



1170 Lebourgneuf Boulevard

Office Spaces for Lease

DEBERTIN 

Rental Conditions

Net Rental Rate	\$15.00 + 3% per year
Taxes & Operating Expenses (est. 2026)	\$12.05
Improvement Allowance	5 year term: \$20.00 10 year term: \$30.00
Electricity	Included
Cleaning	Excluded
Parking	Interior: \$80.00 / 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
Indoor Parking	40
Exterior Parking	220
Services and amenities	• Lockers and showers • Indoor bike storage • Green spaces with picnic tables



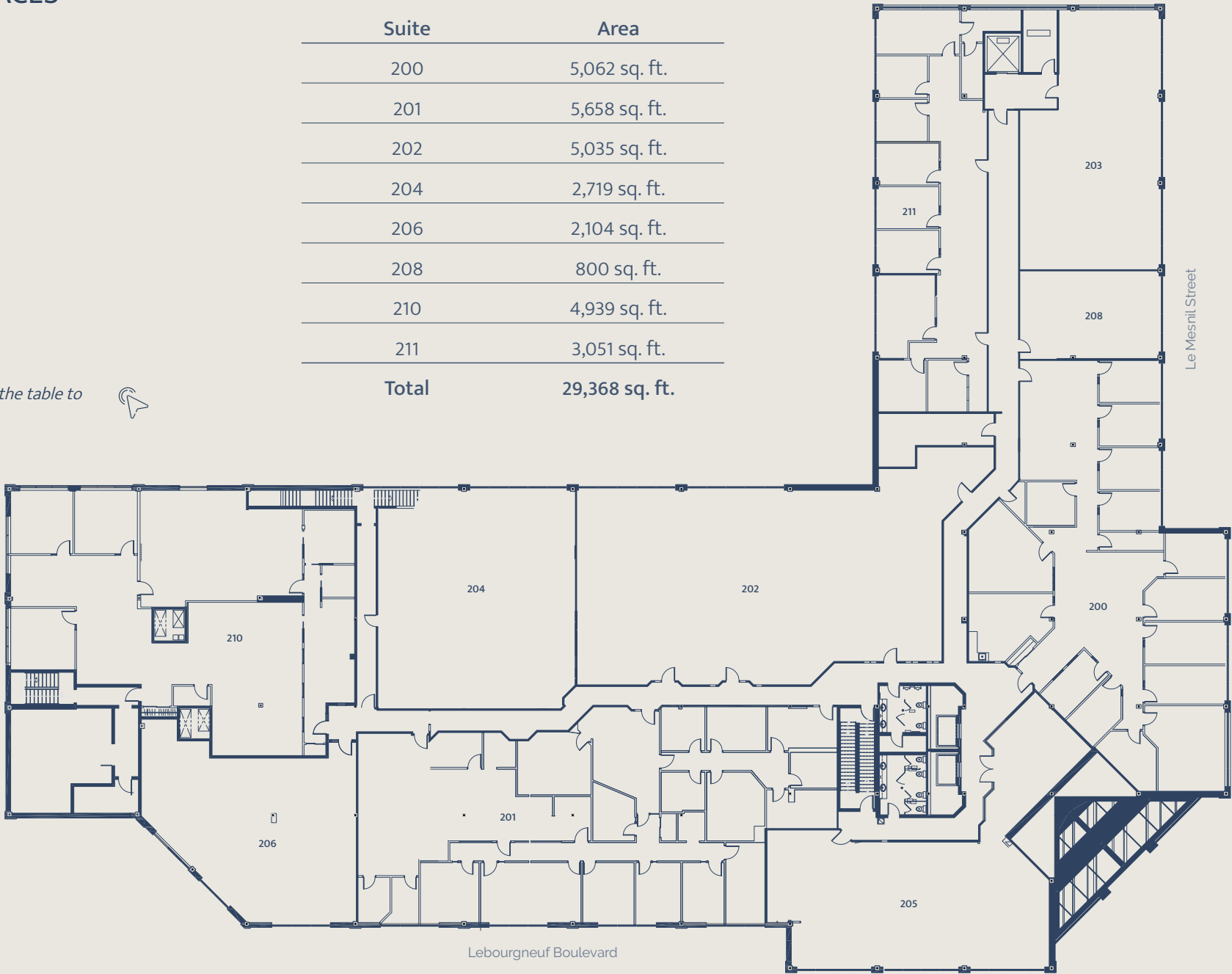
Floor Plan - 2nd floor



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.
Total	29,368 sq. ft.

