



925 Newton Avenue

Office space for rent

COMMENTS

- Up to 5,000 SF available
- Easy access by public transit and quick access to highways
- Large free outdoor parking

Contact

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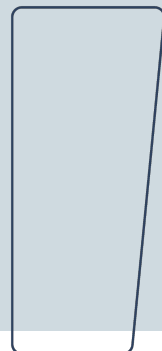
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1165 Boulevard Lebourgneuf,
bureau 180, Québec (Québec) G2K 2C9

debertin.ca

Available space

| SUITE | AREA |
|--------------|-----------------|
| 239 | 589 SF |
| 242 | 607 SF |
| 248 | 592 SF |
| 252 | 1,142 SF |
| 267 | 980 SF |
| 256 | 1,206 SF |
| TOTAL | 5,116 SF |





Rental conditions

| | |
|------------------------|-----------------------|
| NET RENTAL RATE* : | \$16.00 + 3% per year |
| TAXES (EST. 2024)* : | \$3.55 |
| OPERATING EXPENSES: | Included |
| ELECTRICITY : | Included |
| IMPROVEMENT ALLOWANCE: | To be discussed |
| PARKING : | Outdoor free |

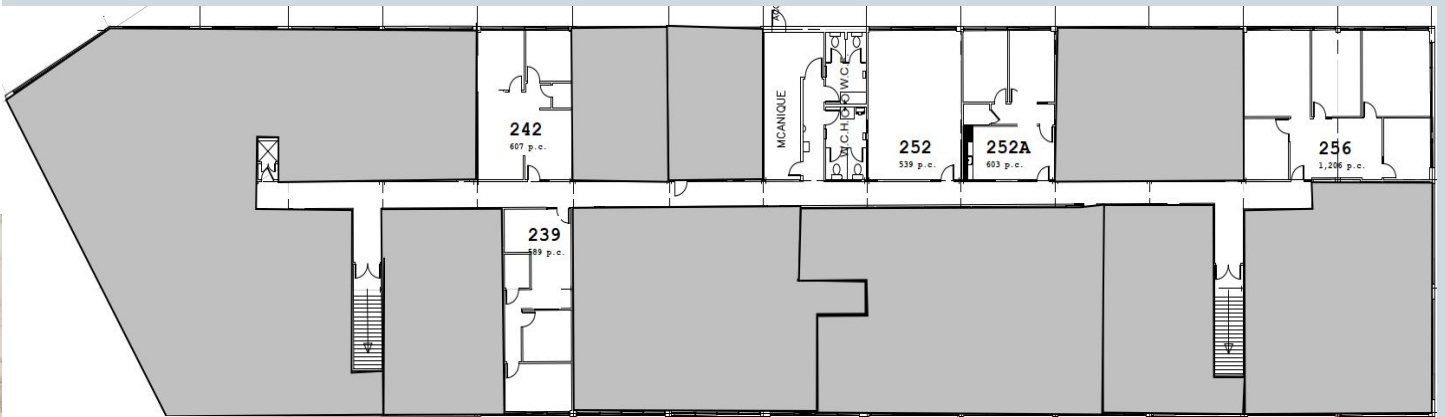
** Rates are expressed per square foot per year*

Property description

| | |
|-----------------------|--------------------|
| BUILDING AREA: | 115,772 SF |
| CLEAR HEIGHT: | 8' |
| YEAR OF CONSTRUCTION: | 1988 |
| PARKING : | 270 outdoor spaces |



Plan – Available space 2ND floor



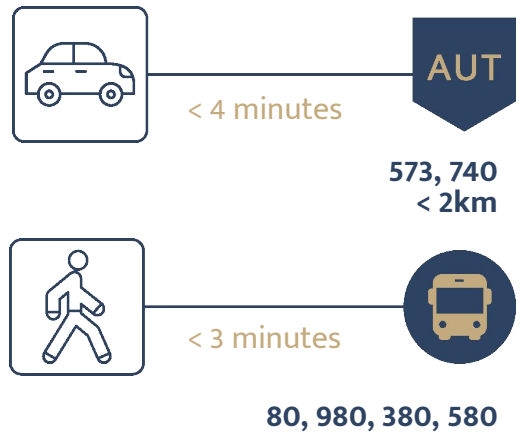


EASY ACCESS TO MAJOR HIGHWAYS

- Highway 573 (Henri IV)
- Highway 740 (Robert-Bourassa)

EASY ACCESS BY PUBLIC TRANSIT

WALKING DISTANCE TO MANY RESTAURANTS AND SERVICES



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