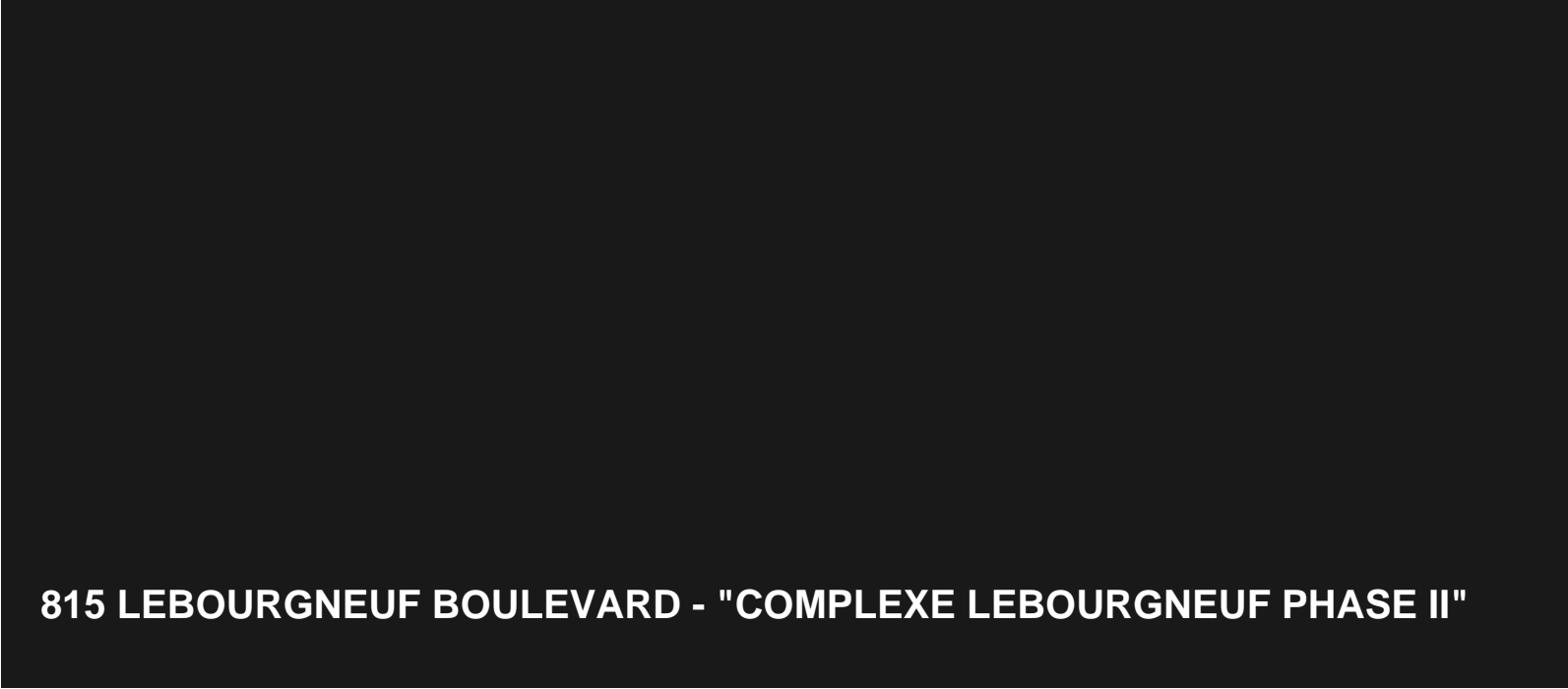


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815 Lebourgneuf Boulevard - "Complexe LeBourgneuf Phase II"



**815 LEBOURGNEUF BOULEVARD - "COMPLEXE LEBOURGNEUF PHASE II"**

815 Lebourgneuf, is a five-storey office and commercial building which offers 140,000 square feet of rentable area. Located in the heart of the business sector of Lebourgneuf, this building combines modernity, accessibility and conviviality. Due to its dual use, 815 Lebourgneuf offers a variety of services such as; restaurants, daycare, laundry services, hairdressers, full gym and many more. Connected to Phase I by a luxurious footbridge, the available suites are completely adaptable to your needs and offer great services to help you establish your business. Easily accessible by Robert-Bourassa (740), Felix Leclerc (40) and Laurentien (175/73) highways, as well as by public transportation (Metrobus 803), Phase II offers free outdoor parking, a VIP lounge and 3 exclusive conference rooms.

