



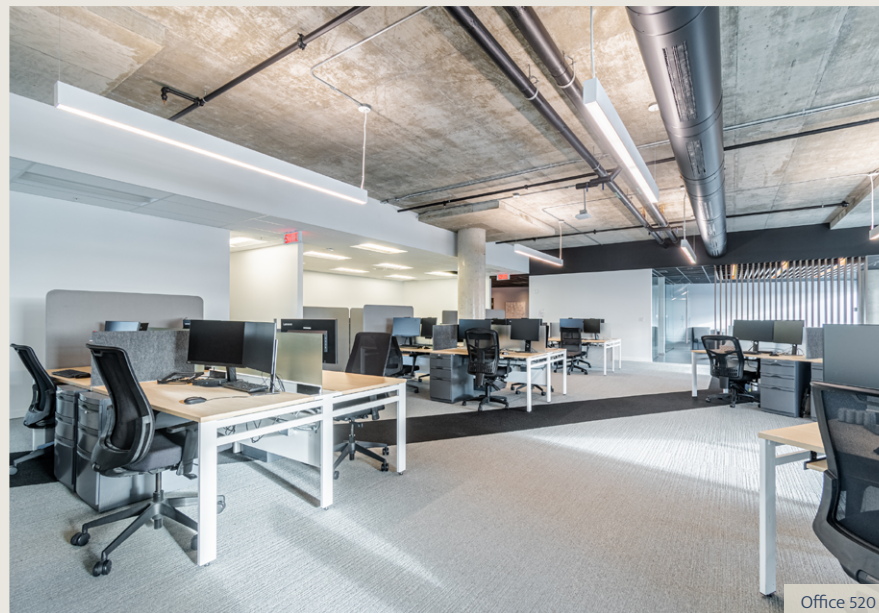
990 De Bourgogne Avenue

Office Spaces for Lease

DEBERTIN 

Rental Conditions

Net Rental Rate	\$16.50 + 3% per year
Taxes & Operating Expenses (est. 2026)	\$12.64
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>	



Office 520

Property Description

Type	Office and Commercial
Building Area	100,000 sq. ft.
Number of Floors	6
Year of Construction	2015
Indoor Parking	187
Exterior Parking	50
Services and amenities	- Lockers and showers - Indoor bike storage



