



1170 Lebourgneuf Boulevard

Office Spaces for Lease

DEBERTIN 

Rental Conditions

Net Rental Rate	\$18.00 + 3% per year
Additional Rent (est. 2026)	\$12.45
Improvement Allowance	5 year term: \$20.00 10 year term: \$30.00
Energy	Included
Cleaning	Excluded
Parking	Interior: \$85.00 / month Exterior: free
<i>Rates are expressed per square foot per year</i>	



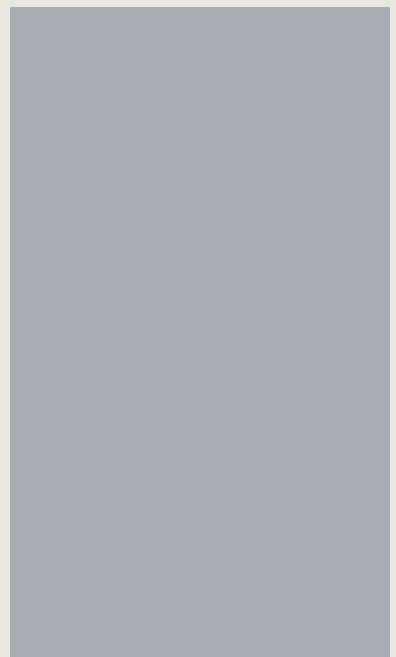
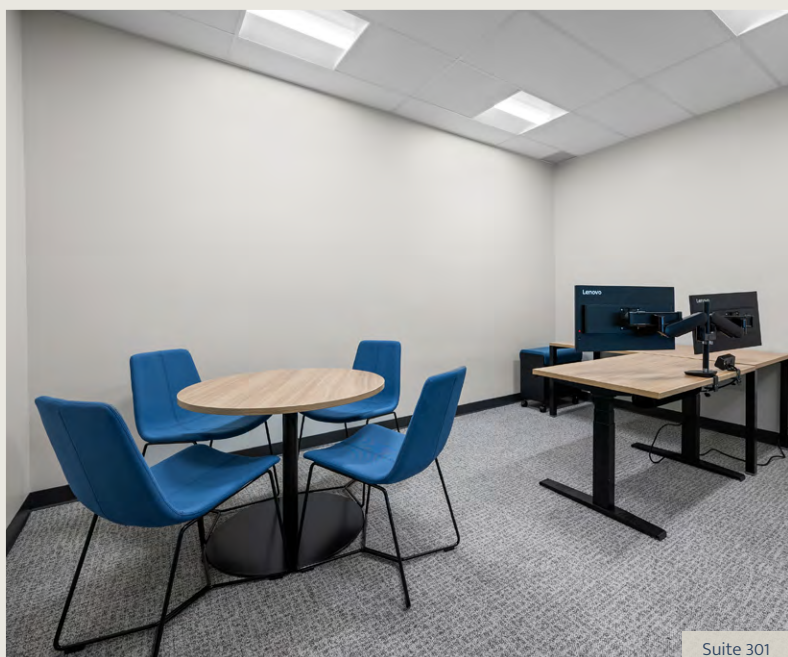
Suite 301

Property Description

Type	Office and Commercial
Building Area	102,000 sq. ft.
Number of Floors	4
Year of Construction	1990
Interior Parking	40
Exterior Parking	220
Services and amenities	<ul style="list-style-type: none"> • Lockers and showers • Interior bike storage • Green spaces with picnic tables