**LEASING CONTACT**



**Claude Pellicelli**  
 Directeur de Location -  
 Région de Québec  
 T: 418-683-0188 ext. 325  
[cpellicelli@btbreit.com](mailto:cpellicelli@btbreit.com)

**LEASING DETAILS**

<b>Realty Taxes</b>	5.53 (\$psf)
<b>OPEX</b>	4.09 (\$psf)
<b>Energy</b>	2.04 (\$psf)
<b>Total Additional Rent</b>	11.66 (\$psf)
<b>Cleaning</b>	Excluded

**ADDRESS**

**815 Boulevard Lebourgneuf, Ville de Québec, QC G2J 0C1**

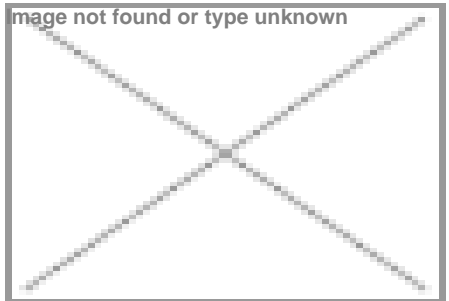


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### AVAILABILITIES

Unit #	Unit Type	Available Area (sq. ft.)
207	Office	1 430
210	Office	1 920
212	Office	2 437
303	Office	2 876
308	Office	2 831
502	Office	948

