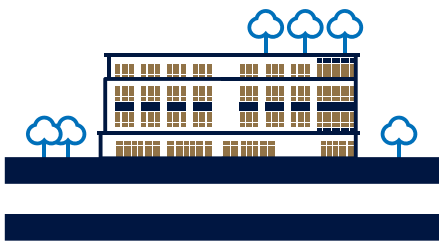


ilot

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 No 302

PRIVATE SUITE
ILOT TOURIGNY

FEATURES

This suite can accommodate up to 22 workstations in an open-plan space. It also includes four large closed offices, a reception desk, a conference room, a kitchenette, a lounge area, a private bathroom with shower and a collaborative space.

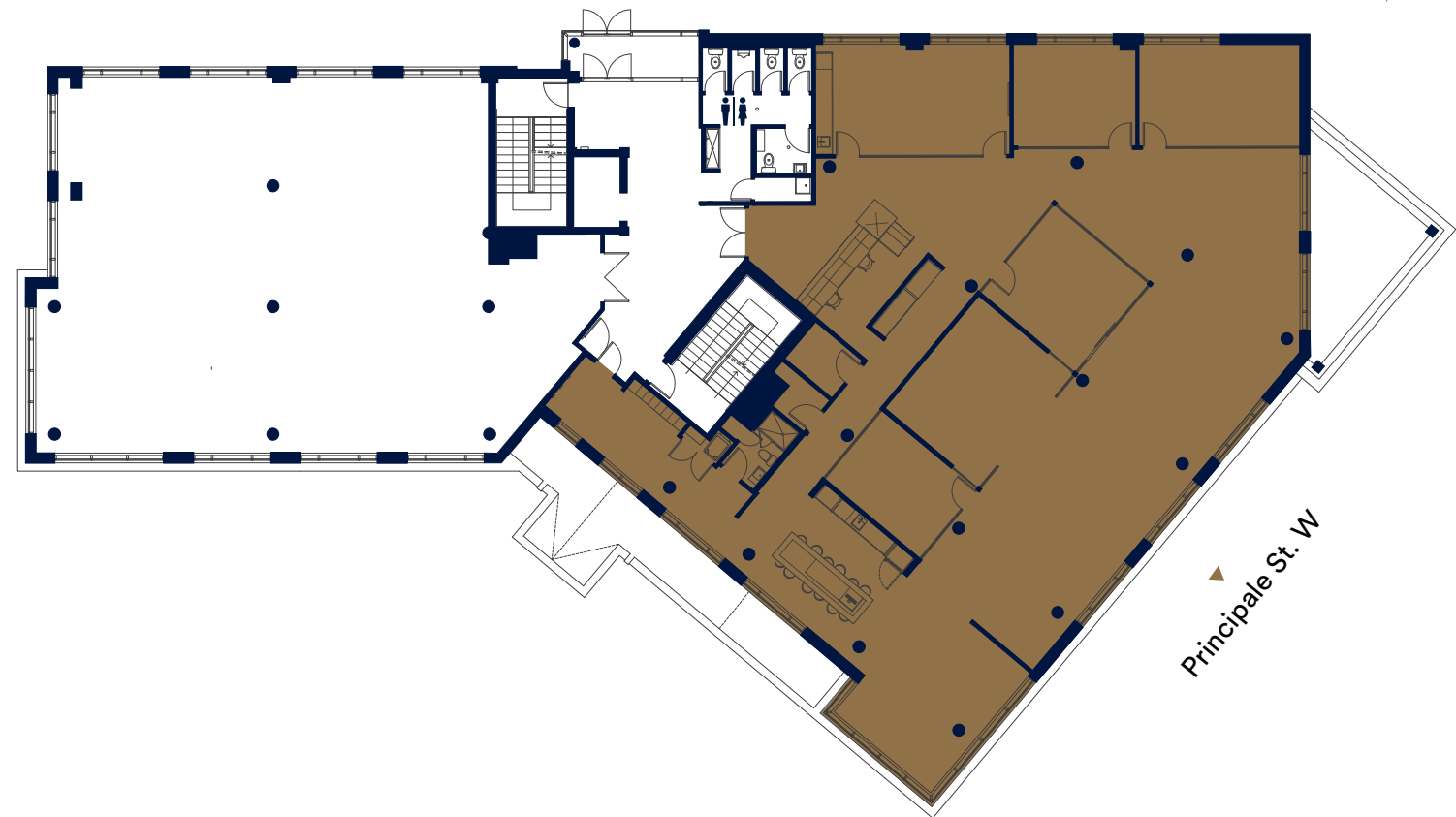
COMMON SPACES

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

BENEFITS AND AMENITIES

In addition to being fully fitted out with a private bathroom and reception desk, the suite comes with access to all of the block's common spaces, including the rooftop terrace and the food and beverage offerings on the ground floor. Enjoy an exceptional view of Lake Memphremagog within walking distance of numerous local stores. A turnkey space for your company and an inspiring environment for your employees.

Saint-Patrice St. W



DIMENSIONS

Area : 4,839 ft²
Ceiling height : 11' 3"

DATE OF OCCUPANCY

Immediate

FLOOR

Level 3

BASE PRICE

From \$17,50 / ft²

LEASE

5-year minimum contract
Monthly payments

STATIONNEMENT

7 parking lots on site
Possibility of parking nearby