



979 De Bourgogne Avenue

Office space for rent

COMMENTS

- Up to 10,000 SF available
- Easy access by public transit and quick access to highways
- Divisible spaces
- Large free outdoor parking

Contact

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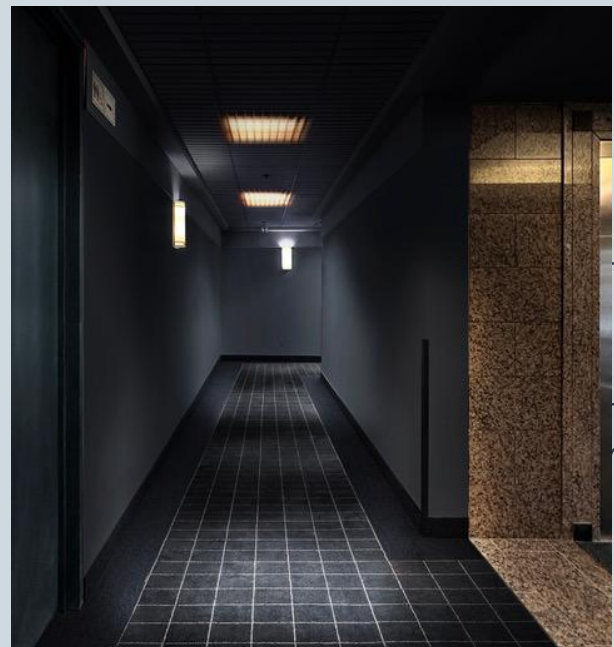
DEBERTIN IMMOBILIER
1165 Boulevard Lebourgneuf,
bureau 180, Québec (Québec) G2K 2C9

DEBERTIN 

debertin.ca

Available space

SUITE	AREA
130	1,216 SF
140	3,959 SF (Divisible)
260	3,462 SF
380	2,057 SF
TOTAL	10,694 SF





Rental conditions

NET RENTAL RATE (1 ST Year)* :	\$14.00 + 3% per year
TAXES & OPERATING EXPENSES (EST)*:	\$10.10
IMPROVEMENT ALLOWANCE:	To be discussed
PARKING :	Outdoor free

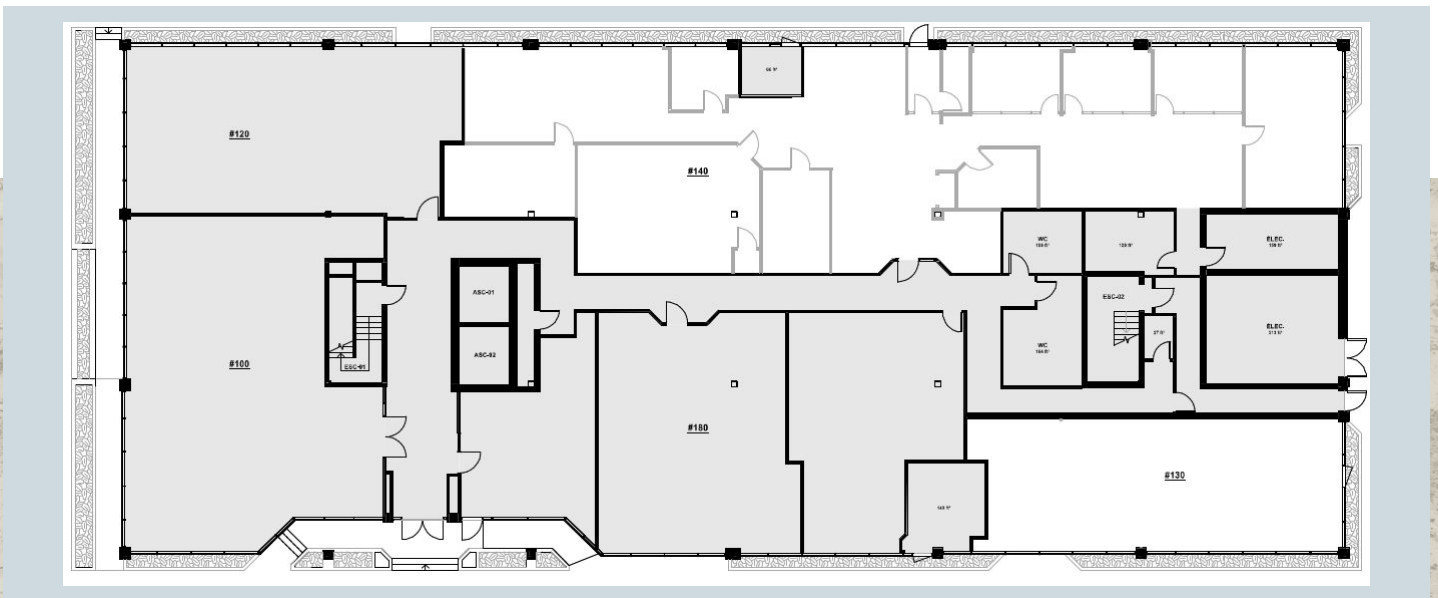
**Rates are expressed per square foot per year*

