



# 1170 Lebourgneuf Boulevard

Commercial Spaces for Lease

DEBERTIN 



## Rental Conditions

- \$ Net Rent: Upon request
- \$ Additional Rent (est. 2026): \$12.45
- ⚡ Energy: Metered
- 🧹 Cleaning: Excluded
- P Parking: Interior: \$85.00 / month  
Exterior: Free

*Rates are expressed per square foot per year*

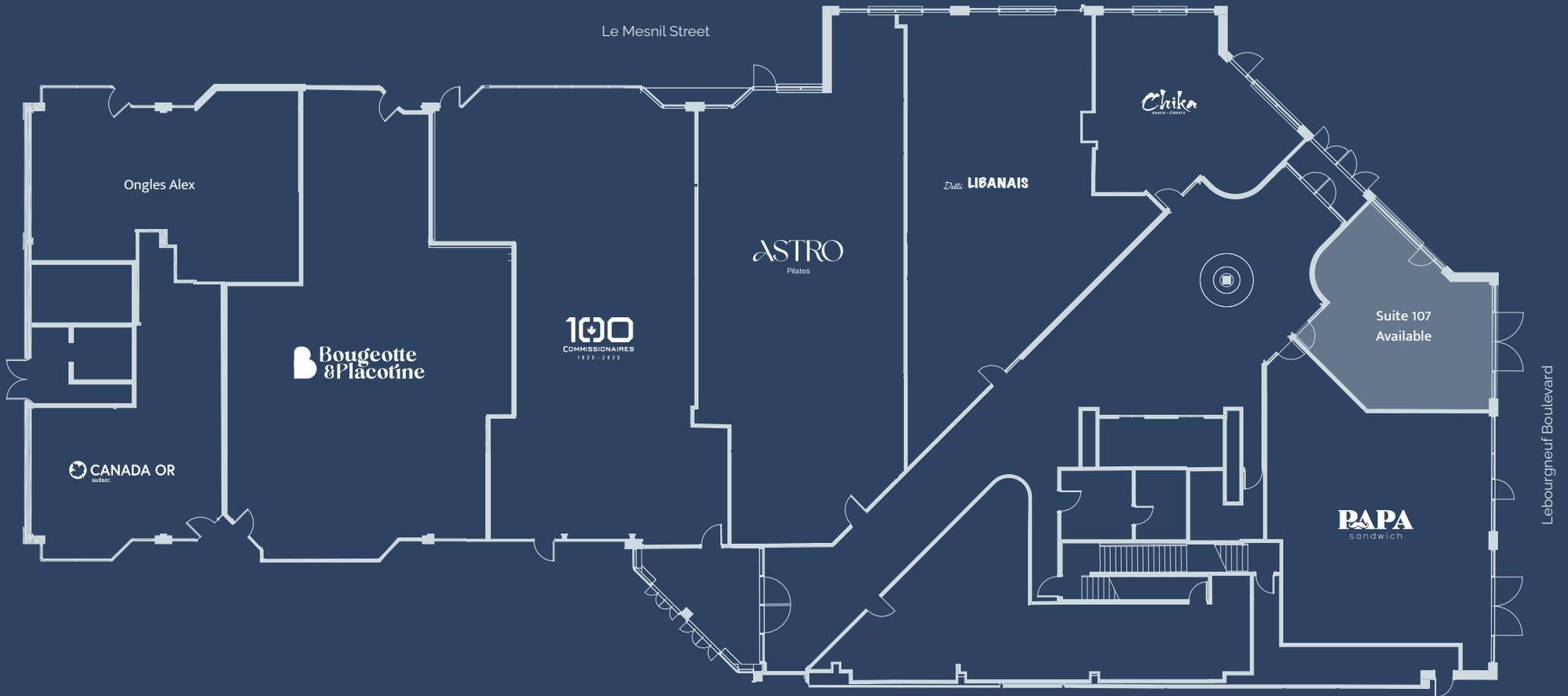
## Property Description

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>• Terrace available</li> <li>• Lockers and showers</li> <li>• Indoor bike storage</li> </ul>

