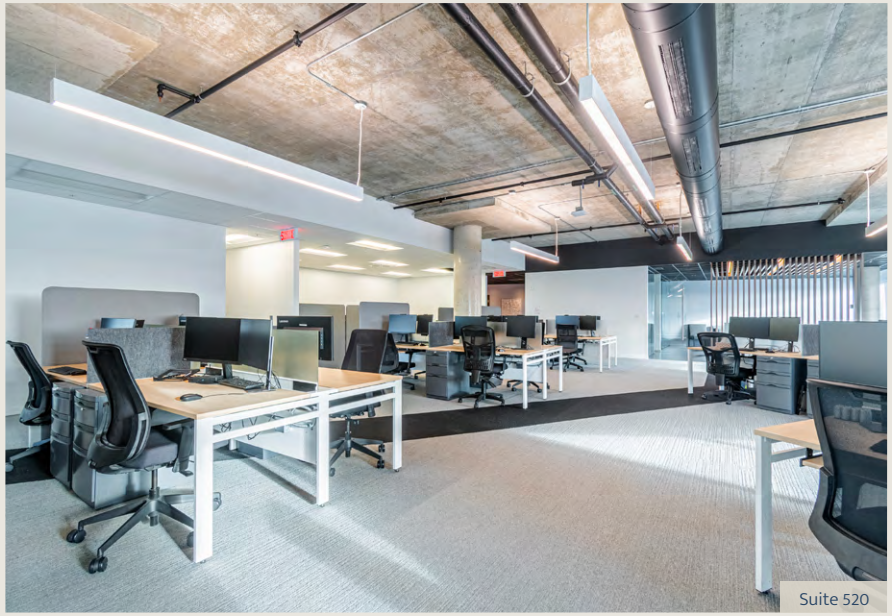
Office Spaces for Lease

DEBERTIN

Rental Conditions

Net Rental Rate	$18.00 + 3% per year
Additional Rent (est. 2026)	$12.64
Improvement Allowance	10 year term: $40.00
Energy	Included
Cleaning	Excluded
Parking	Interior: $85.00 / month

Rates are expressed per square foot per year



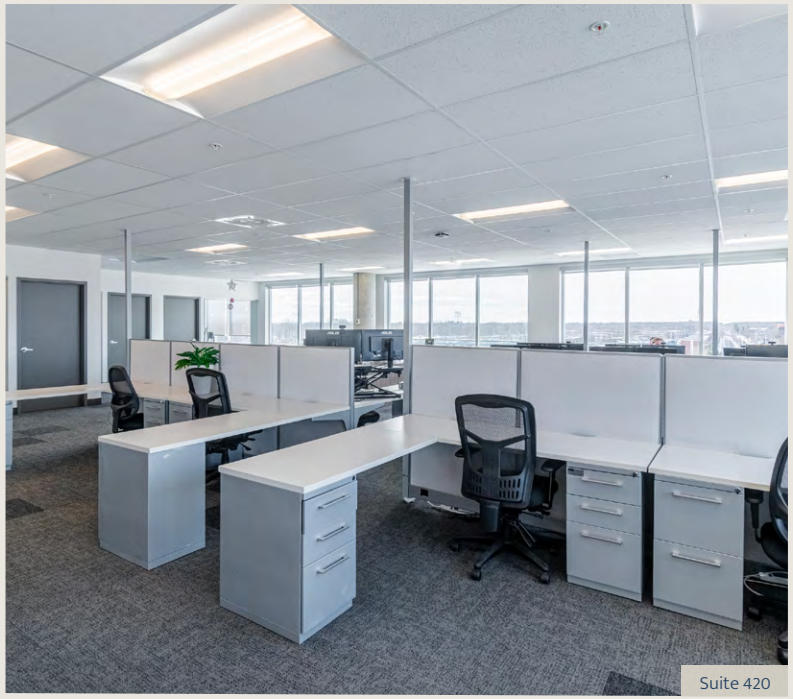
Suite 520

Property Description

Type	Office and Commercial
Building Area	100,000 sq. ft.
Number of Floors	6
Year of Construction	2015
Interior Parking	187
Exterior Parking	50
Services and amenities	• Lockers and showers • Indoor bike storage



