



990 De Bourgogne Avenue

Office Spaces for Lease

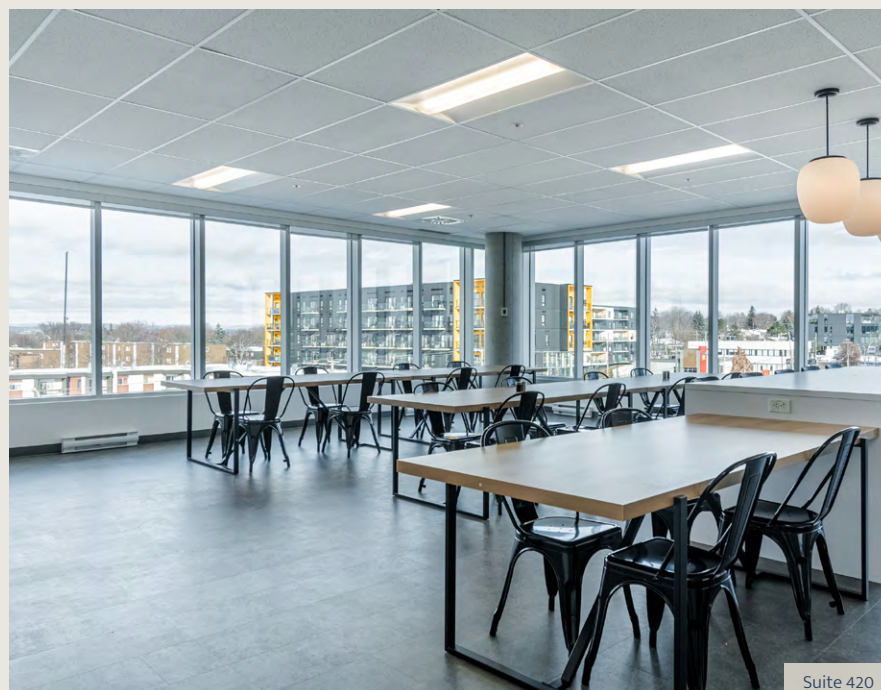
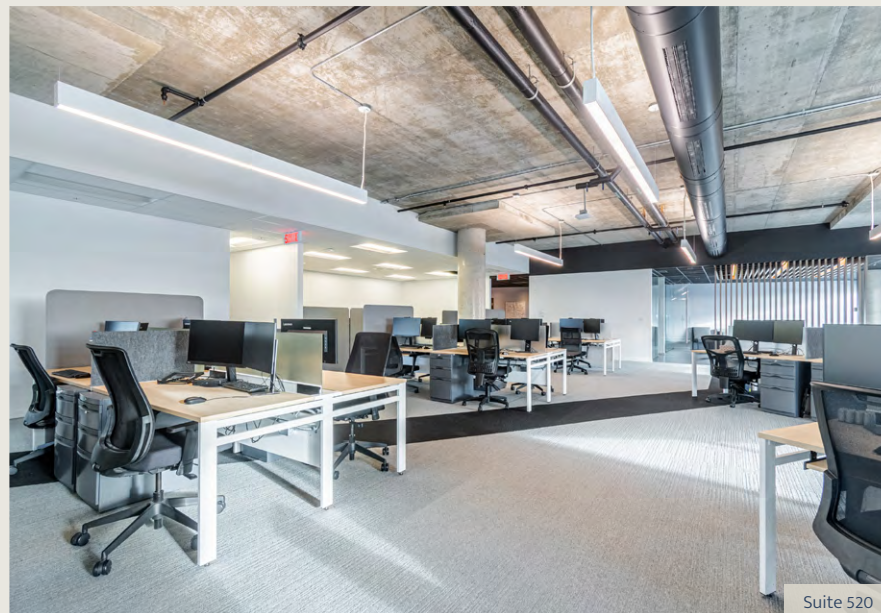
DEBERTIN 

Rental Conditions

Net Rental Rate	\$16.50 + 3% per year
Additional Rent (est. 2026)	\$12.64
Improvement Allowance	5 year term: \$20.00 10 year term: \$30.00
Energy	Included
Cleaning	Excluded
Parking	Interior: \$85.00 / month
<i>Rates are expressed per square foot per year</i>	

