



# For Lease

1170  
Lebourgneuf blvd  
Quebec City

Centre d'Affaires Le Mesnil: Office Spaces Conveniently  
Located Close to Major Traffic Artery





# High Quality in Lebourgneuf

This four-story building is ideally located in the Lebourgneuf district of Quebec City. This district is renowned for its economic dynamism and convenience, making it an attractive location for businesses and shops.

Notable tenants in the building include Freshii restaurant and Dallaire Dental Clinic.

Boulevard Lebourgneuf is a major artery in the city, offering excellent visibility and accessibility thanks to its traffic flow.

The proximity of Le Mesnil Street offers opportunities for retail and services, attracting residents of the neighborhood as well as those from surrounding areas. Automobiles can easily access the building via the Robert-Bourassa (740), Félix Leclerc (40) and Laurentian (175/73) highways, increasing its potential for commercial success.

## Highlights



BOMA-certified  
Best Silver



Year of  
construction:  
1990



Convenient  
Access



10,000 vehicles  
per day traffic  
count on the  
boulevard



Variety  
of Space  
Types



Very high density  
of shops and  
services nearby



Ample outdoor  
parking

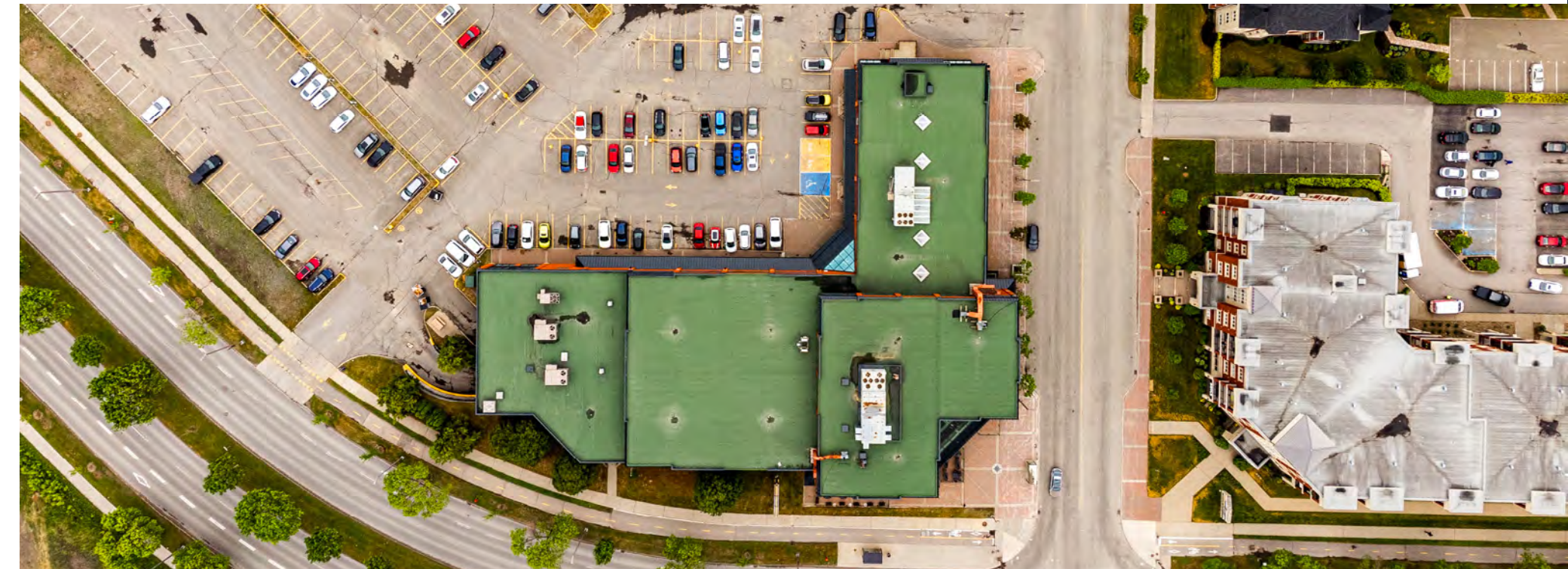


Complete  
concierge service



# 1170 Lebourgneuf Boulevard – Photo Gallery

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Centrally Located with  
a Variety of Nearby  
Services & Amenities

Attracting Both  
Shoppers and  
Qualified Labor







By Car  
To Downtown

14 minutes



By Car  
To Les Galeries  
de la Capitale

4 minutes

Around the Area



Marmiton Pizza, Subtil, Chez Victor, Sushi Kumi,  
Saint-Hubert, Mikes



Marriott Courtyard



Esprit de famille



Starbucks



Karate Sportif Lebourgneuf, Energie Cardio



Uniprix, Couche-Tard







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