

# 4705 DE LA PASCALINE STREET INNOPARC LEVIS



\* Images are for reference only

## INDUSTRIAL & OFFICE SPACE FOR LEASE

### NEW CONSTRUCTION

- Prime location along Highway 20
- 15 km from the Quebec bridges
- Spaces of 6,000 SF and +
- Option to add mezzanines
- Easily accessible by public transit

### CONTACT

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## FINANCIAL INFORMATION

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<b>NET RENT:</b>	\$15.50 + 3%/year
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<b>TAXES &amp; OPERATING EXPENSES (EST.):</b>	\$5.50
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<b>ENERGY:</b>	Metered
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*\* Rates are expressed per square foot per year*

## PROPERTY DETAILS

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<b>AVAILABLE LEASABLE AREA</b>	GF: 93,685 SF (Divisible)	2 <sup>nd</sup> Floor - Office: 22 874 SF
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<b>CLEAR HEIGHT:</b>	28'
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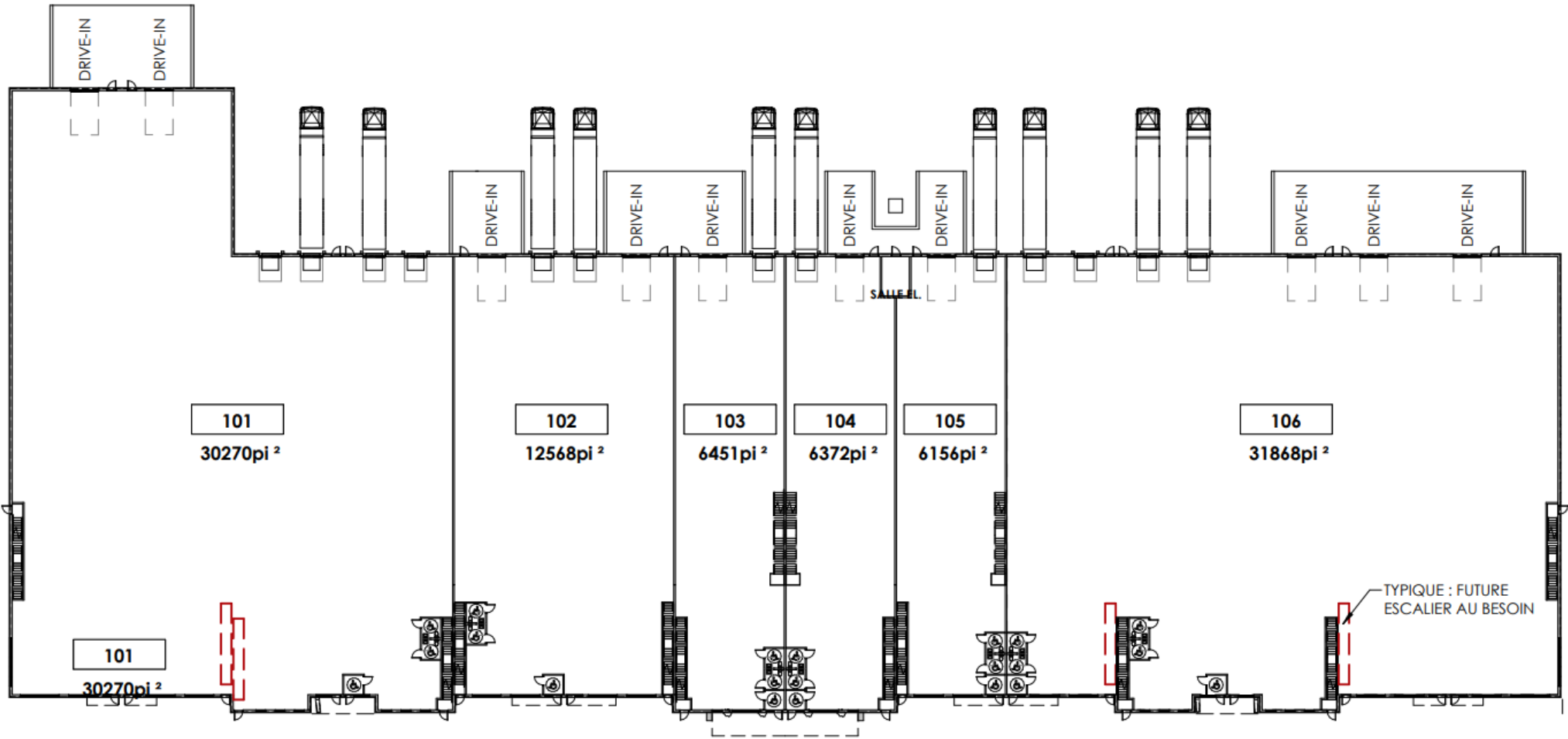
<b>PARKING:</b>	140 spots
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# 1er NIVEAU

