OFFICE SPACE FOR LEASE

437 GRANDE-ALLÉE E.

Depuis 1983
DEBERTIN

AVAILABLE SPACE

SUITE | FLOOR	AREA
Suite 160 | 1st floor	1,615 SF
Suite 280 | 2nd floor	495 SF
Suite 300 | 3rd floor	5,354 SF
TOTAL	**7,464 SF**

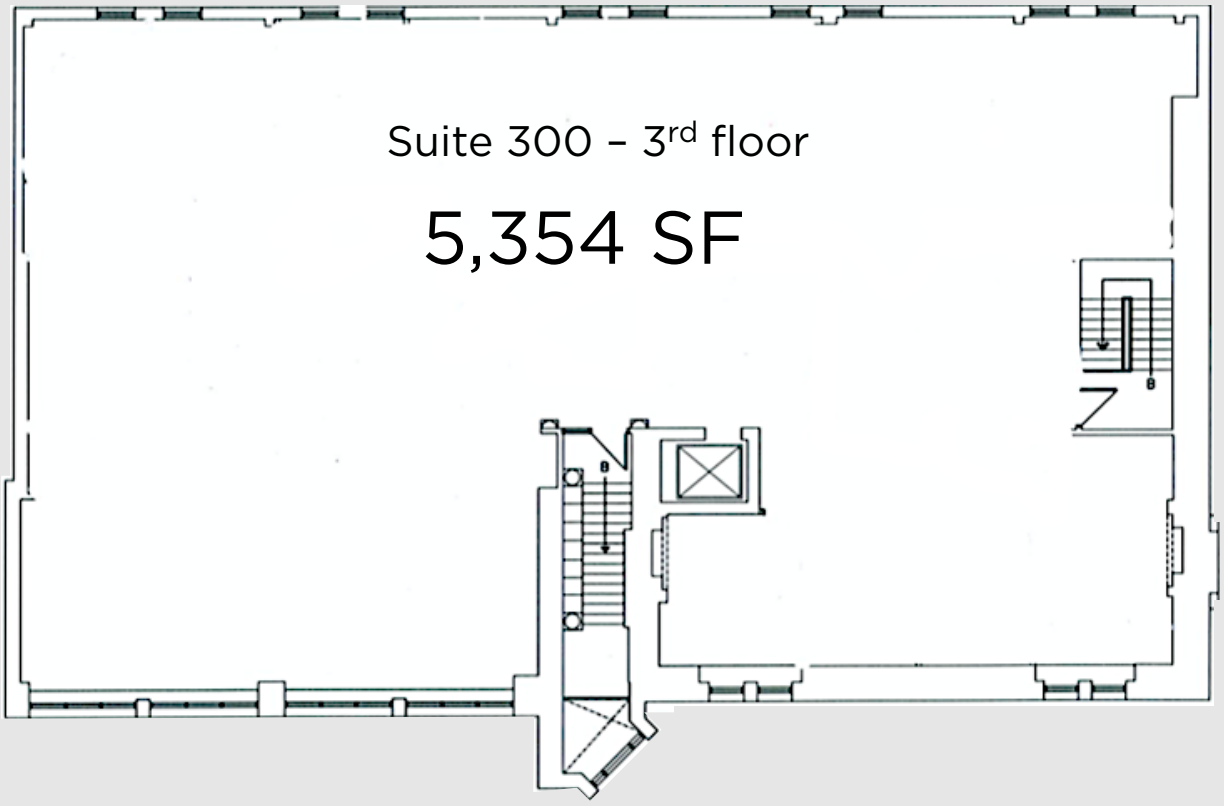
RENTAL CONDITIONS

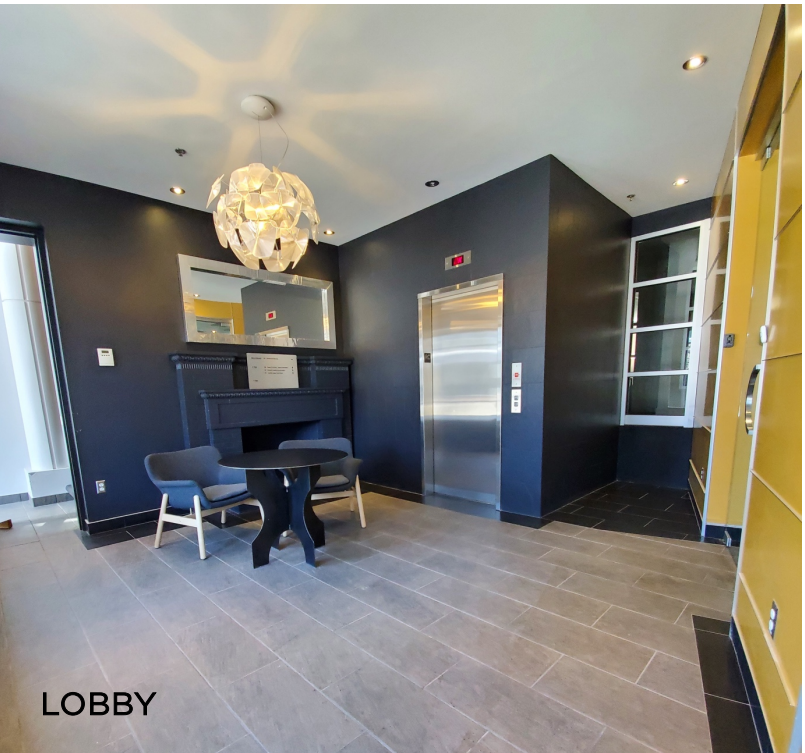
NET RENTAL RATE	*5-year term* $14.00 *10-year term* Years 1-5: $14.00 Years 6-10: $15.00
TAXES & OPERATING EXPENSES	$10.30
IMPROVEMENT ALLOWANCE	*5-year term* $10.00 *10-year term* $20.00
PARKING	Indoor : $150 per month Outdoor : $95.00 per month

** Rates are expressed per square foot per year*

COMMENTS

- Full floor available (3rd floor)
- Showers & changing rooms in the building
- Indoor & outdoor parking available





LOBBY

SUITE 280

437 GRANDE-ALLÉE E.

LOCATION

Easy access by public transit

A few steps away from many restaurants and services

RESTAURANTS & BARS

1. Pub Ozone Grande Allée
2. Dagobert
3. L'Atelier
4. Ophelia
5. 3 Brasseurs
6. Restaurant Louis-Hébert
7. Starbucks
8. Saint-Hubert
9. Bar L'Inox
10. Cosmos Café

HOTELS

1. Hotel le Concorde
2. Hotel Château Laurier
3. Hilton
4. Delta

BANKS

1. BMO
2. Desjardins

CONTACT

HUGO DESCHESNES
General Manager
418 626 4141
hugo@debertin.ca

JEAN-SÉBASTIEN ROUSSY
Director of Leasing
418 626 4141
js@debertin.ca

DEBERTIN REAL ESTATE AGENCY
1165 LEBOURGNEUF BLVD, SUITE 180
QUEBEC (QUEBEC) G2K 2C9

WWW.DEBERTIN.CA