Suite 420



Suite 420





Suite 520



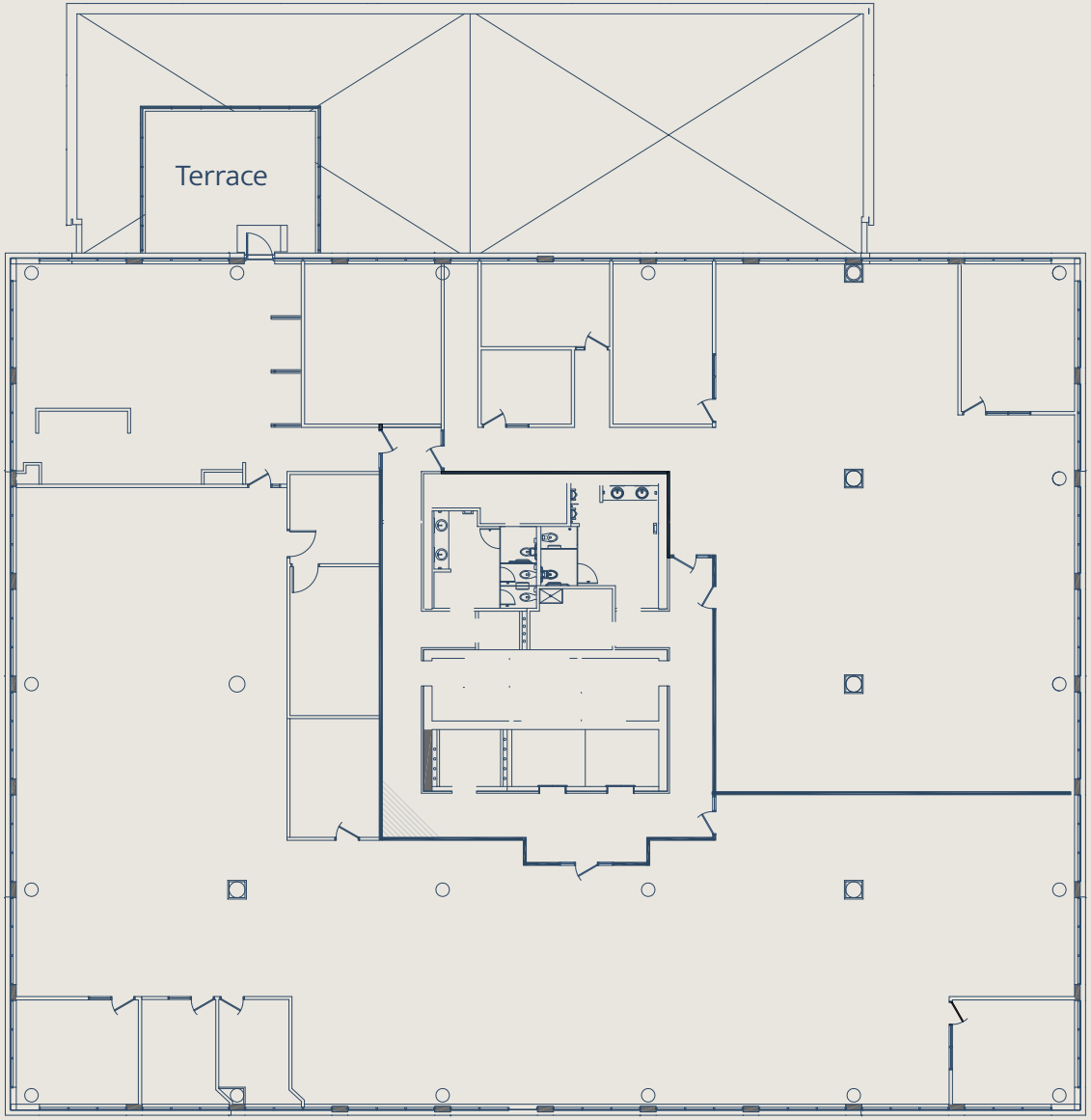
Suite 520

Floor Plan - 3rd floor