Property Description

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





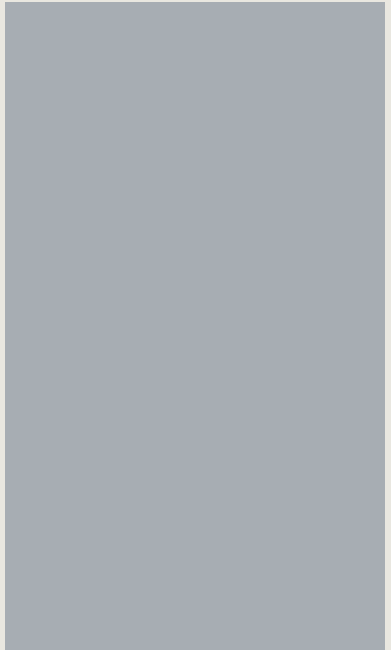
Suite 420



Suite 520



Suite 520

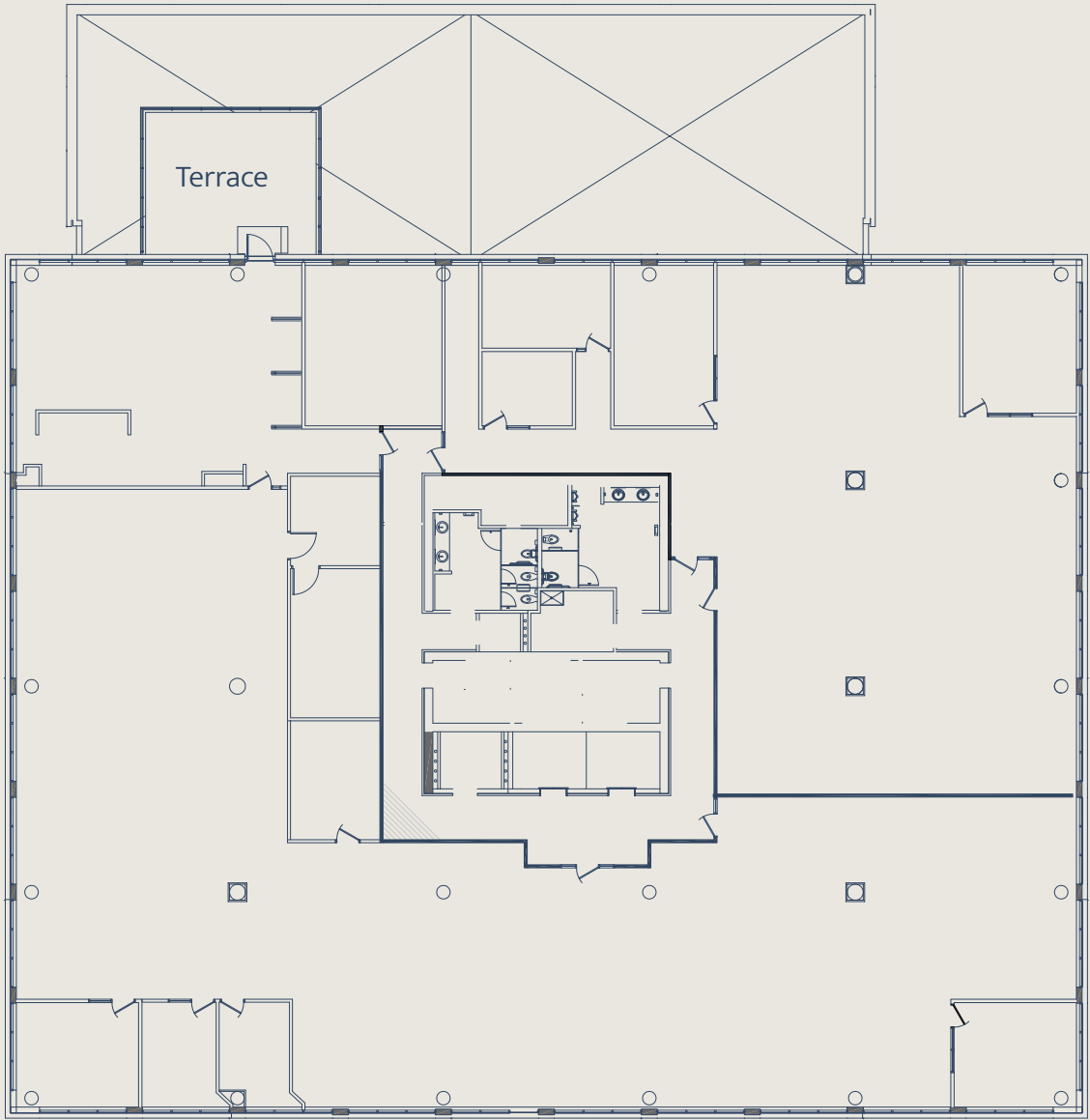


Floor Plan - 3rd floor

AVAILABLE SPACES

Suite	Area
300	10 130 sq. ft.
300-A	3 000 sq. ft.
300-B	7 130 sq. ft.

