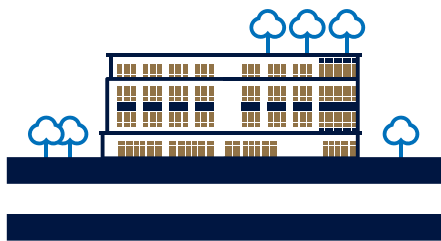


# ilot

## 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

# OFFICE No 211

BUSINESS CENTRE  
— ILOT TOURIGNY

## FEATURES

This rental space shares the business centre with 11 other offices. The centre with its expansive windows also includes a kitchenette, conference room and brainstorming room. Access to the building is controlled by an identification system.

## COMMON SPACES

- Complete gym with showers
- Common kitchen
- Conference room
- Rooftop terrace
- Parking
- Same-level bathrooms

## INCLUDED

- Electricity
- Heating / Air conditioning
- Internet connection

## BENEFITS AND AMENITIES

An office in the Ilot Tourigny business centre gives you access to a managed and maintained space where you can work and meet your clients if so desired. Renters can use all common areas including the kitchen, conference rooms, bathrooms, rooftop terrace and gym. It's an ideal compromise—enjoy amenities and a beautiful workspace with a view, all at a reasonable price. You'll never need to pay for space you don't need.

Saint-Patrice St. W



Principale St. W

## DIMENSIONS

Area : 150 ft<sup>2</sup>  
Ceiling height : 11' 3"

## DATE OF OCCUPANCY

Immediate

## FLOOR

Level 2

## BASE PRICE

From \$1,100 / month

## LEASE

One year contract  
Monthly payments

## PARKING

Available parking