Office 420



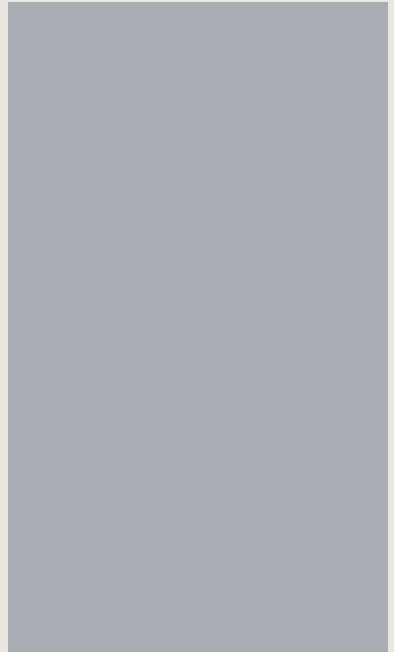
Office 420



Office 520



Office 520



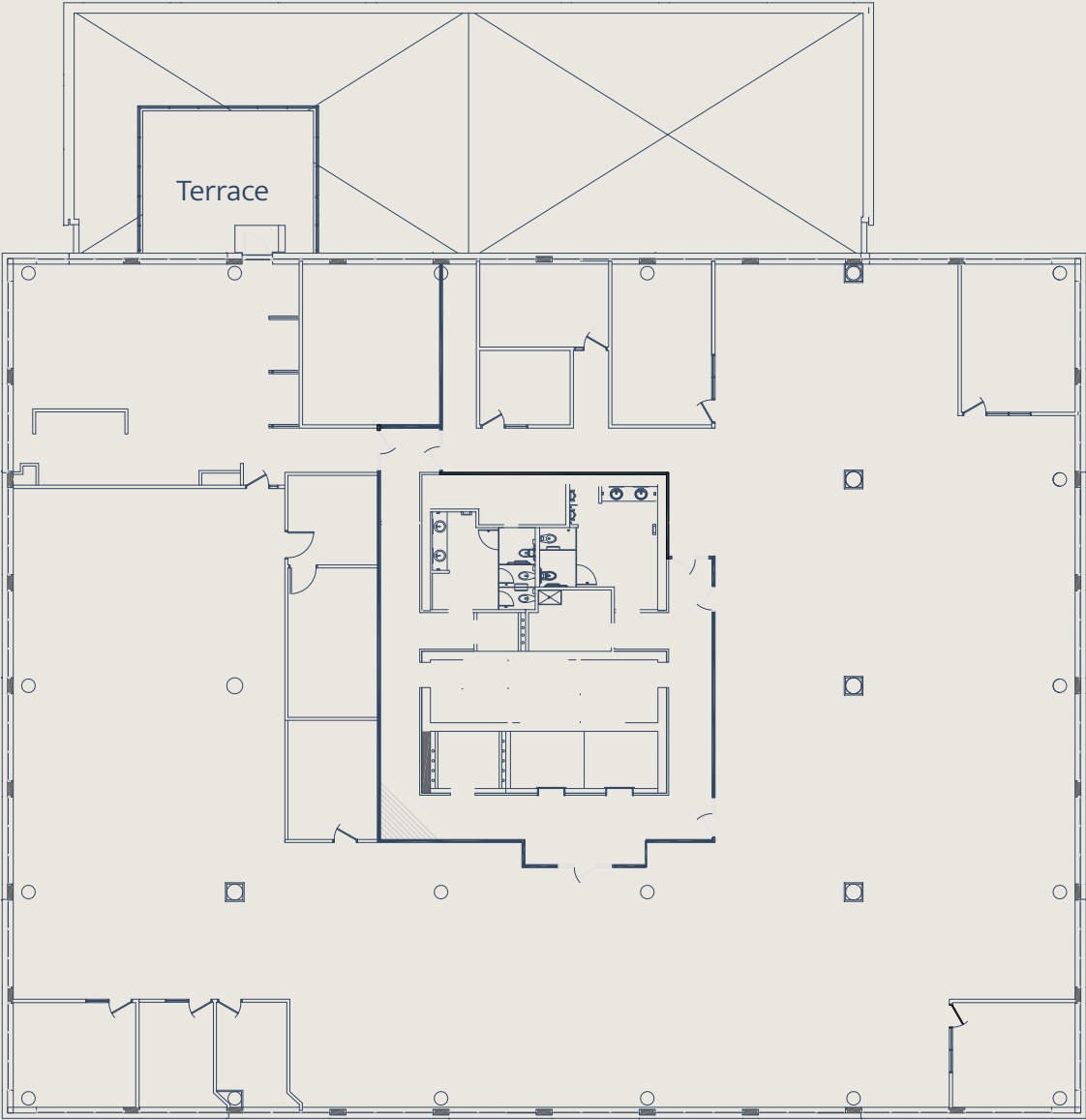
Floor Plan - 3rd floor

