



# 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"> <li>• Lockers and showers</li> <li>• Interior bike storage</li> <li>• Green spaces with picnic tables</li> </ul>



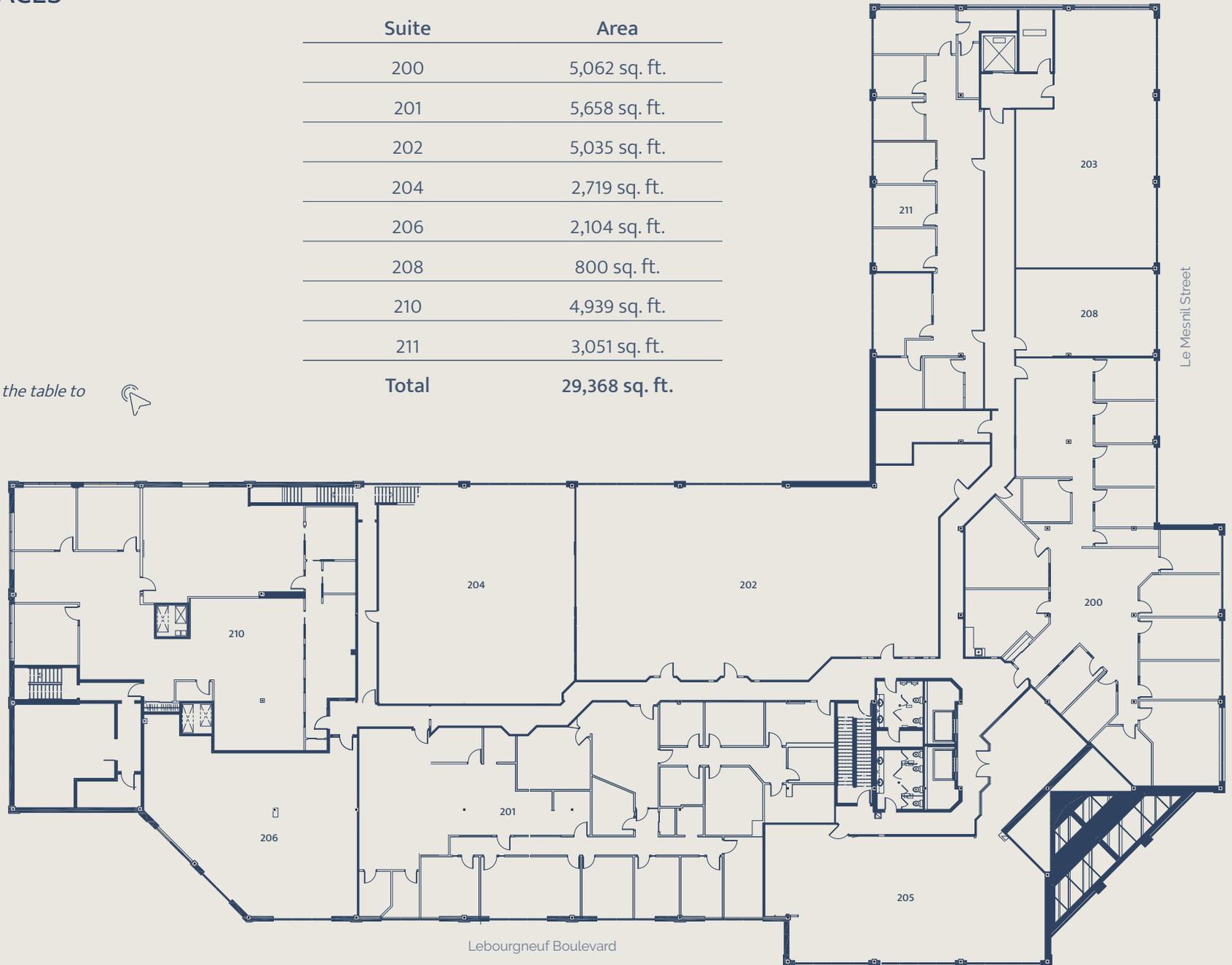
# Floor Plan - 2<sup>nd</sup> floor



## AVAILABLE SPACES

Suite	Area
200	5,062 sq. ft.
201	5,658 sq. ft.
202	5,035 sq. ft.
204	2,719 sq. ft.
206	2,104 sq. ft.
208	800 sq. ft.
210	4,939 sq. ft.
211	3,051 sq. ft.
<b>Total</b>	<b>29,368 sq. ft.</b>

