

# 990 DE BOURGOGNE AVENUE



## OFFICE SPACE AVAILABLE

### 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 & outdoor parking

### CONTACT

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DEBERTIN IMMOBILIER  
1165 LEBOURGNEUF BLVD  
STUIE 180  
QUEBEC (QUEBEC) G2K 2C9

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**DEBERTIN** 

IMMOBILIER

## AVAILABLE SPACE

3 <sup>RD</sup> FLOOR	17,912 SF
4 <sup>TH</sup> FLOOR	<u>4,750 SF</u>
TOTAL:	22,662 SF

## RENTAL CONDITIONS

NET RENTAL RATE	\$16.50
	+ 3.0 % per year

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TAXES & OPERATING EXPENSES	\$12.27
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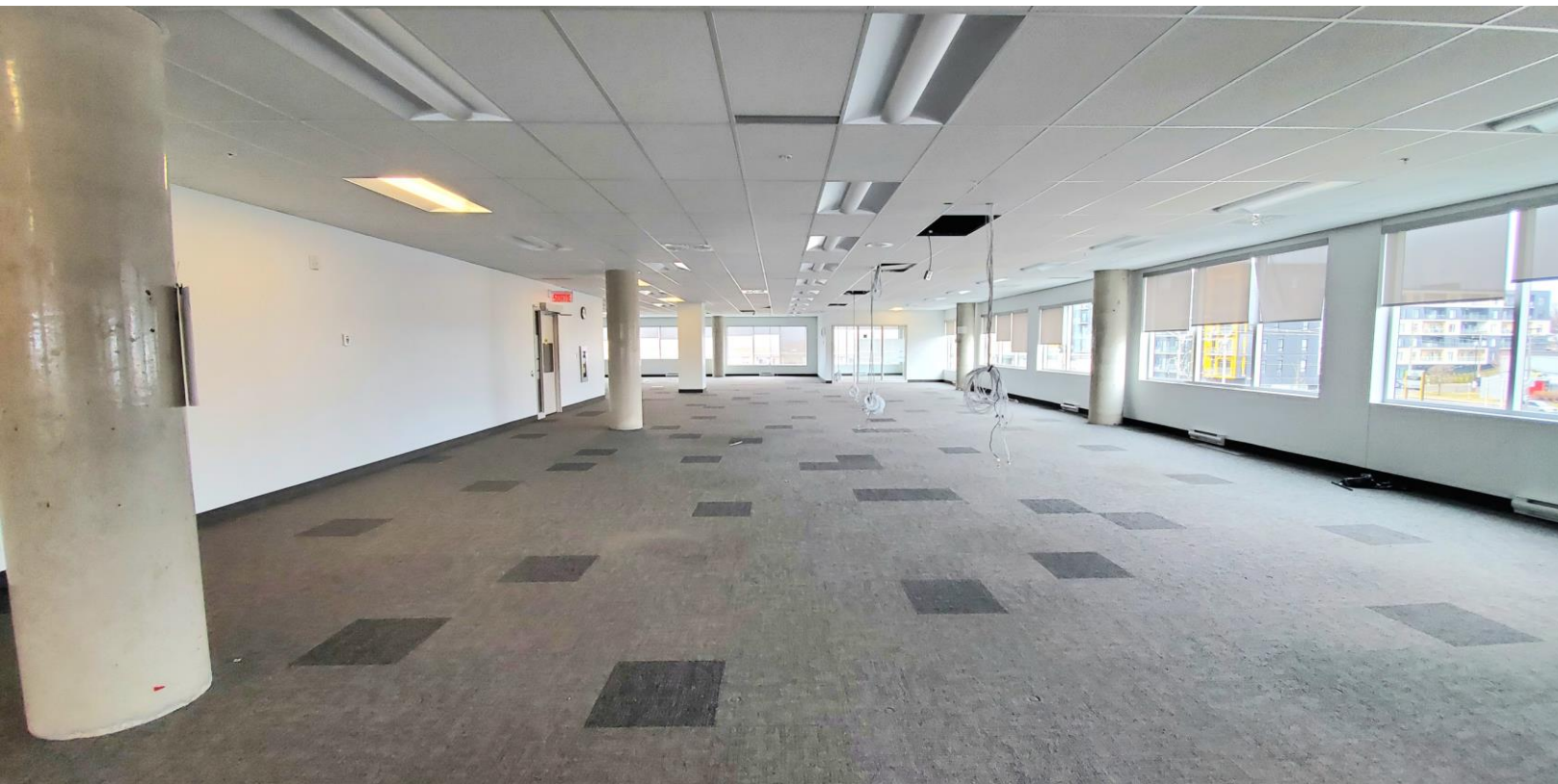
### IMPROVEMENT ALLOWANCE

