



1170 Lebourgneuf Boulevard

Commercial Spaces for Lease

DEBERTIN 

Rental Conditions

Net Rental Rate	\$22.00 + 3% per year
Taxes & Operating Expenses (est. 2026)	\$12.05
Electricity	Metered
Cleaning	Excluded
Parking	Interior: \$80.00 / month Exterior: free
<i>Rates are expressed per square foot per year</i>	

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

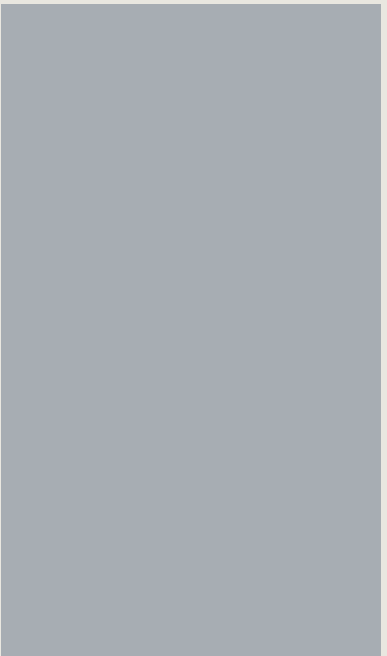




Lobby



Suite 800

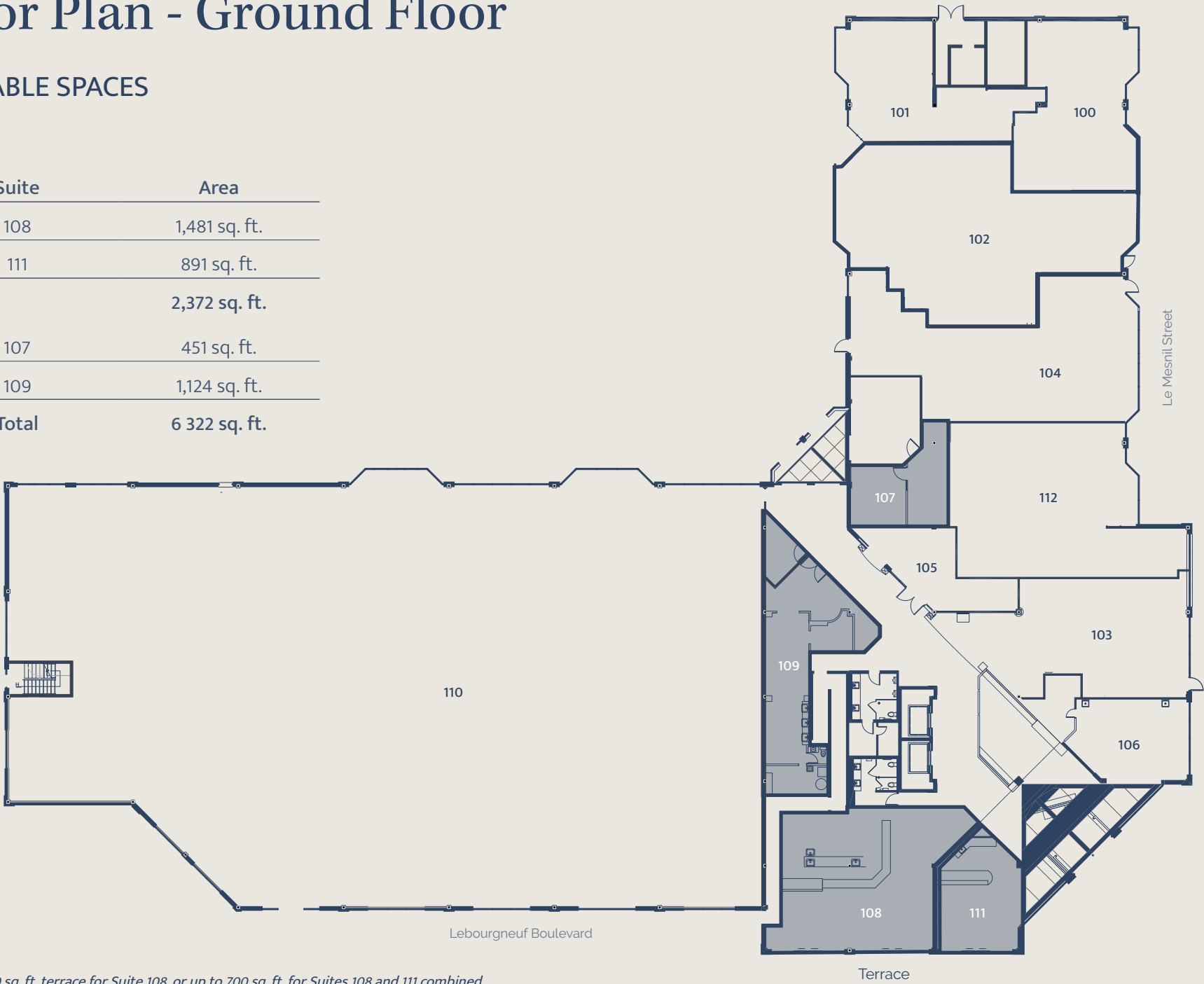