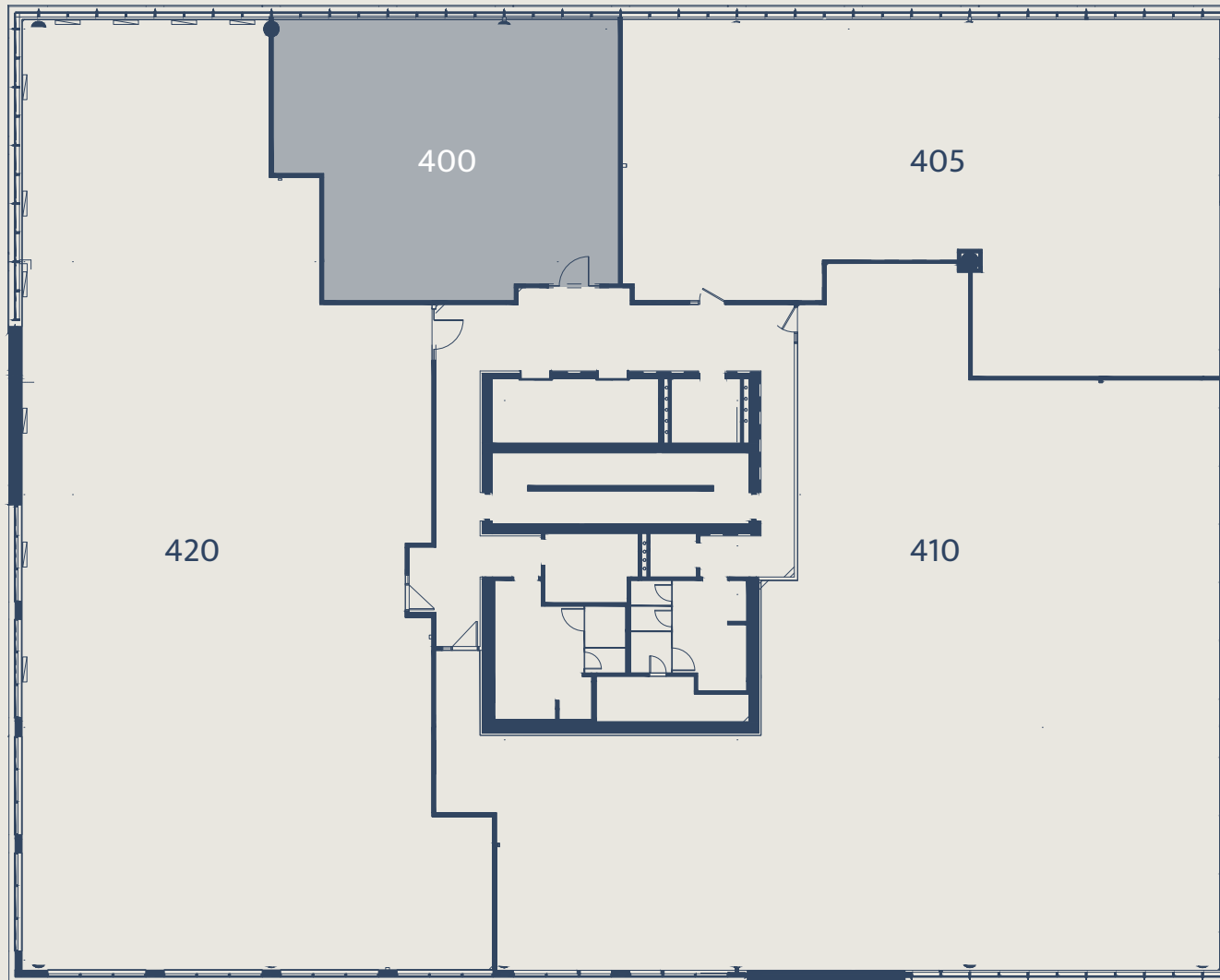
Click the suite number in the table to view it on the floor plan



