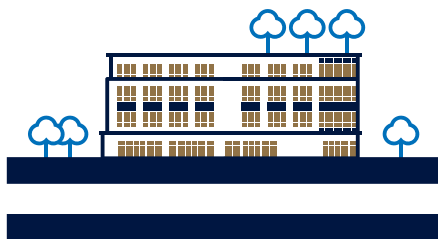


# ilot

## TOURIGNY



The Ilot Tourigny is home to many different types of businesses. The huge brick and steel building sports an elevator, generous windows and excellent soundproofing. It contains both large commercial spaces and small offices. On the ground floor, restaurants and catering services help fuel everyone's creativity. Not to mention the gymnasium and rooftop terrace! The heating system is fully automated.

### BUILDING FEATURES

- Excellent soundproofing thanks to the concrete structure
- Abundant windows
- Modern style
- Diligently managed building
- Impeccable maintenance
- High-quality renters
- Complete gym with showers for renters
- Rooftop terrace with panoramic view

### LOCATION

- Walking distance to many local stores and restaurants
- Access to numerous service businesses in the building and within walking distance
- Access to a pedestrian network and a bicycle path
- Proximity to Lake Memphremagog
- Parking with charging stations for electric vehicles
- Easily accessible from the highway
- Ideally located between Sherbrooke and Montreal



### ADMINISTRATION

819 620-3530

### ILOT TOURIGNY

817 Principale St. W  
Magog, Quebec J1X 2B4

# SUITE N<sup>o</sup> 202

PRIVATE SUITE  
ILOT TOURIGNY

## FEATURES

This basic private suite includes the floors, load-bearing walls, exterior walls, ceilings and fixtures necessary for its future purposes. The renter can add partitions, light fixtures and carpeting, for example, as needed.

## LEASEHOLD IMPROVEMENTS

The landlord will provide a contribution based on the lease negotiated.

## COMMON SPACES

- Complete gym with showers
- Parking
- Rooftop terrace
- Same-level bathrooms

## BENEFITS AND AMENITIES

This expansive suite is a blank canvas on which you can overlay your company's colours. The layout and furnishing are yet to be determined : the suite is the ideal solution for an organization wishing to create its own customized environment, perfectly tailored to its needs. Renters will be able to enjoy the exceptional scenery, access to the gym, rooftop terrace, ground-floor restaurants, as well as the revamped main street. The Ilot isn't just a place to work—it's a balanced lifestyle.

Saint-Patrice St. W



Principale St. W

## DIMENSIONS

Area : 1,311 ft<sup>2</sup>  
Ceiling height : 11' 3"

## DATE OF OCCUPANCY

Immediate

## FLOOR

Level 2

## BASE PRICE

From \$17,50 / ft<sup>2</sup>

## LEASE

10-year minimum contract  
Monthly payments  
Tenant incentives

## PARKING

2 parking lots on site  
Possibility of parking nearby