



## 1175 Lebourgneuf Blvd

### Office space for rent

#### COMMENTS

- Fully furnished office space
- Easy access by public transit and quick access to highways
- Close to Galeries de la Capitale, with numerous restaurants et services

### Contact

**JEAN-SÉBASTIEN ROUSSY**  
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**MICKAEL BERNIER**  
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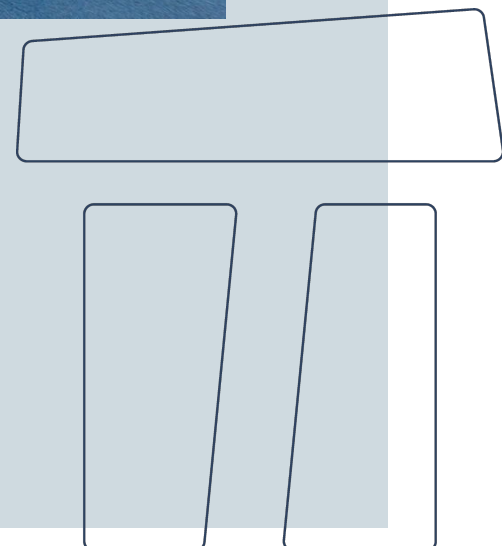
**DEBERTIN IMMOBILIER**  
1165 Boulevard Lebourgneuf,  
bureau 180, Québec (Québec) G2K 2C9

[debertin.ca](http://debertin.ca)

**DEBERTIN**

# Available space

SUITE	AREA
310	2,510 SF
<b>TOTAL</b>	<b>2,510 SF</b>







## Rental conditions

NET RENTAL RATE*:	\$17.00 + 3% per year
TAXES & OPERATING EXPENSES (EST)* :	\$11.81
ELECTRICITY:	Included
PARKING :	Indoor \$70.00 per month Outdoor free

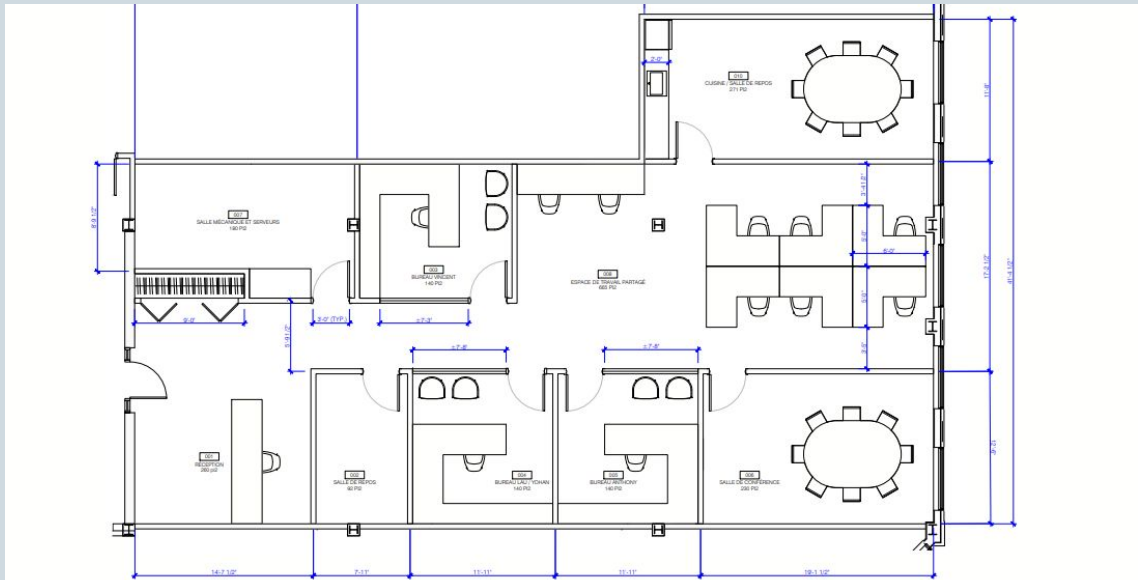
*\* Les taux sont exprimés par pied carré par année*

