

# FOR LEASE

701, boulevard Laure,  
Sept-Îles, QC



**SPACE TYPE** | OFFICE (COMMERCIAL)  
**ADDITIONAL RENT** | CONTACT BROKER

**BASE RENT** | TO BE NEGOTIATED  
**PROPERTY TAXES** | SEPARATE

## FEATURES

- Located on a busy commercial street with a lot of visibility
- A corner space with front windows offering a panoramic view of Laure Boulevard and Smith Street
- Card access control for the main entrance and alarm system in place
- Three-story office building currently housing more than 120 federal employees
- Free outdoor parking
- Main co-tenants: Service Canada and Canada Post
- A few steps away from the main Place de Ville shopping center, restaurants and the Caisse Populaire de Sept-Iles credit union
- Easily accessible by car, taxi, bus, on foot and by bike

This disclaimer applies to BGIS Société Immobilière Solutions Globales Intégrées Inc. / BGIS Global Integrated Solutions Realty Inc. and to all other divisions of BGIS Global Integrated Solutions Canada LP ("BGIS"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by BGIS, and BGIS does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. BGIS does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient. All Rights Reserved. Not intended to solicit anyone currently under contract.



BGIS Société Immobilière Solutions Globales Intégrées Inc. /

BGIS Global Integrated Solutions Realty Inc. | Brokerage  
800 René Lévesque Blvd. W, Unit 345 | Montréal, QC | H3B 1X9 | 1-877-897-6844

# FOR LEASE

701, boulevard Laure,  
Sept-Îles, QC

## Available units



Unit 102	± 298.87 m2 ± 3 217,01 ft <sup>2</sup>	Office space. Corner unit offering excellent exterior visibility.
Unit 104	± 725.94 m2 ± 7 813.95 ft <sup>2</sup>	Large office space accessible from inside the building. Ideal for a business providing administrative or professional services that does not require exterior visibility.
Unit 106	± 87.89 m2 ± 946.04 ft <sup>2</sup>	Small windowless unit. Perfect for storage or archive rooms. Ideal as a combined rental with Unit 104 or Unit 102.

This disclaimer applies to BGIS Société Immobilière Solutions Globales Intégrées Inc. / BGIS Global Integrated Solutions Realty Inc. and to all other divisions of BGIS Global Integrated Solutions Canada LP ("BGIS"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by BGIS, and BGIS does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. BGIS does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The Information may be withdrawn from the market at any time without notice or obligation to the recipient. All Rights Reserved. Not intended to solicit anyone currently under contract.

BGIS Société Immobilière Solutions Globales Intégrées Inc. /



BGIS Global Integrated Solutions Realty Inc. | Brokerage  
800 René Lévesque Blvd. W, Unit 345 | Montréal, QC | H3B 1X9 | 1-877-897-6844

# FOR LEASE

701, boulevard Laure,  
Sept-Îles, QC

## Location



## FOR MORE INFORMATION

**Mateo Bramwell Rousseau**

Leasing Coordinator | Coordinateur de Location

Real Estate Salesperson, ON & QC | Courtier Immobilier, ON & QC

**438-282-7692**

[matt.bramwell@bgis.com](mailto:matt.bramwell@bgis.com)

This disclaimer applies to BGIS Société Immobilière Solutions Globales Intégrées Inc. / BGIS Global Integrated Solutions Realty Inc. and to all other divisions of BGIS Global Integrated Solutions Canada LP ("BGIS"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by BGIS, and BGIS does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. BGIS does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient. All Rights Reserved. Not intended to solicit anyone currently under contract.

**BGIS Société Immobilière Solutions Globales Intégrées Inc. /**



**BGIS Global Integrated Solutions Realty Inc. | Brokerage**  
800 René Lévesque Blvd. W, Unit 345 | Montréal, QC | H3B 1X9 | 1-877-897-6844