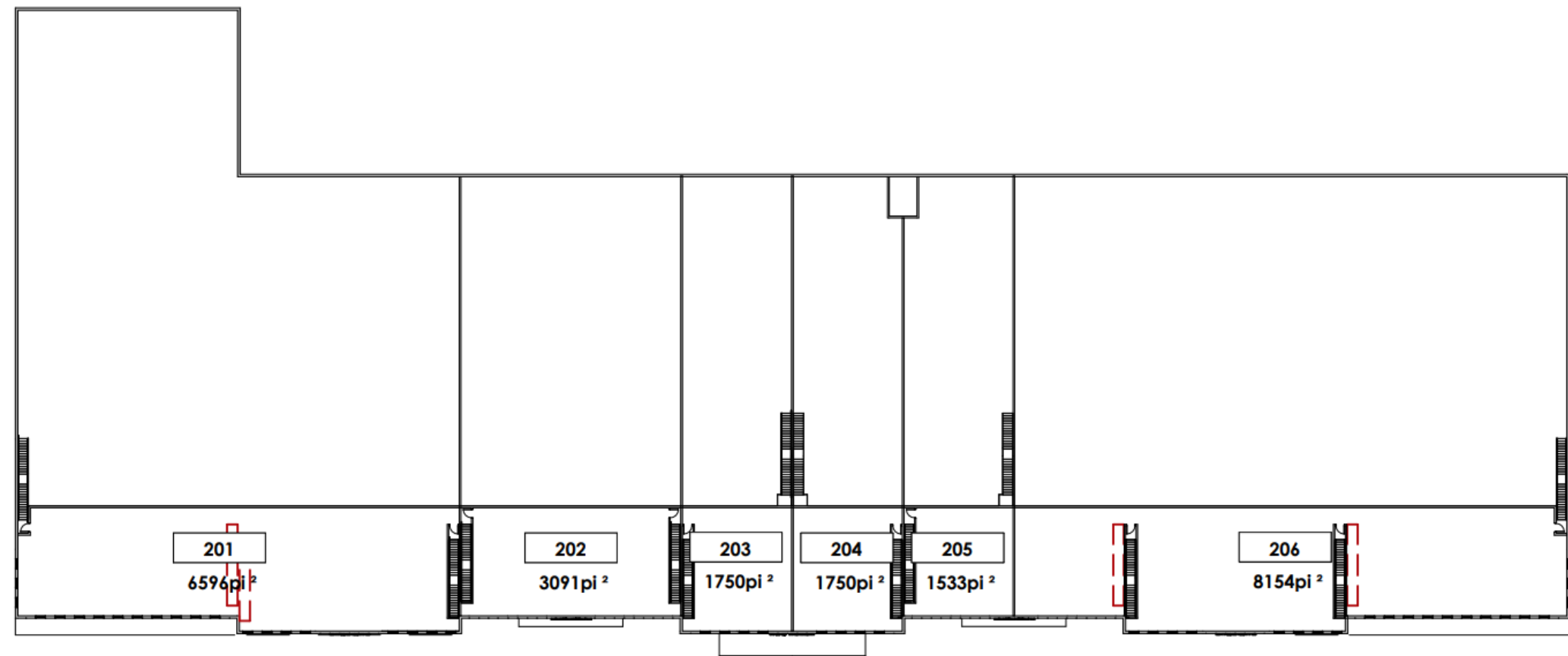
1" = 40'-0"



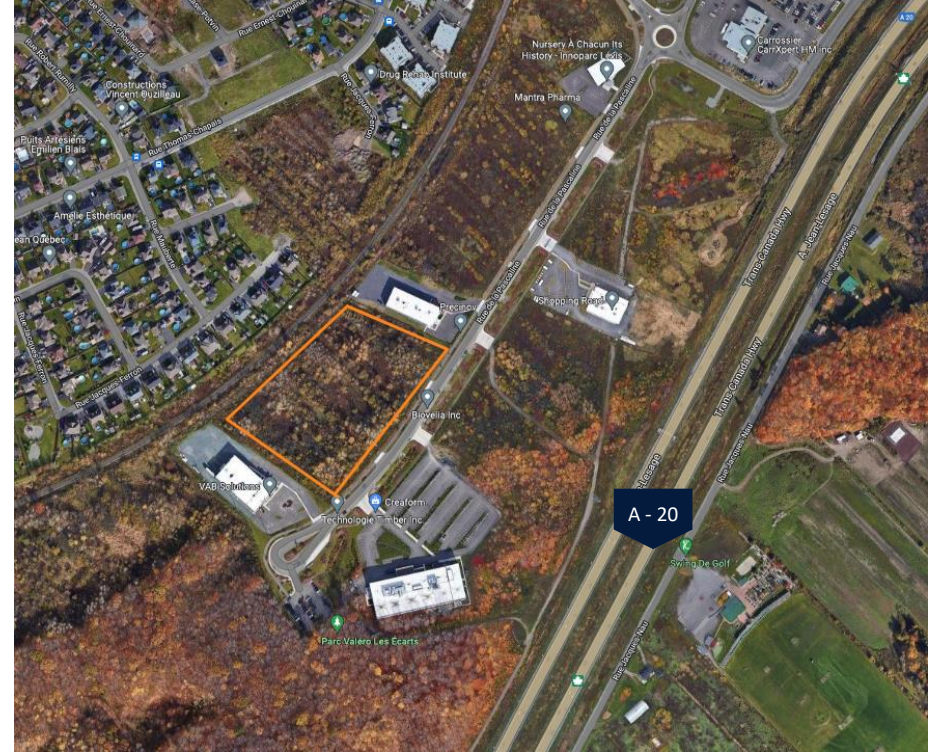


## 2e NIVEAU

1" = 40'-0"







- In the heart of Innoparc Lévis
- Quick access to Highway 20 & President Kennedy Rd
- Easy access by public transit
- Close proximity to many restaurants and services



< 3 MINUTES



< 8 MINUTES



13, 126, 131, 136

## CONTACT



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