



# 3023 Wilfrid-Hamel Boulevard

Office Spaces for Lease

**DEBERTIN** 

# Rental Conditions

Gross Rent	\$21.00 + 3% per year
Additional Rent	Included
Energy	Metered
Parking	Exterior free
<i>Rates are expressed per square foot per year</i>	



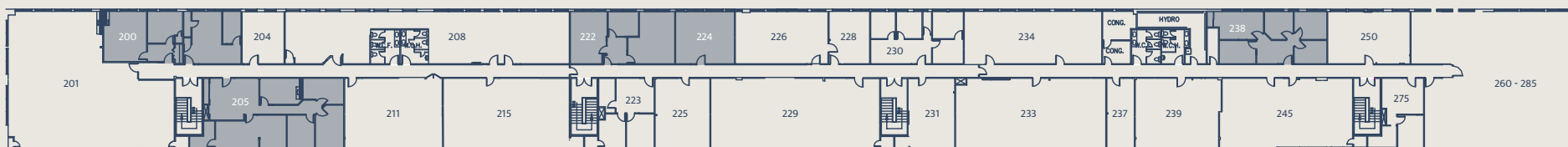
# Property Description

Type	Industrial and Office
Building Area	89,127 sq. ft.
Number of Floors	2
Year of Construction	1979
Exterior Parking	225



# Floor Plan - 2<sup>nd</sup> floor

## AVAILABLE SPACES



Suite	Area
200	907 sq. ft.
205	1,296 sq. ft.
222	670 sq. ft.
224	420 sq. ft.
238	758 sq. ft.
<b>Total</b>	<b>4,051 sq. ft.</b>

# Location



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Just a 3-minute walk to bus routes  
80, 980, 380, and 580



Only 4 minutes from highways  
573 and 740