AVAILABLE SPACES

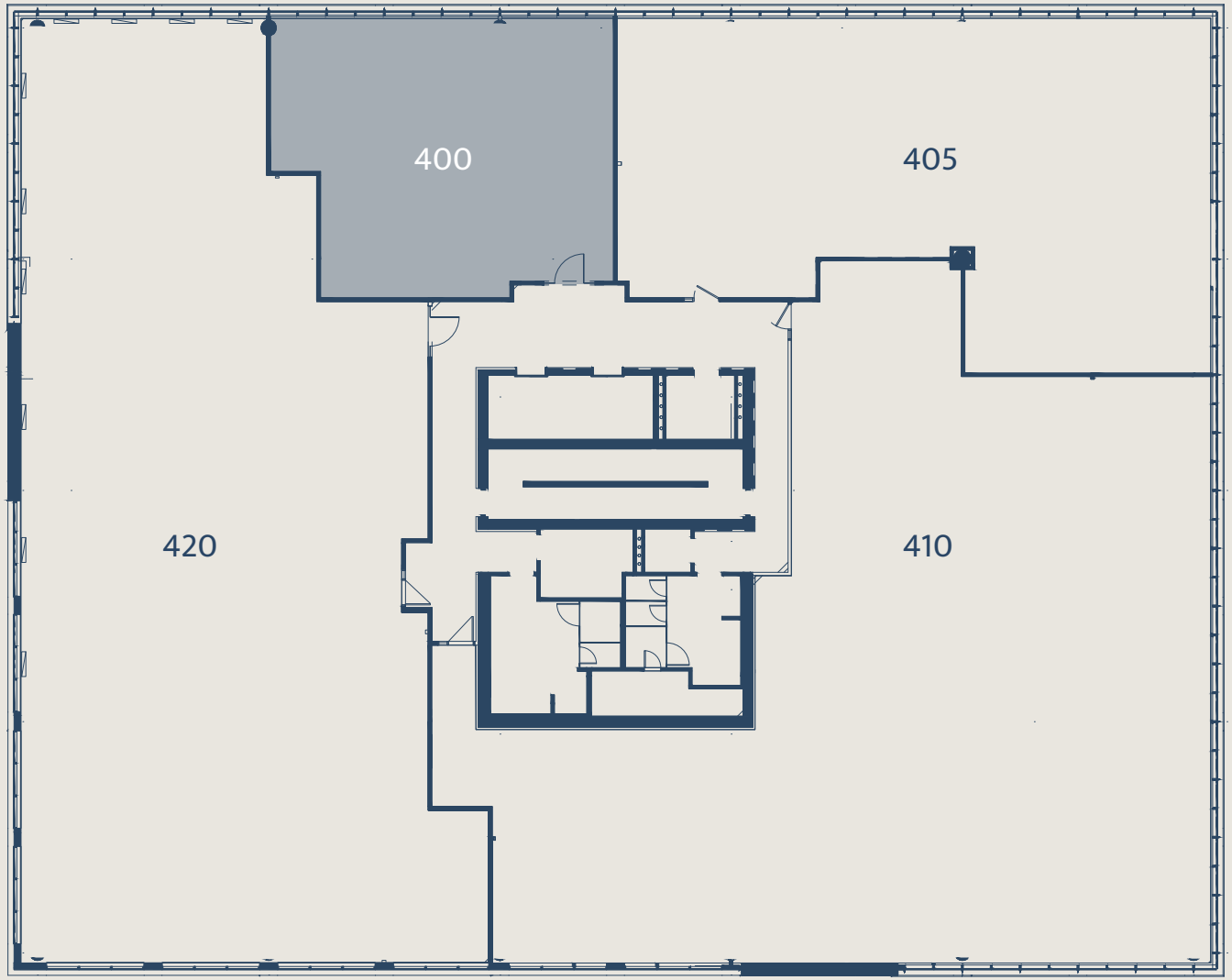
Suite	Area
300	10 130 sq. ft.
300-A	3 000 sq. ft.
300-B	7 130 sq. ft.