10-YEAR TERM:	\$30.00
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INTERIOR PARKING	\$80.00 per month
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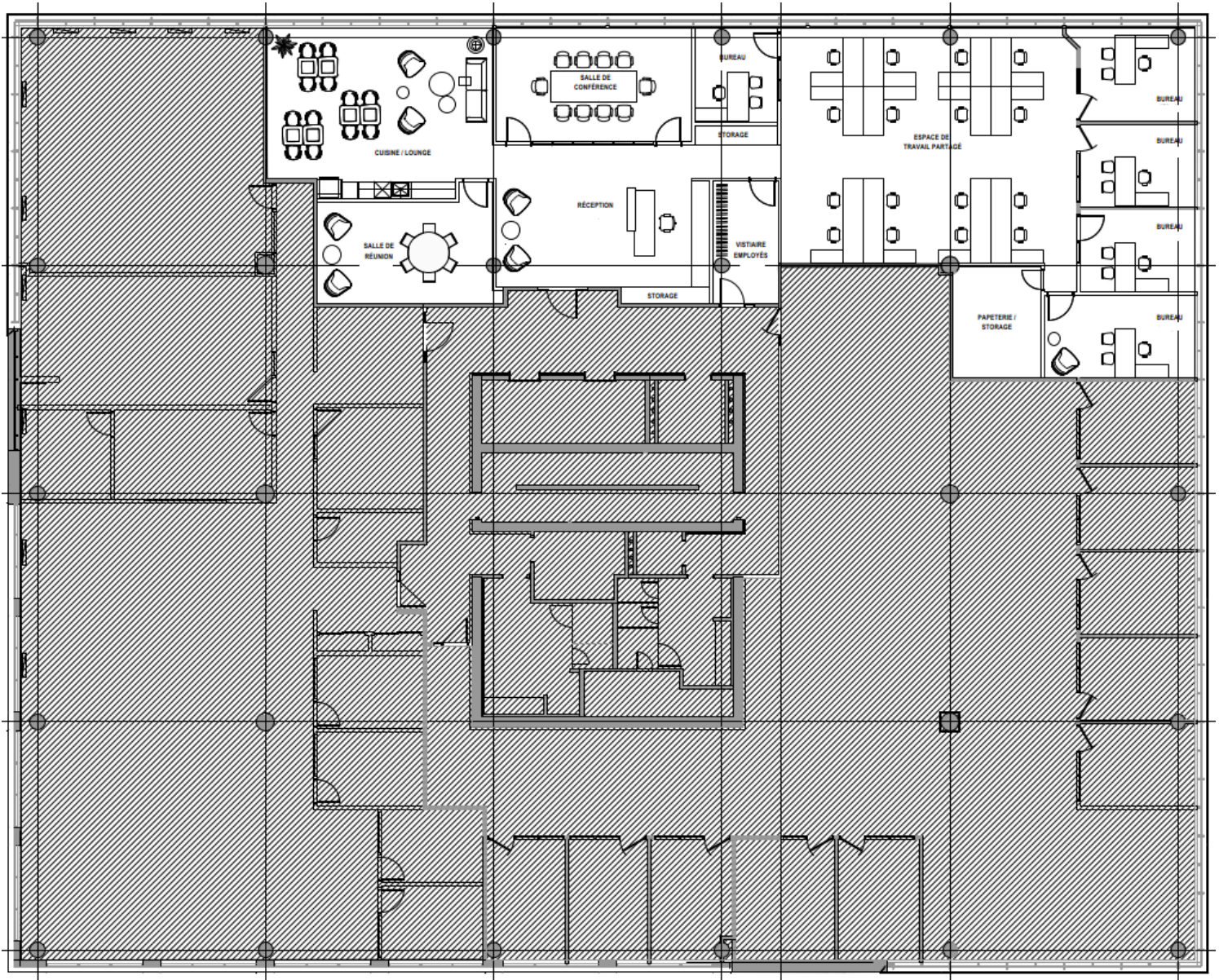
*\* Rates are expressed as per square feet per year*