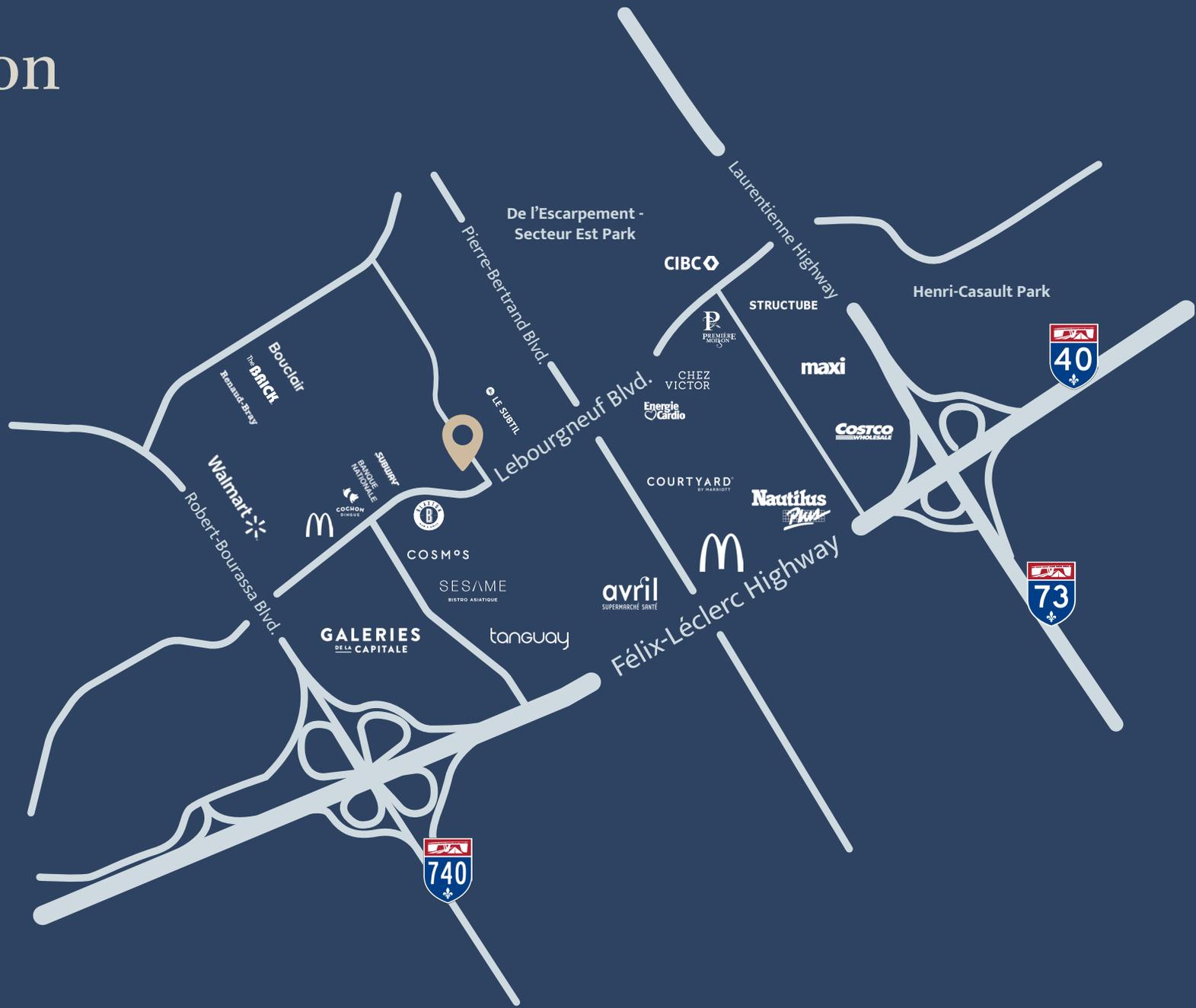
# Floor Plan - Ground Floor

AVAILABLE SPACE

800 SQ. FT.



# Location



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Leasing Director  
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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