17,912 SQ. FT. - Divisible

AVAILABLE SPACES

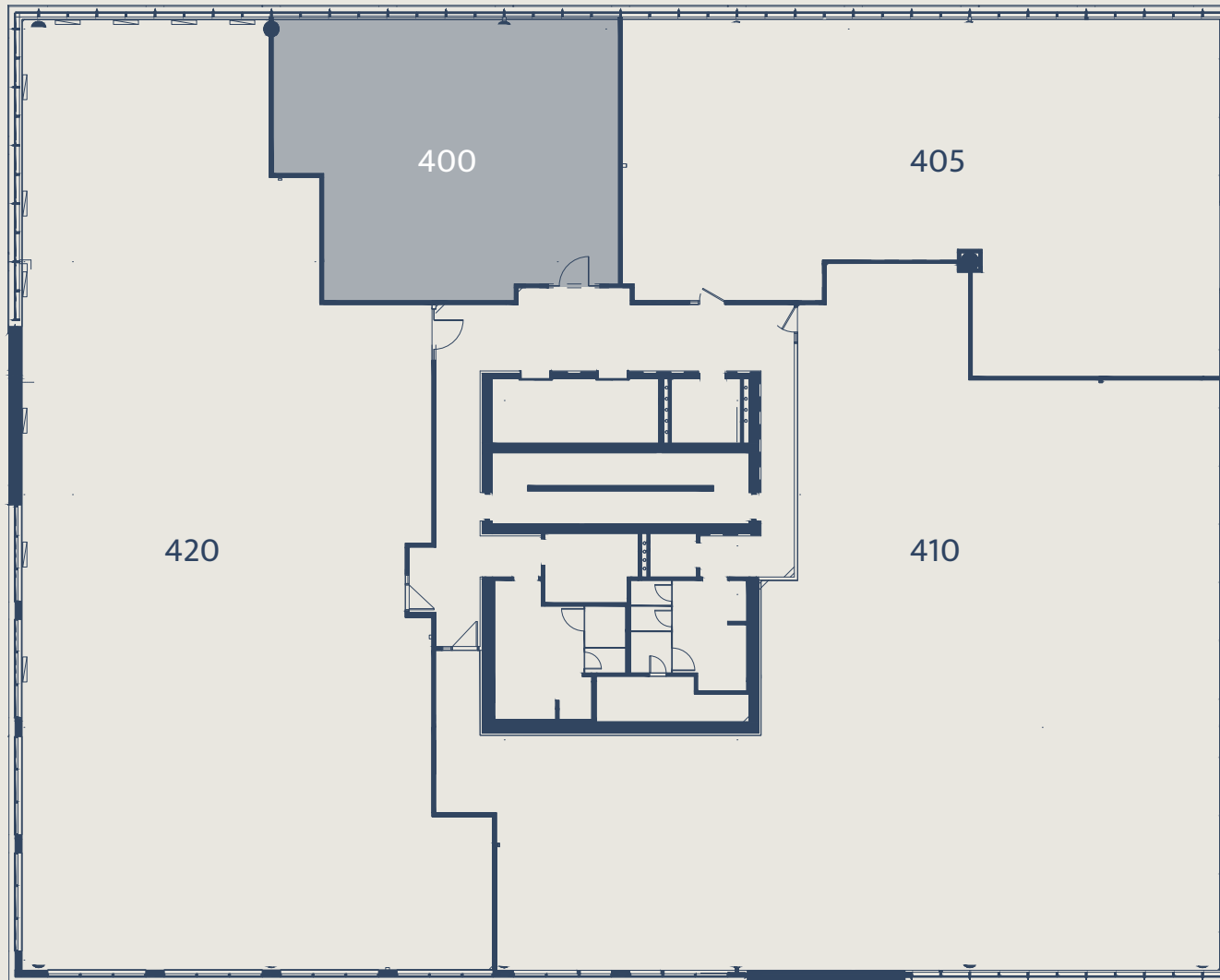
Suite	Area
300	8,987 sq. ft.
310	3,994 sq. ft.
320	4,931 sq. ft.
Full floor	17,912 sq. ft.