Suite 301



Floor Plan - 2nd floor

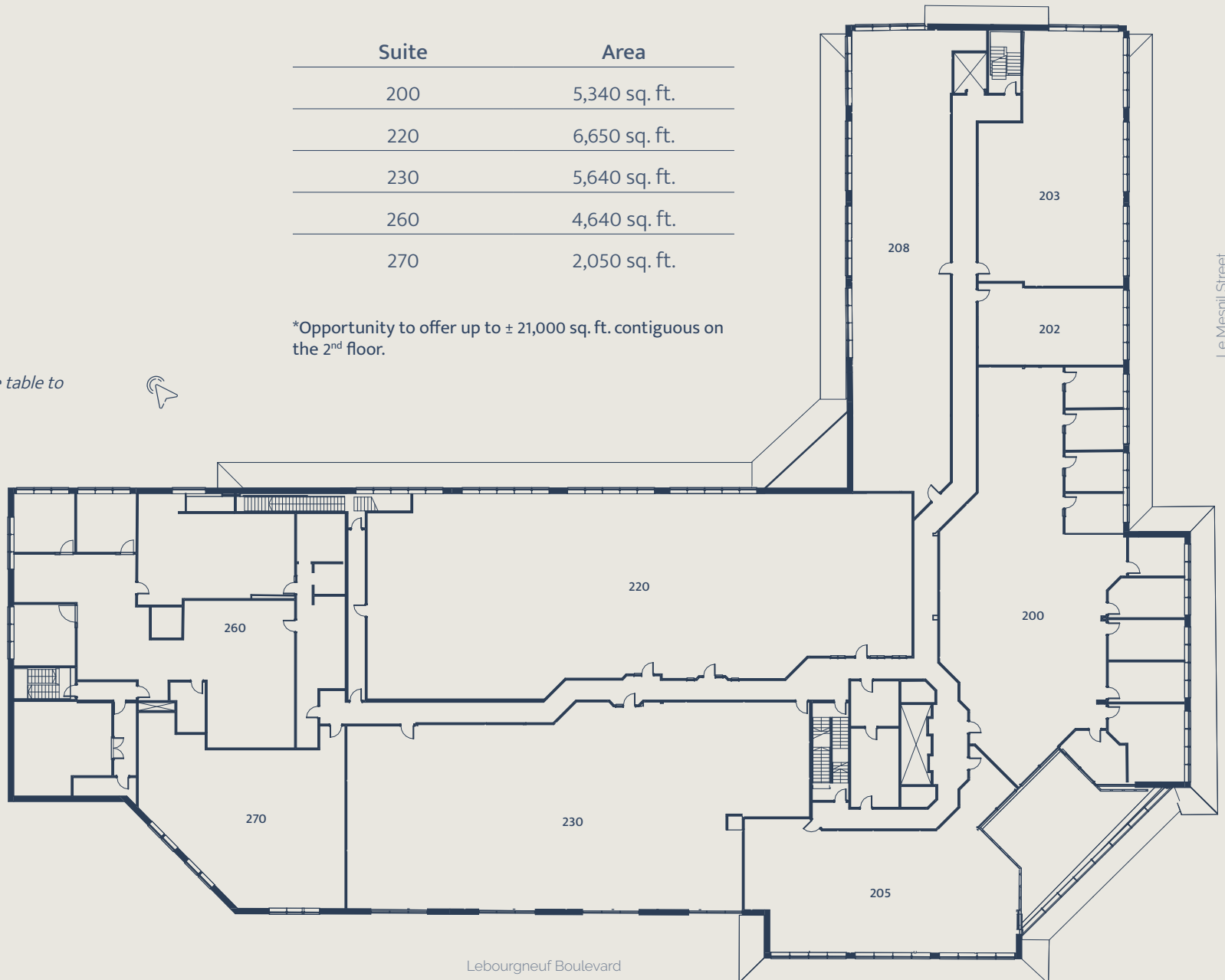


AVAILABLE SPACES

Suite	Area
200	5,340 sq. ft.
220	6,650 sq. ft.
230	5,640 sq. ft.
260	4,640 sq. ft.
270	2,050 sq. ft.

*Opportunity to offer up to ± 21,000 sq. ft. contiguous on the 2nd floor.