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### PICTURE GALLERY

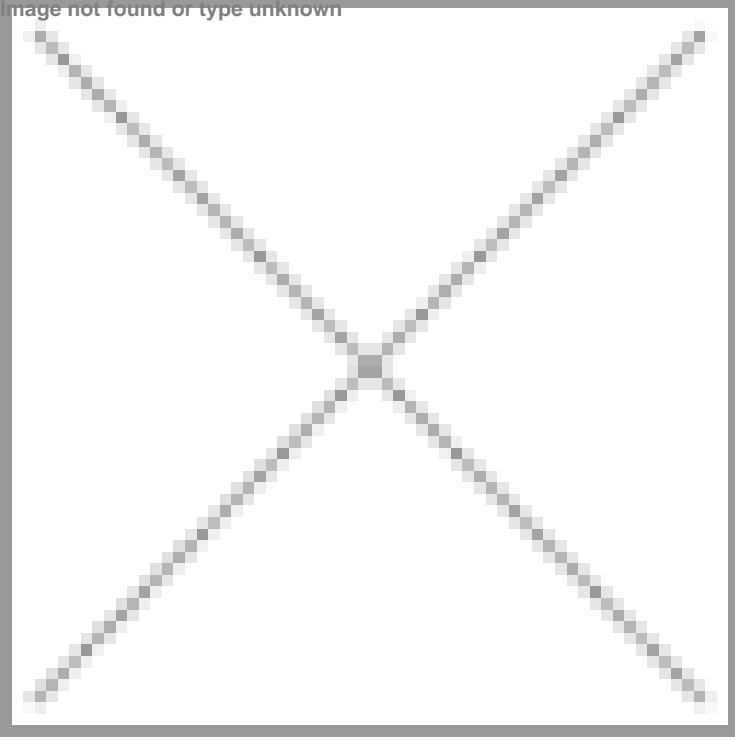
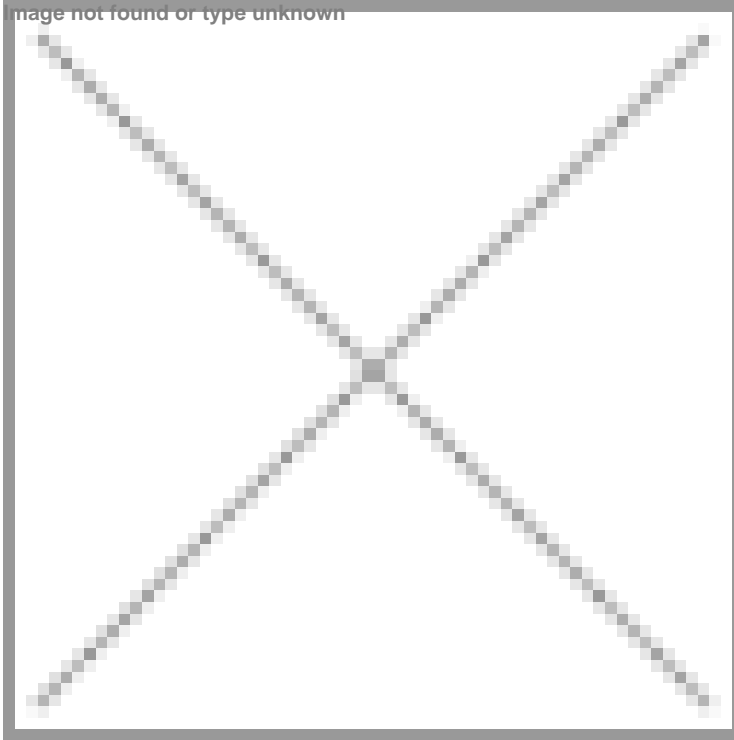
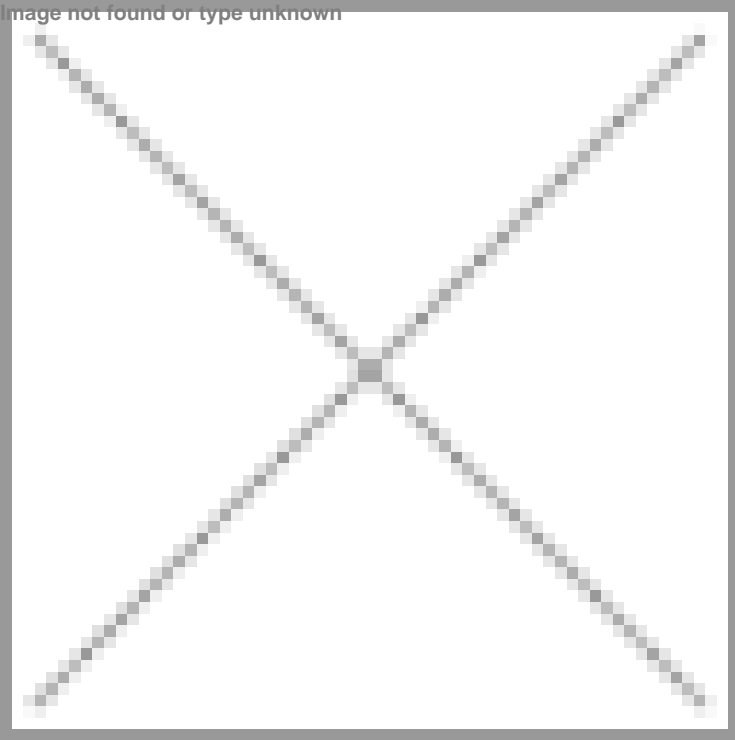


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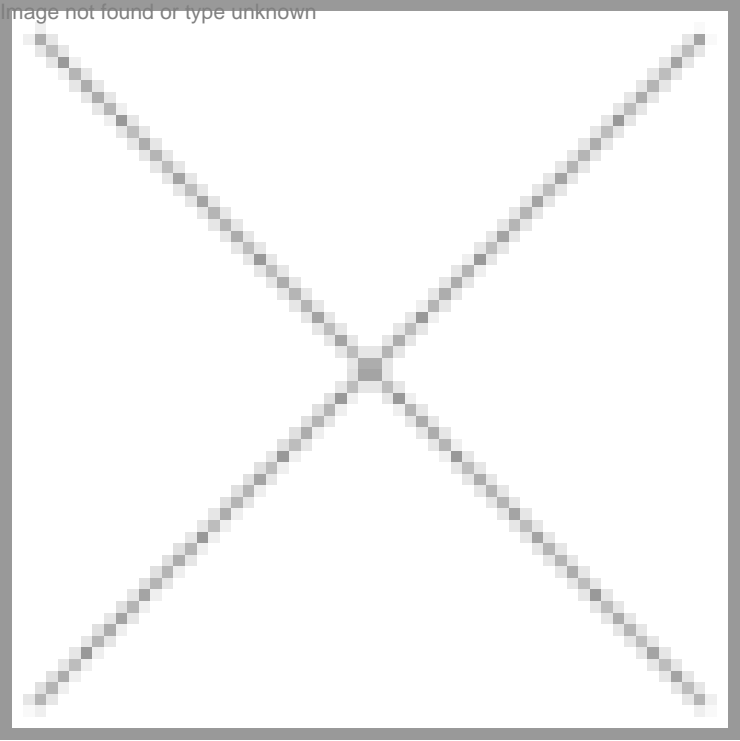