## Property description

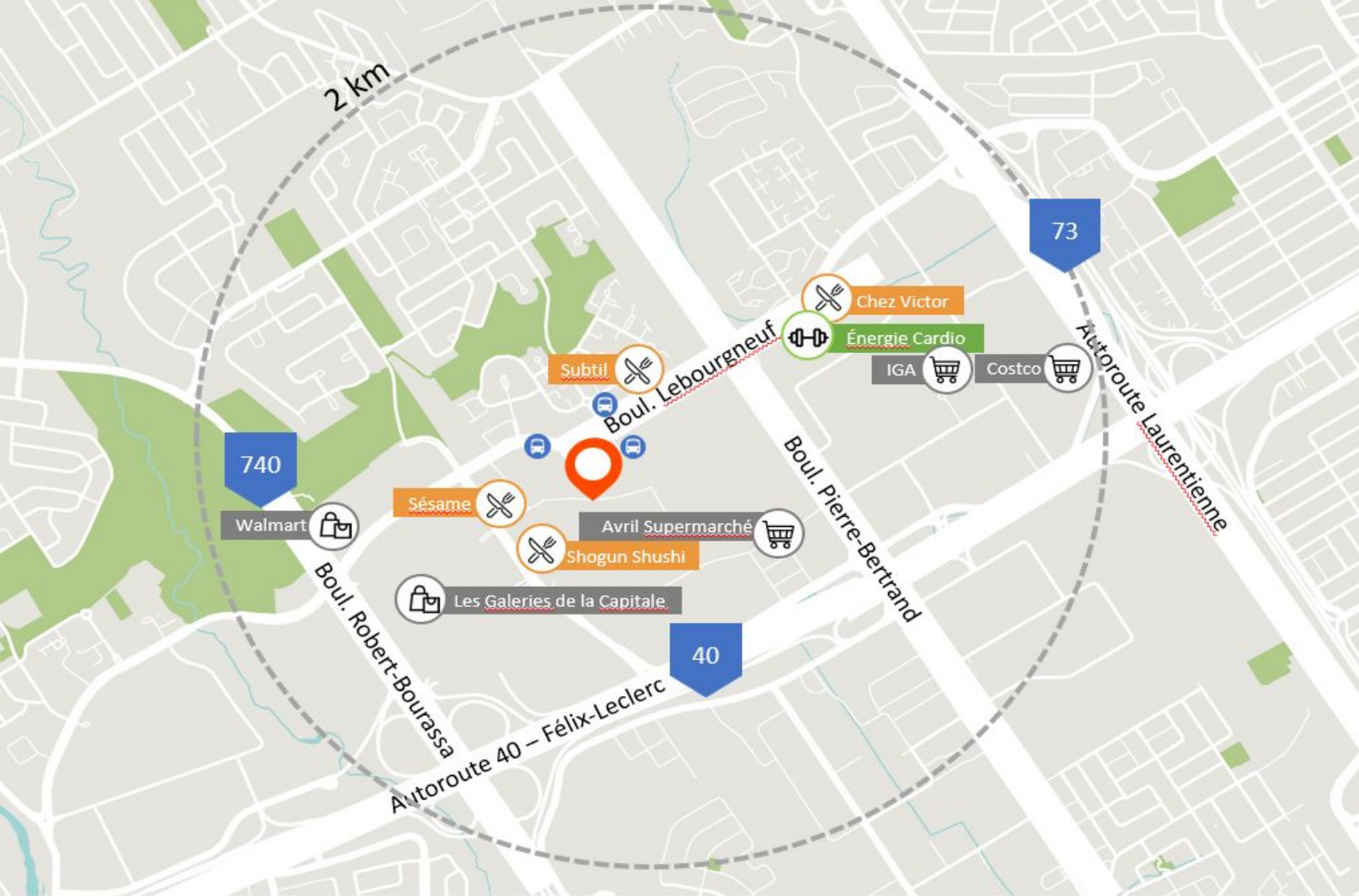
BUILDING AREA:	47,659 SF
YEAR OF CONSTRUCTION:	2008



3<sup>RD</sup> FLOOR PLAN







### EASY ACCESS TO MAJOR HIGHWAYS

- Highway 40 (Félix-Leclerc)
- Highway 73 (Laurentienne)
- Highway 740 (Robert-Bourassa)

### EASY ACCESS BY PUBLIC TRANSIT

### WALKING DISTANCE TO MANY RESTAURANTS AND SERVICES



< 5 minutes



40,73,740  
< 2km



< 5 minutes



82,185,272,382,582,803,982

## Contact



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