Click the suite number in the table to view it on the floor plan

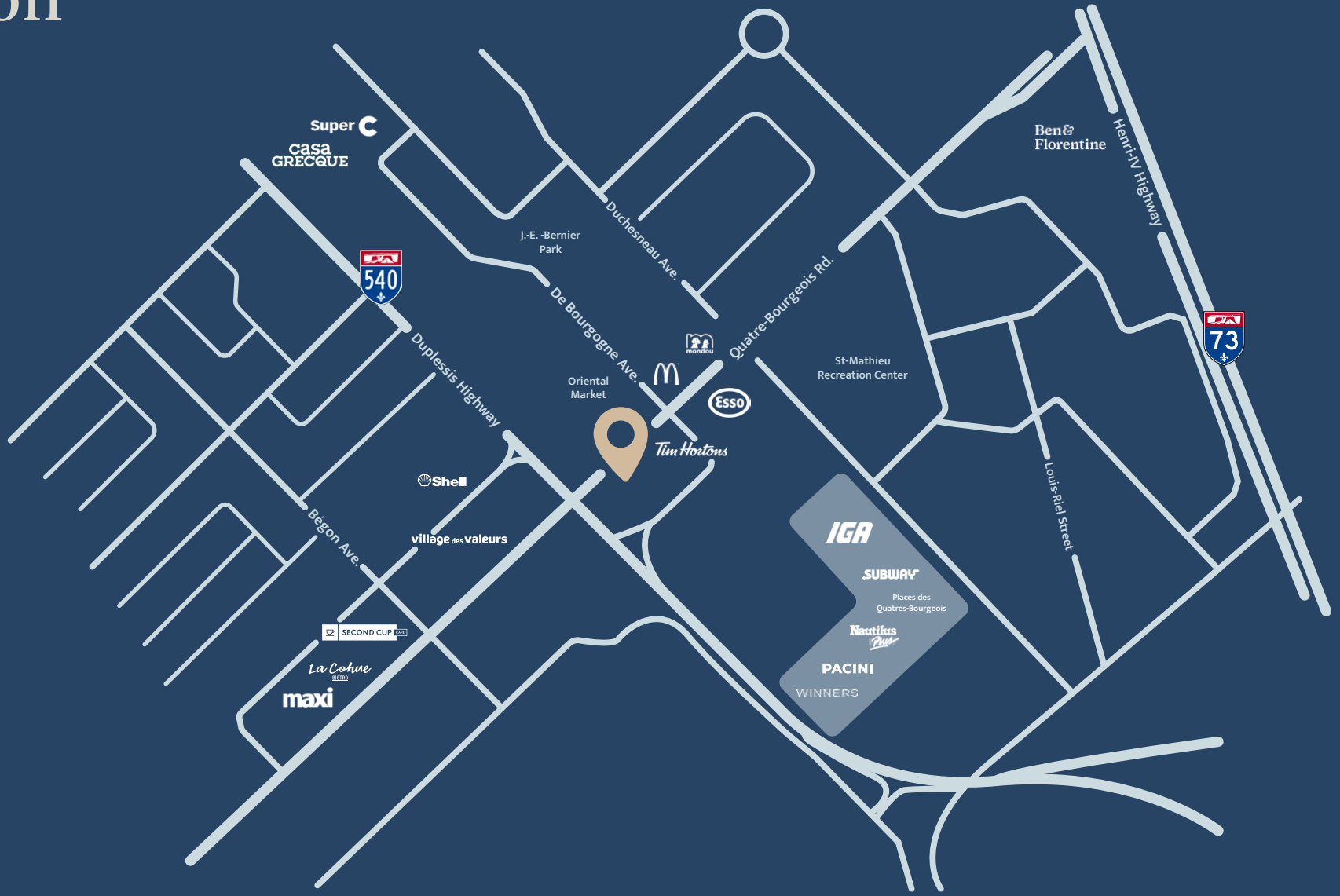


Floor Plan - 4th floor

1,670 SQ. FT.



Location





Mickael Bernier
Leasing Director
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mickael@debertin.ca

Close to the Pierre-Laporte and Québec bridges

Just a 4-minute walk to bus routes 800, 801, 991, and 650

Only 5 minutes from highways 540 and 73