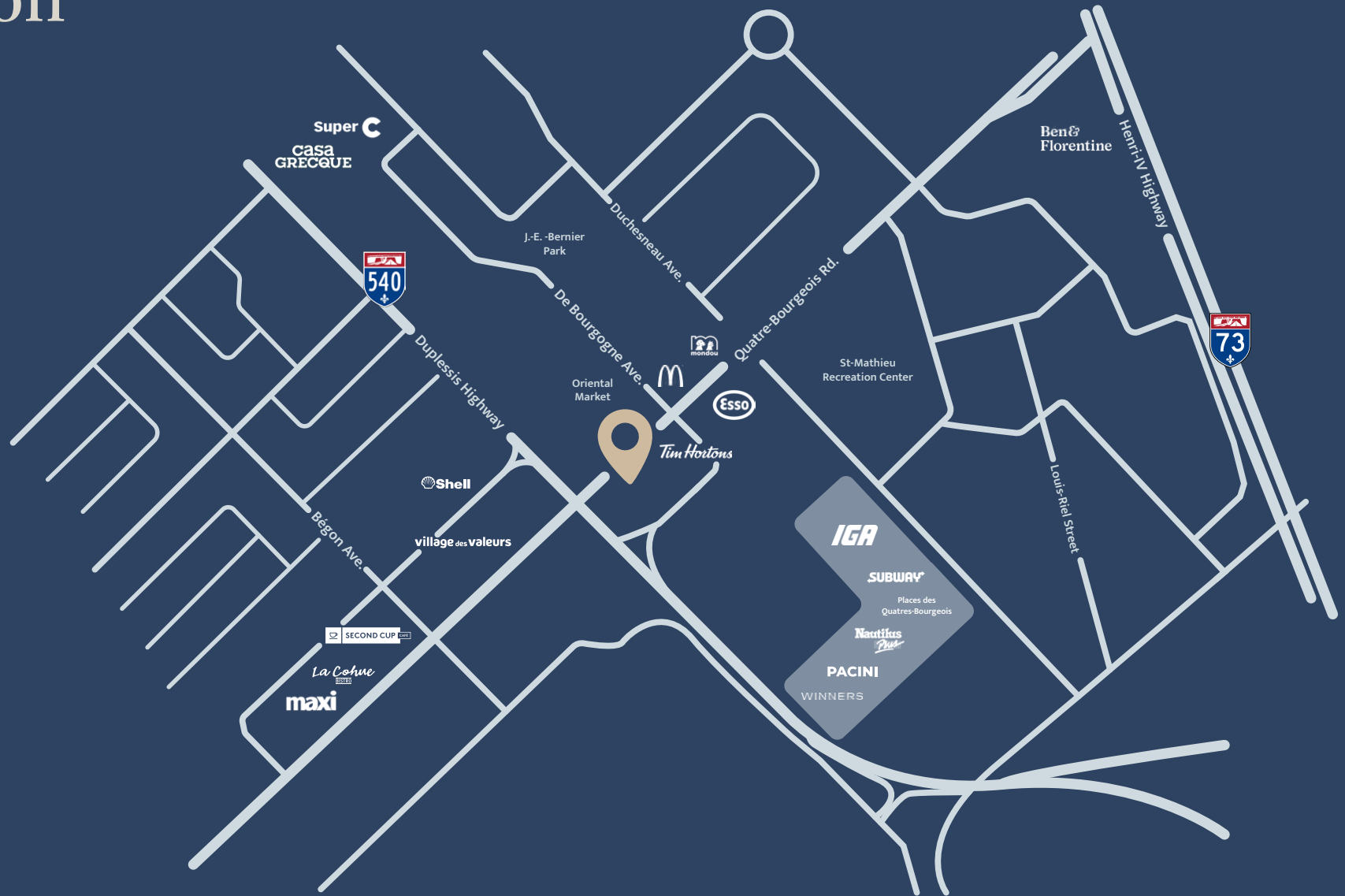


Floor Plan - 4th floor

1,670 SQ. FT.



Location



Mickael Bernier
Leasing Director
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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