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



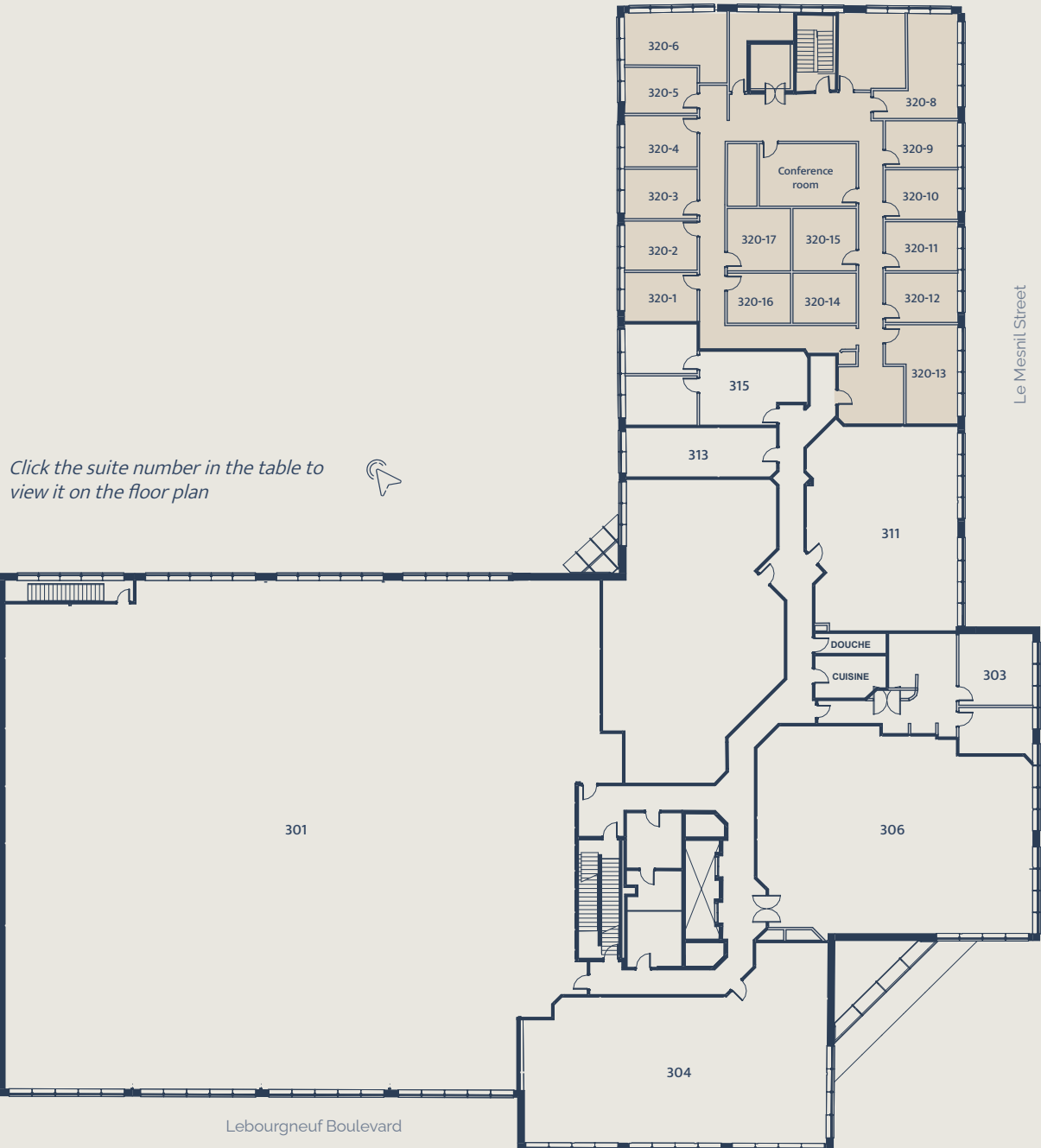
Floor Plan - 3rd floor



Suite	Area
303	810 sq. ft.
315	670 sq. ft.

SHARED SUITES

Suite	Area
320-16	307 sq. ft.
320-17	307 sq. ft.



Location



Mickael Bernier
Leasing Director
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Close to Les Galeries de la Capitale, restaurants, and services



Just a 5-minute walk to bus routes 82, 185, 272, 382, 582, 803 and 982



Only 5 minutes from highways 40, 73, and 740