Property description

BUILDING AREA:	69,000 SF	
CLEAR HEIGHT:	GF : ± 10'	Floors : ± 8'
YEAR OF CONSTRUCTION :	1976	
PARKING:	135 outdoor spaces	



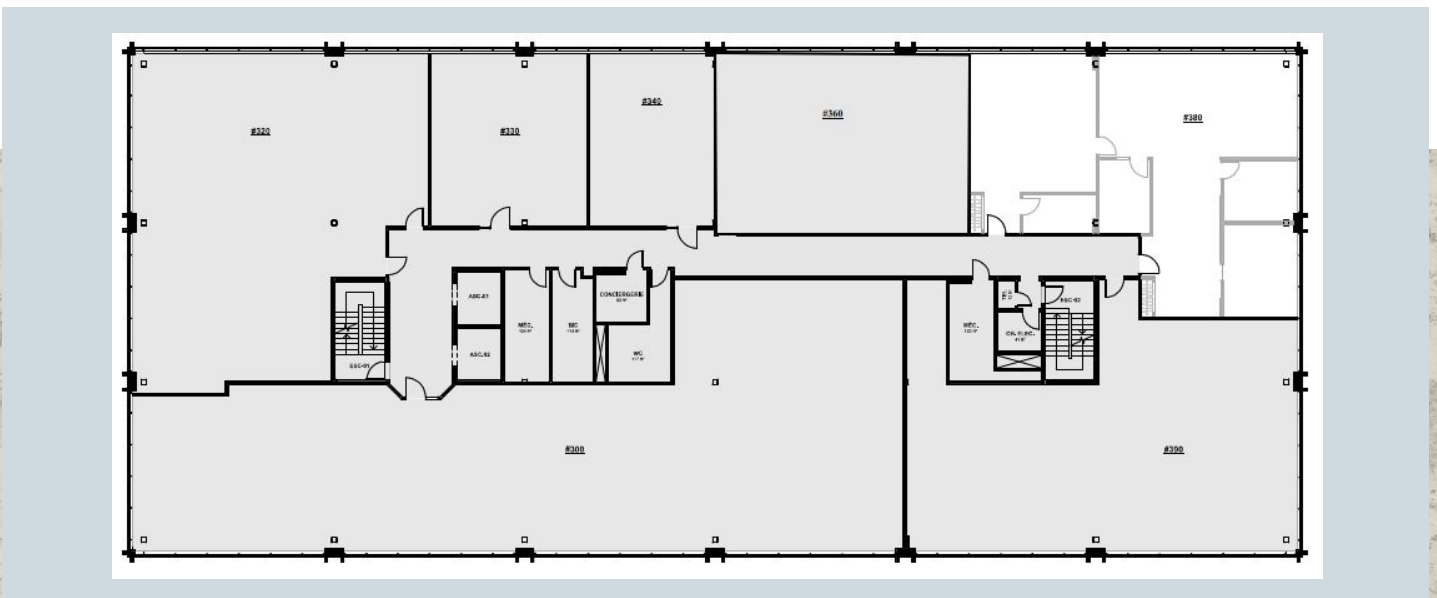
1ST FLOOR PLAN

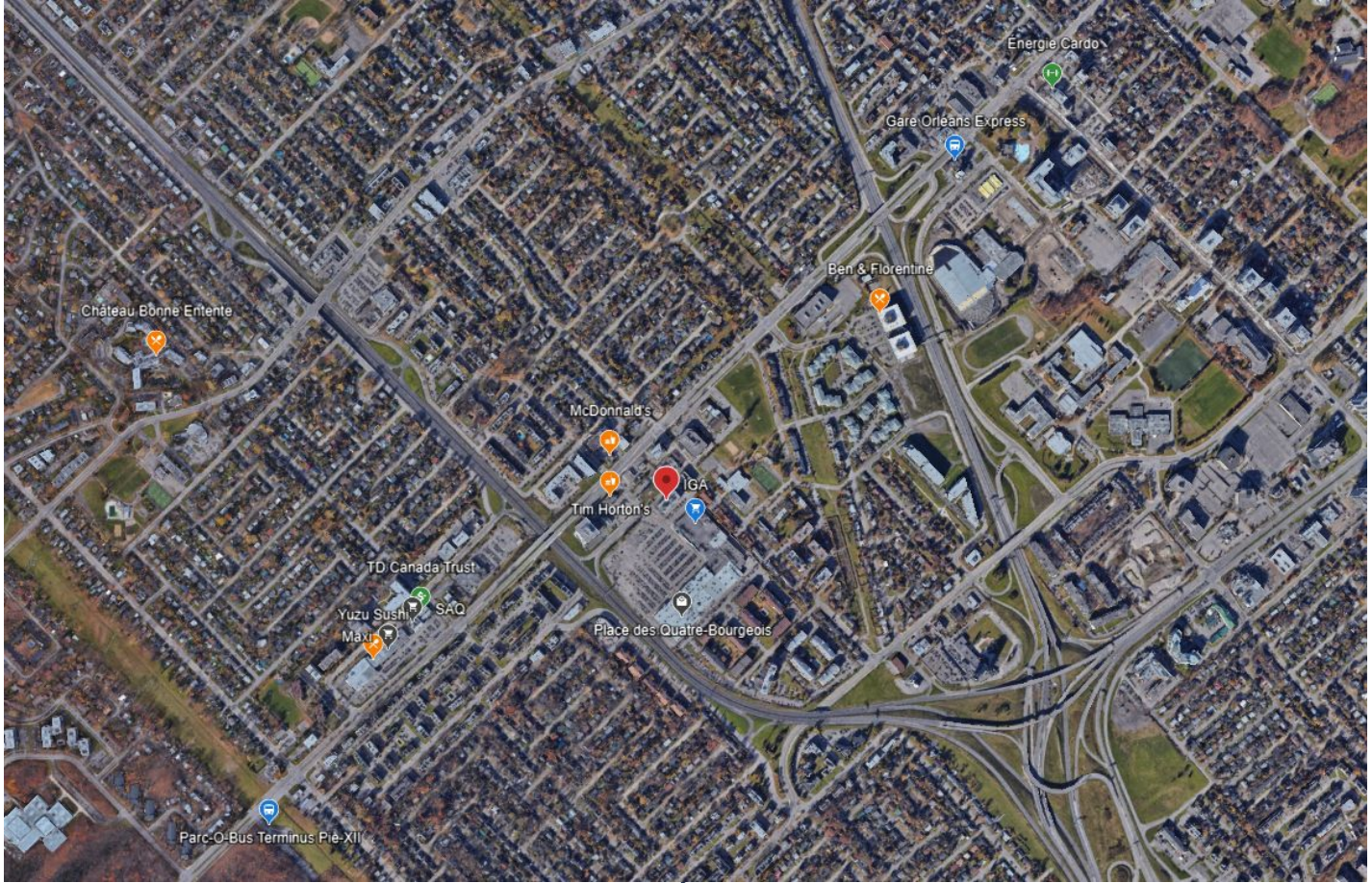


2ND FLOOR PLAN



3RD FLOOR PLAN





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



< 5 MINUTES

AUT

540, 73
< 2km



< 5 MINUTES



800, 801, 805

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