



# 4705 De la Pascaline Street

Industrial and Office Spaces for Lease

DEBERTIN 



# Rental Conditions

Net Rental Rate	\$15.50 + 3% per year
Additional Rent (est. 2026)	\$5.50
Energy	Metered
Parking	Exterior free
<i>Rates are expressed per square foot per year</i>	



# Property Description

Type	Industrial and Office
Building Area	120,168 sq. ft.
Number of Floors	2
Year of Construction	To be built
Clear Height	28'
Exterior Parking	140

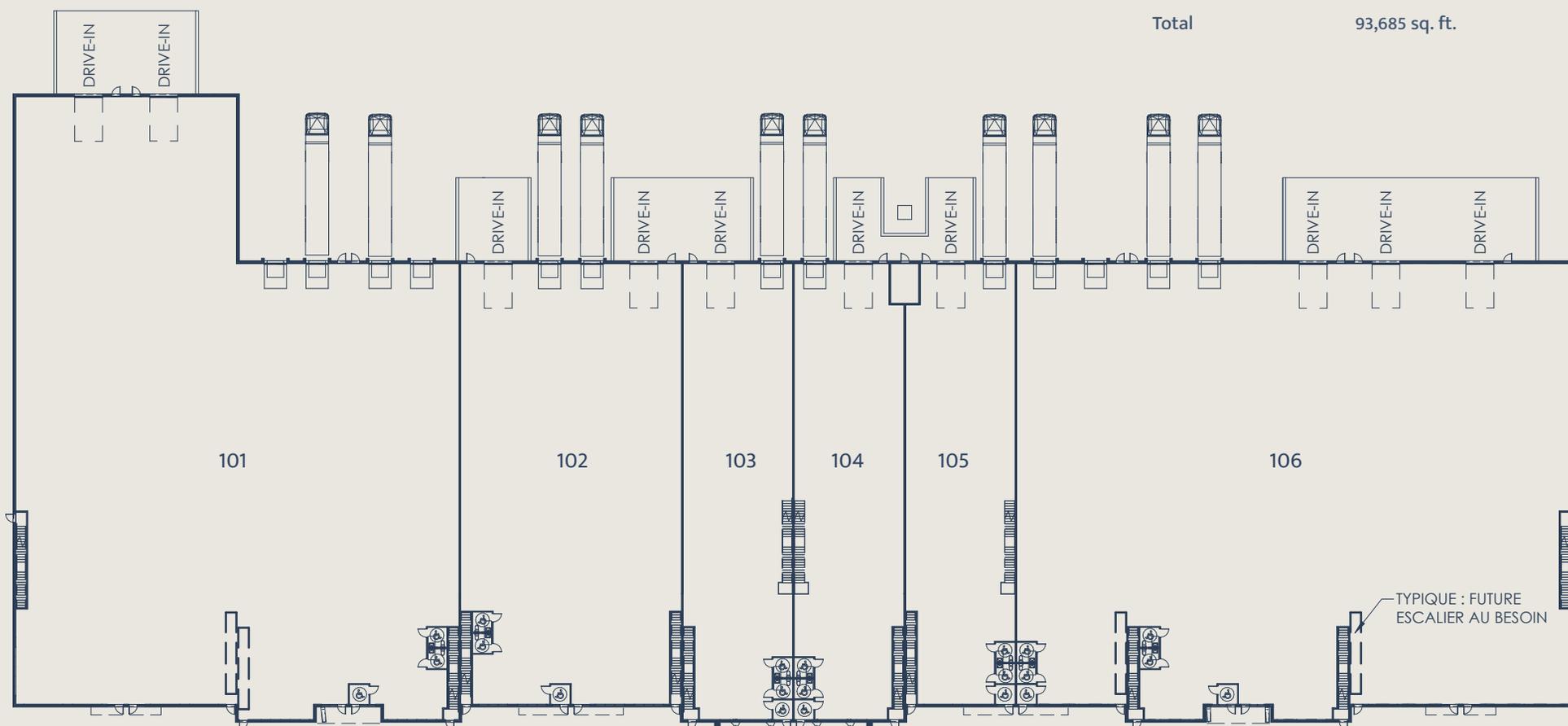


# Floor Plan - Ground floor

## AVAILABLE SPACES

Suite	Area
101	30,270 sq. ft.
102	12,568 sq. ft.
103	6,451 sq. ft.
104	6,372 sq. ft.
105	6,156 sq. ft.
106	31,868 sq. ft.
<b>Total</b>	<b>93,685 sq. ft.</b>