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



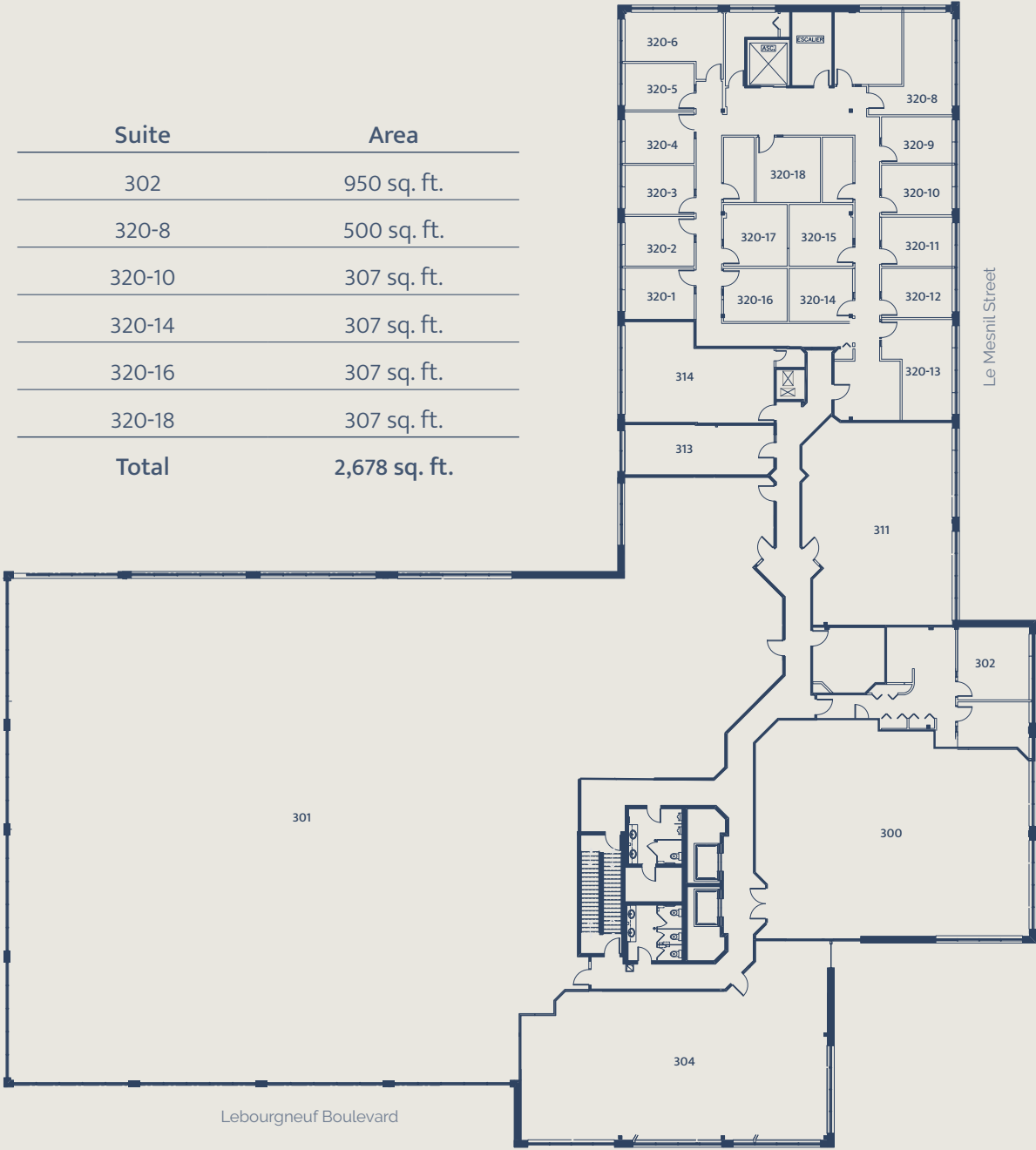
Floor Plan - 3rd floor



AVAILABLE SPACES

Suite	Area
302	950 sq. ft.
320-8	500 sq. ft.
320-10	307 sq. ft.
320-14	307 sq. ft.
320-16	307 sq. ft.
320-18	307 sq. ft.
Total	2,678 sq. ft.