Floor Plan - Ground Floor



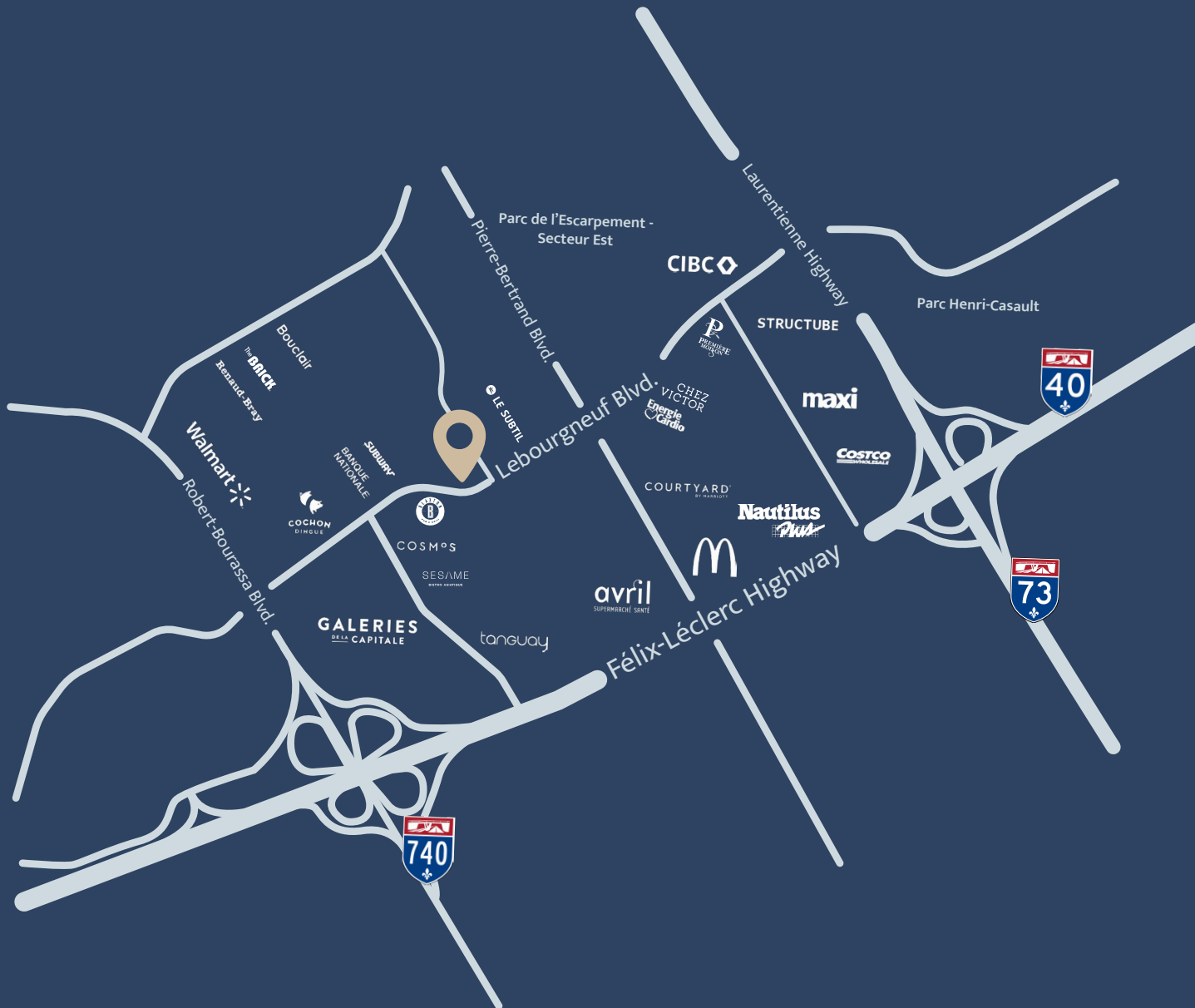
AVAILABLE SPACES

Suite	Area
108	1,481 sq. ft.
111	891 sq. ft.
	2,372 sq. ft.
107	451 sq. ft.
109	1,124 sq. ft.
Total	6 322 sq. ft.



Possibility of a 500 sq. ft. terrace for Suite 108, or up to 700 sq. ft. for Suites 108 and 111 combined.

Location



Contact us



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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