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



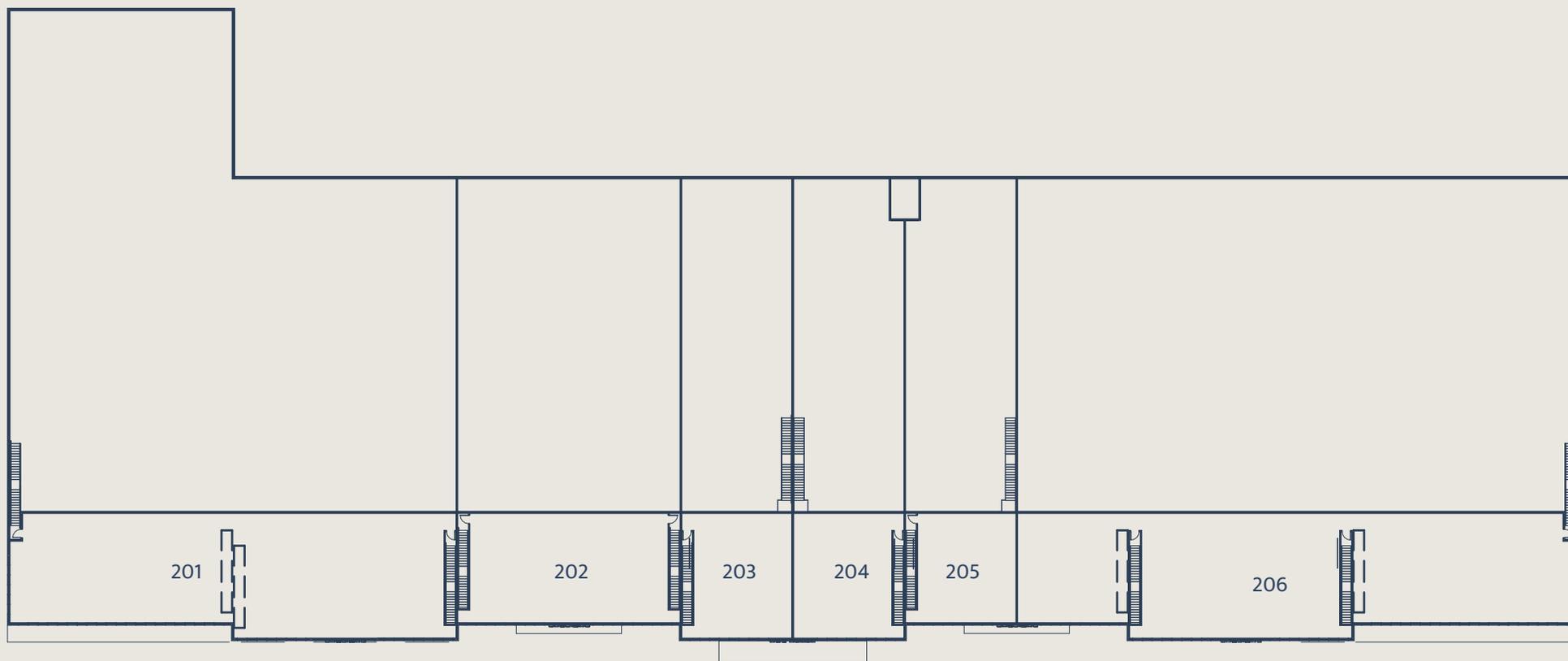


# Floor Plan - 2<sup>nd</sup> floor

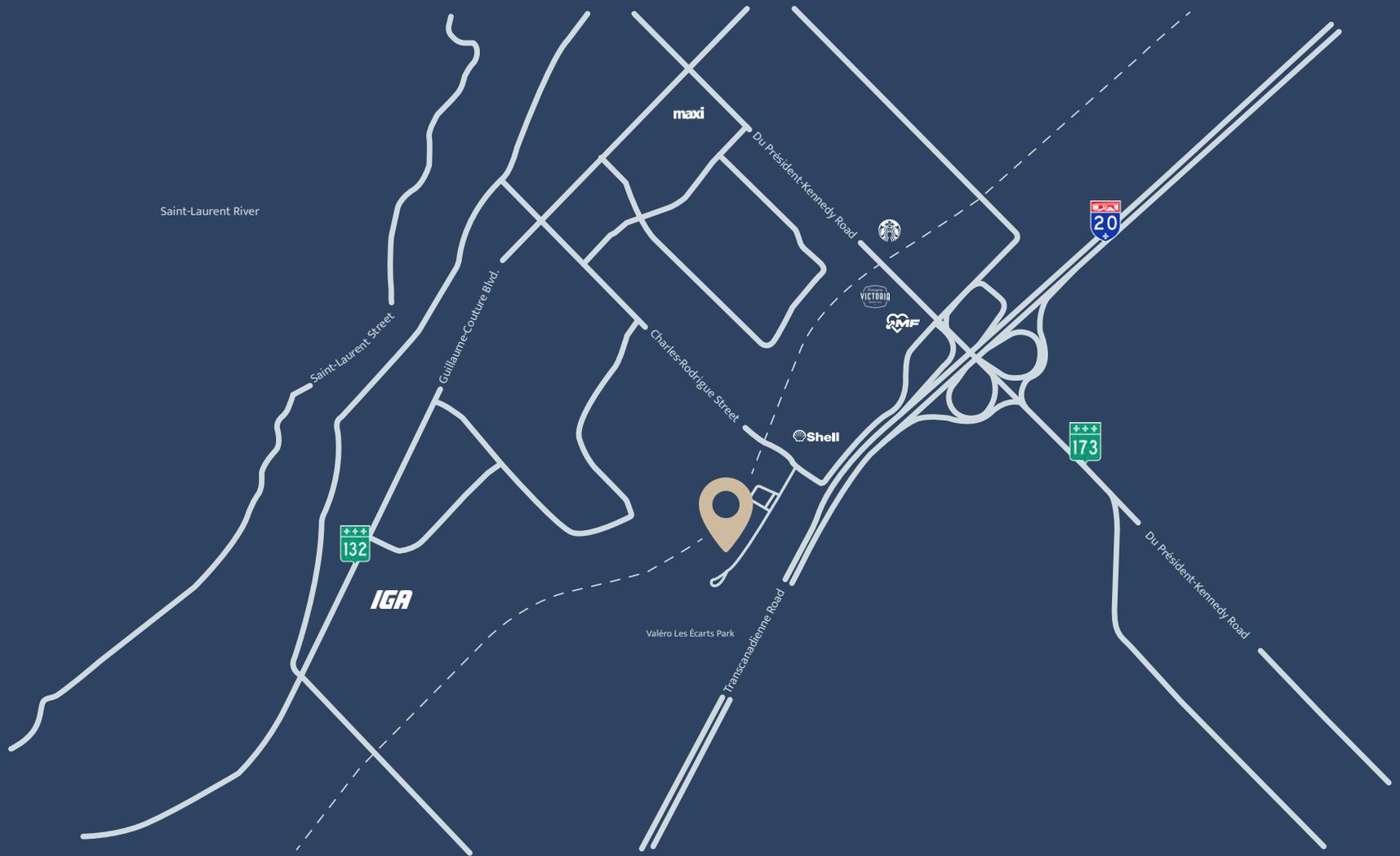
## AVAILABLE SPACES

Suite	Area
201	6,596 sq. ft.
202	3,091 sq. ft.
203	1,750 sq. ft.
204	1,750 sq. ft.
205	1,533 sq. ft.
206	8,154 sq. ft.
<b>Total</b>	<b>22,874 sq. ft.</b>

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



# Location



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Leasing Director  
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Close to many restaurants  
and amenities



Juste a 8-minute walk  
to bus routes 13, 126, 131 and 136



Only 3 minutes from highways  
20 and 173