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

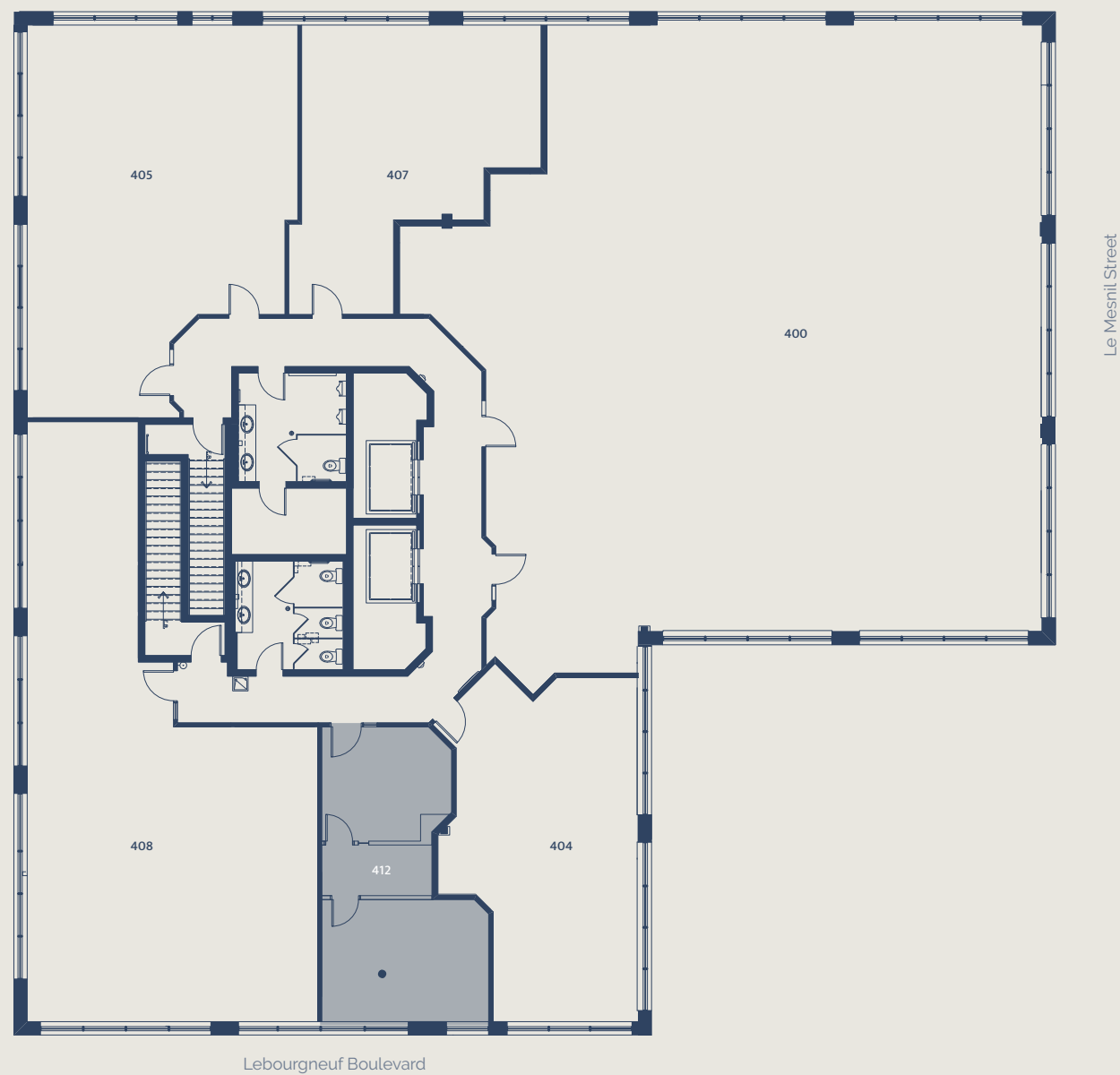


Floor Plan - 4th floor

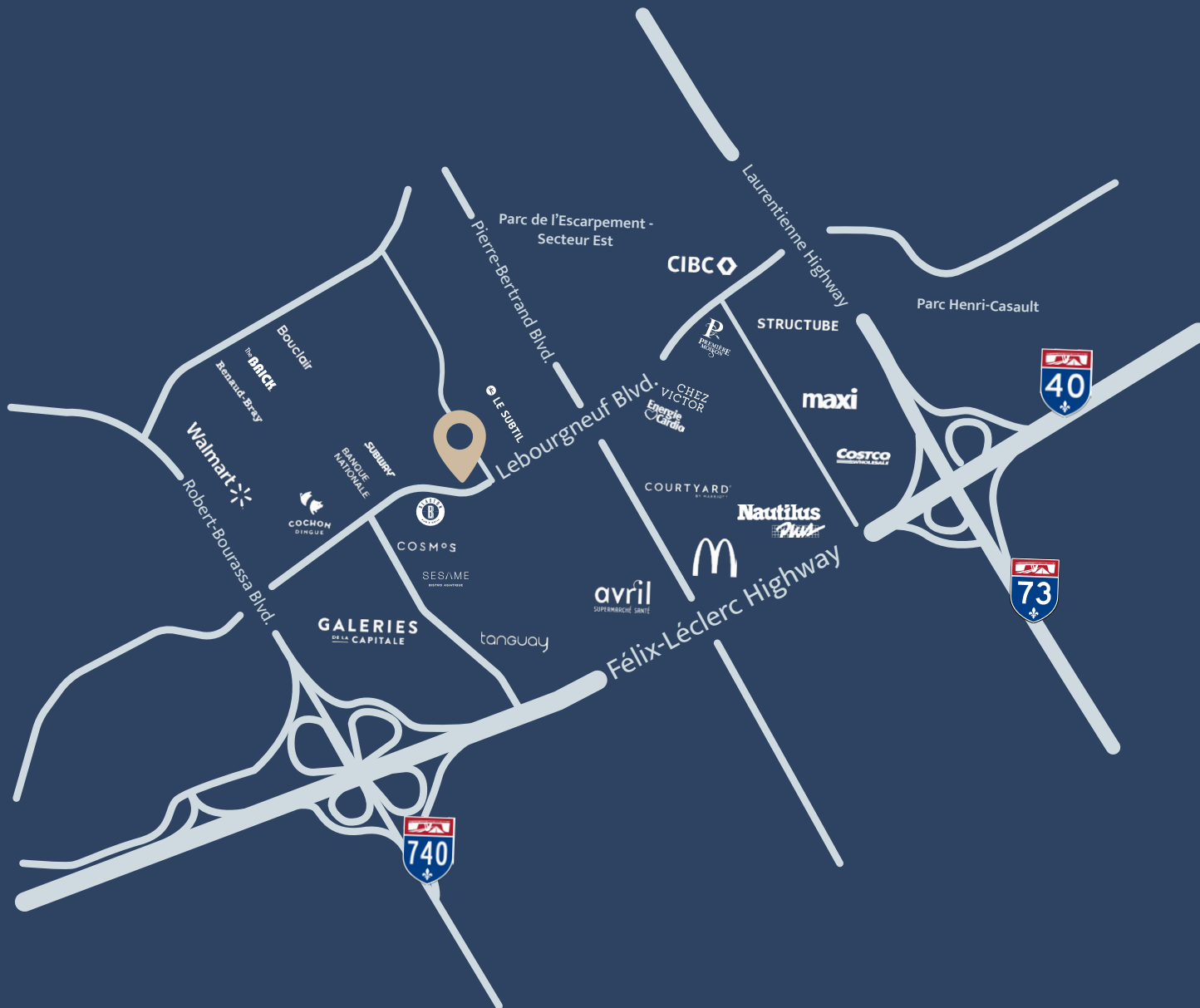


AVAILABLE SPACES

500 SQ. FT.



Location



Close to Les Galeries de la Capitale, restaurants, and services



Just a 5-minute walk to bus routes 82, 185, 272, 382, 582, 803 and 982



Only 5 minutes from
highways 40, 73, and 740

Contact us



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