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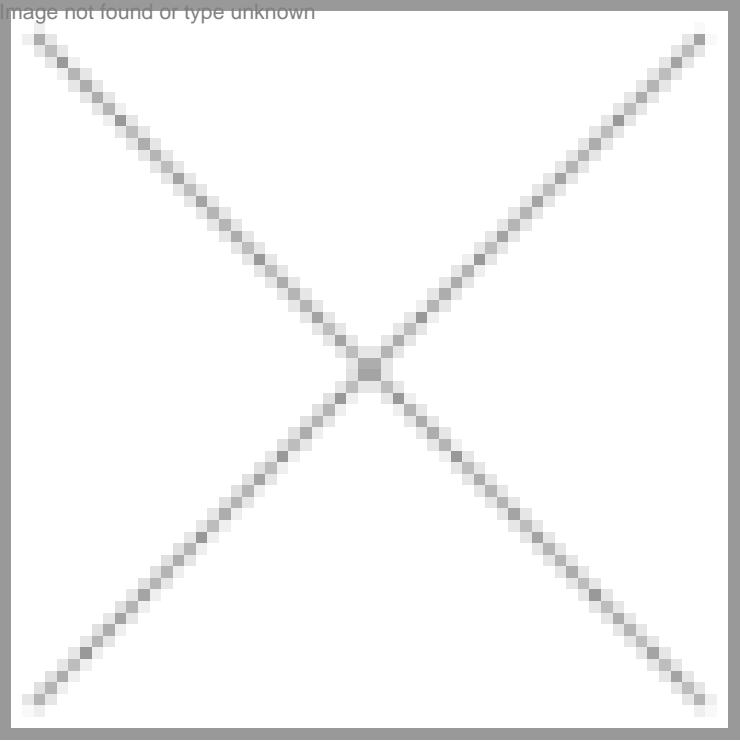


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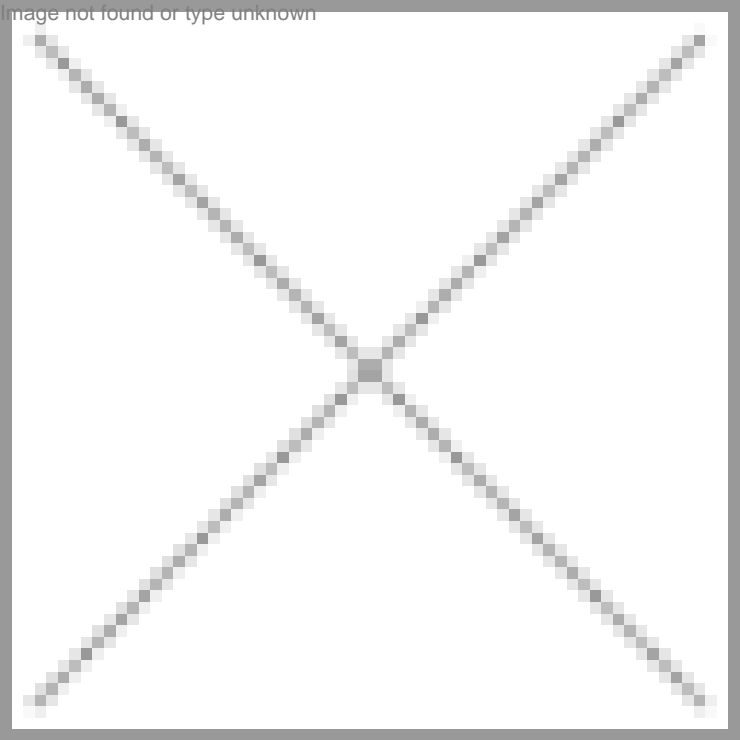