# 4<sup>TH</sup> FLOOR - LAYOUT PLAN

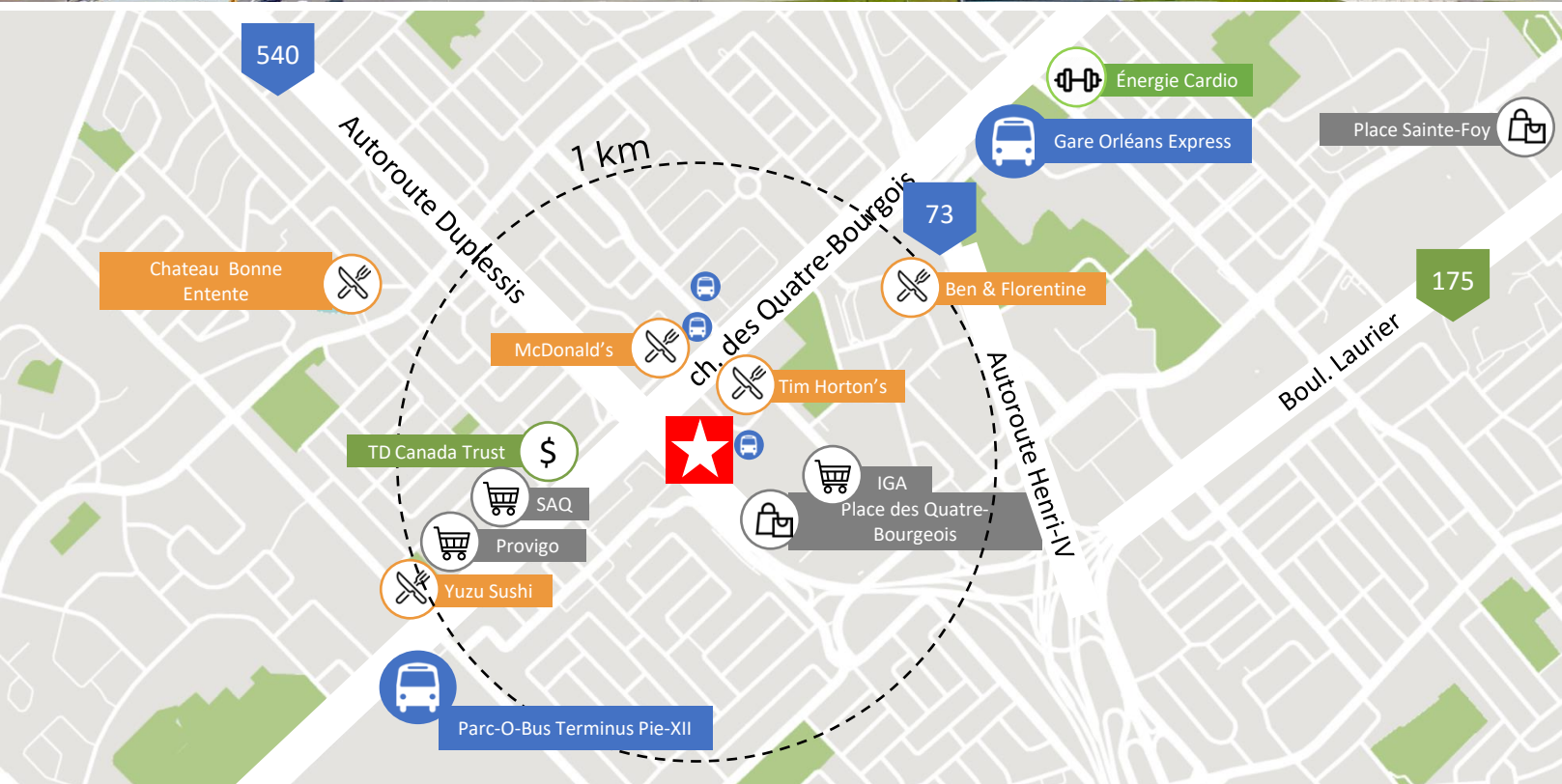





Building hallway









- Easy access to major highways
  - Highway 540 (Autoroute Duplessis)
  - Highway 73 (Autoroute Henri-IV)
  - Highway 740 (Boulevard Robert-Bourassa)
- Easy access by public transit
- < 2km away from Ste-Foy train station, Parc-O-Bus Terminus Pie-XII and Orléans Express train station




< 5 MINUTES







540, 73, 740  
< 3km



< 5 MINUTES





800, 801,  
805

## CONTACT



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