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

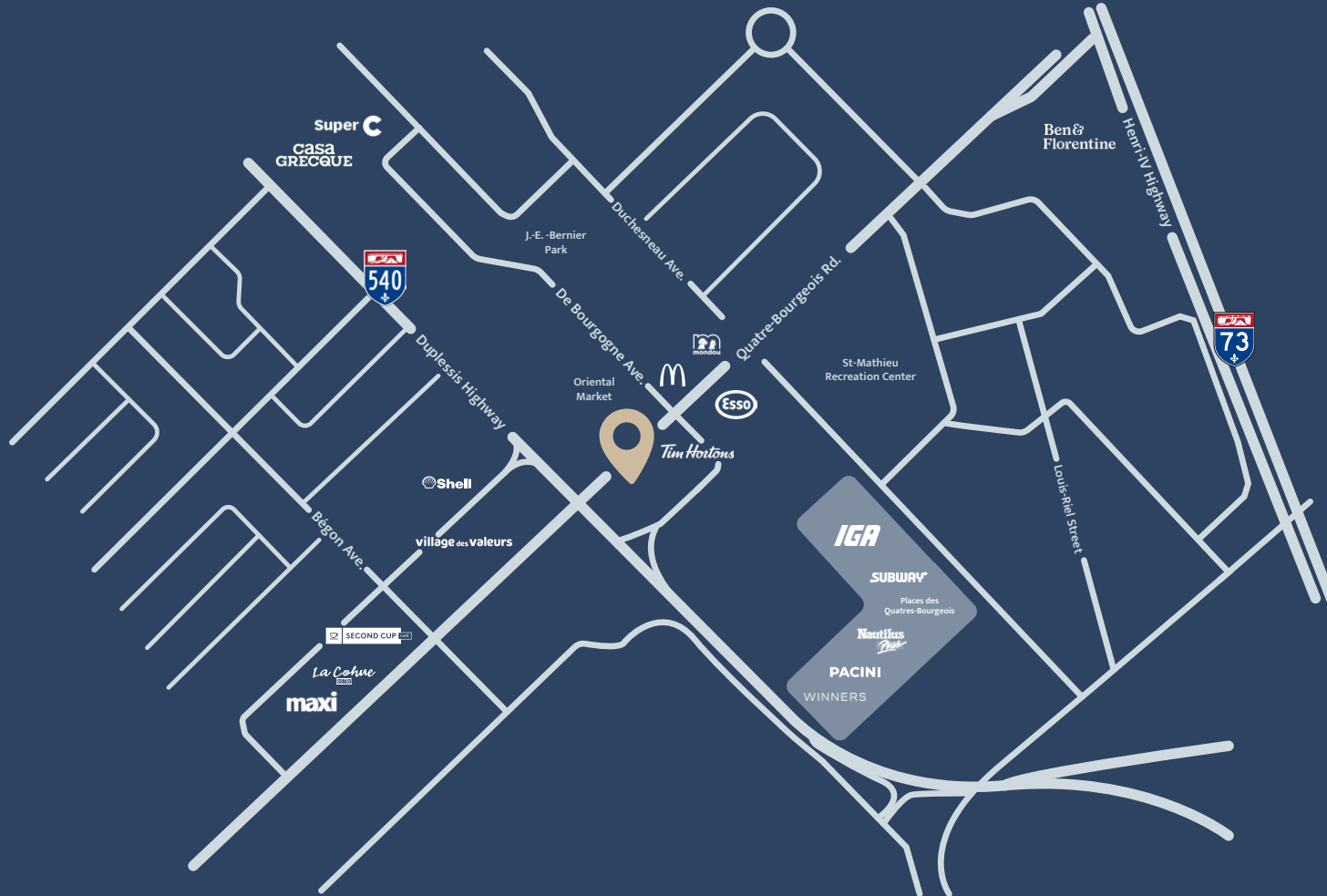


Floor Plan - 4th floor

1,586 SQ. FT.



Location



Close to the Pierre-Laporte
and Québec bridges



Just a 4-minute walk to bus routes
800, 801, 991, and 650



Only 5 minutes from highways
540 and 73

Contact us



Jean Sébastien Roussy
Vice President
T 418 626 4141
js@debertin.ca



Mickael Bernier
Senior Leasing Advisor
T 418 626 4141
mickael@debertin.ca