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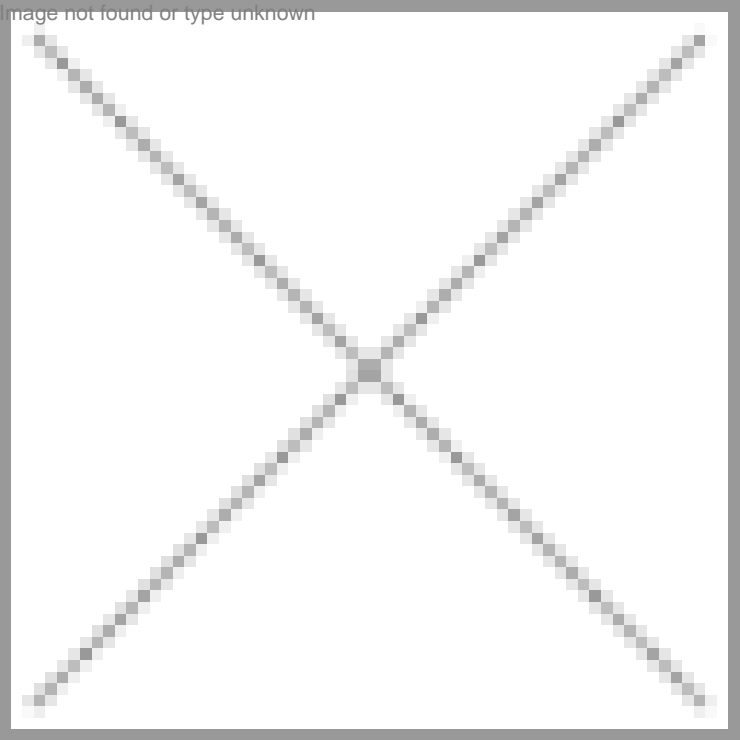


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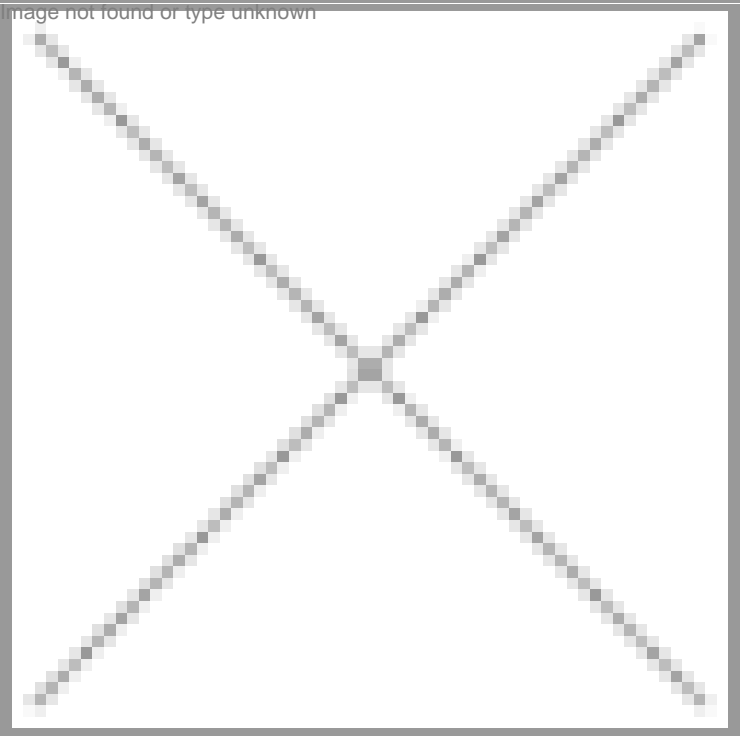


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