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



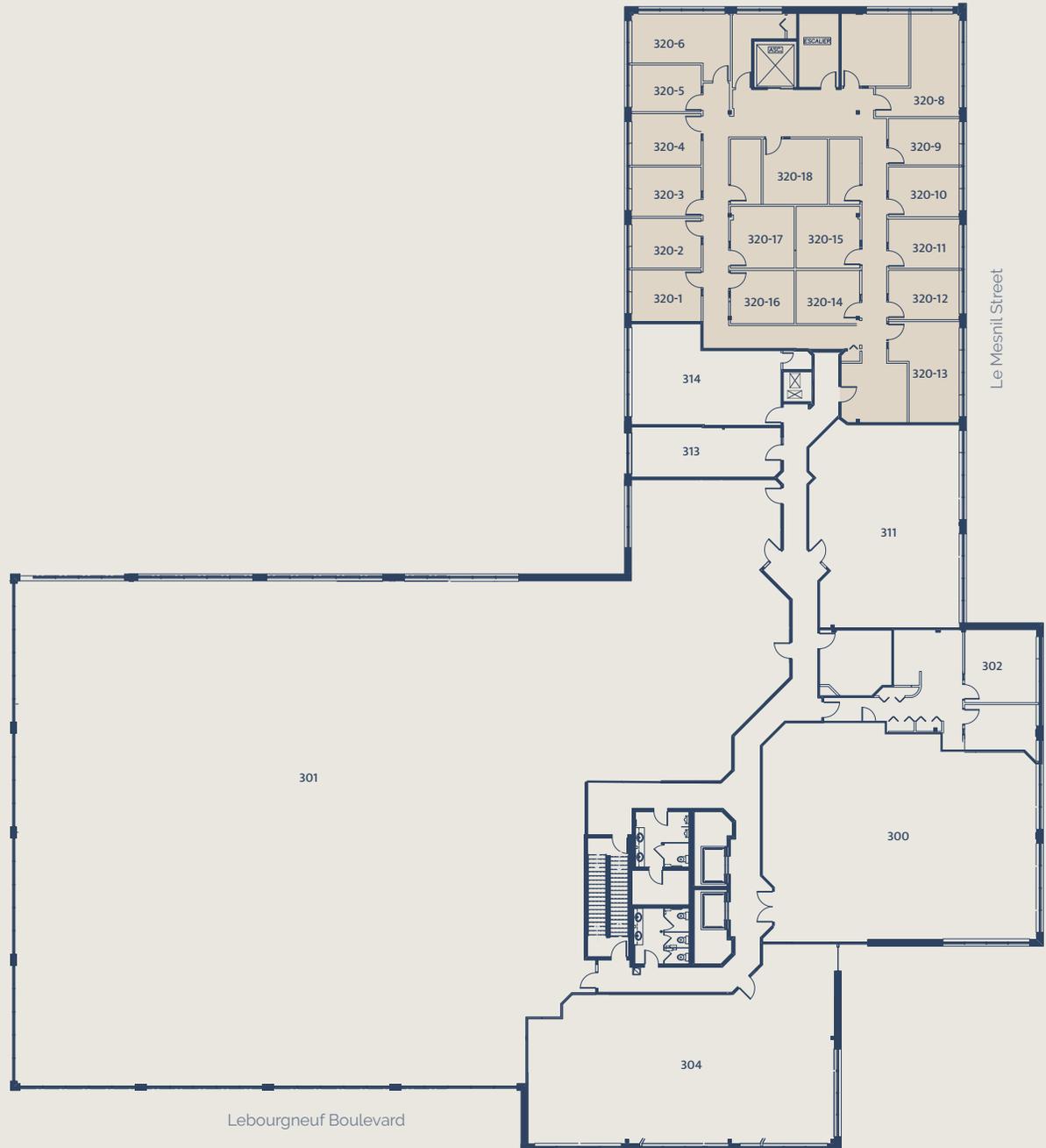
# Floor Plan - 3<sup>rd</sup> floor



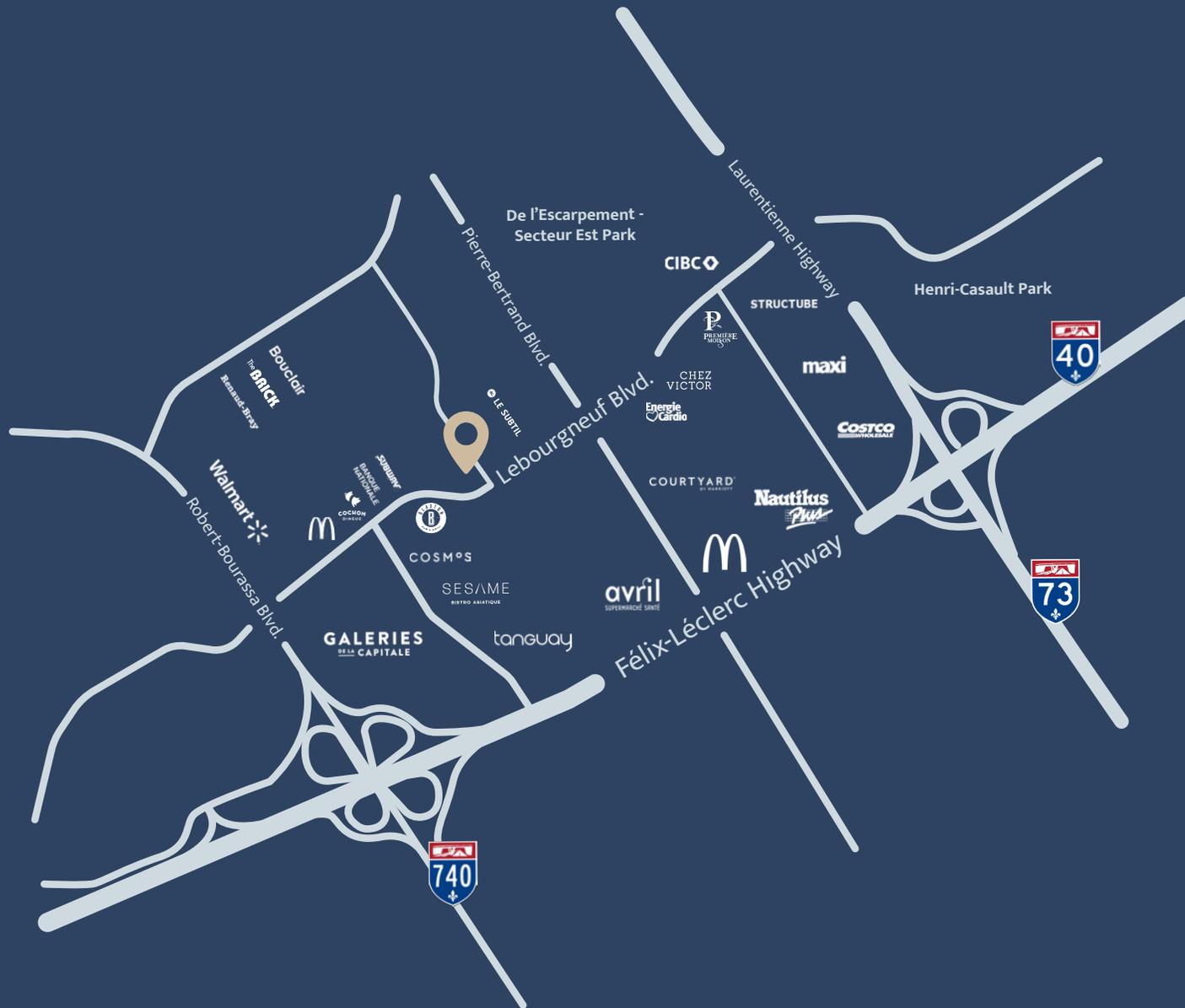
Suite	Area
302	950 sq. ft.
314	670 sq. ft.

## SHARED SUITES

Suite	Area
320-2	307 sq. ft.
320-3	307 sq. ft.
320-8	500 sq. ft.
320-14	307 sq. ft.
320-16	307 sq. ft.
320-17	307 sq. ft.
320-18	307 sq. ft.



# Location



## Contact us



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