

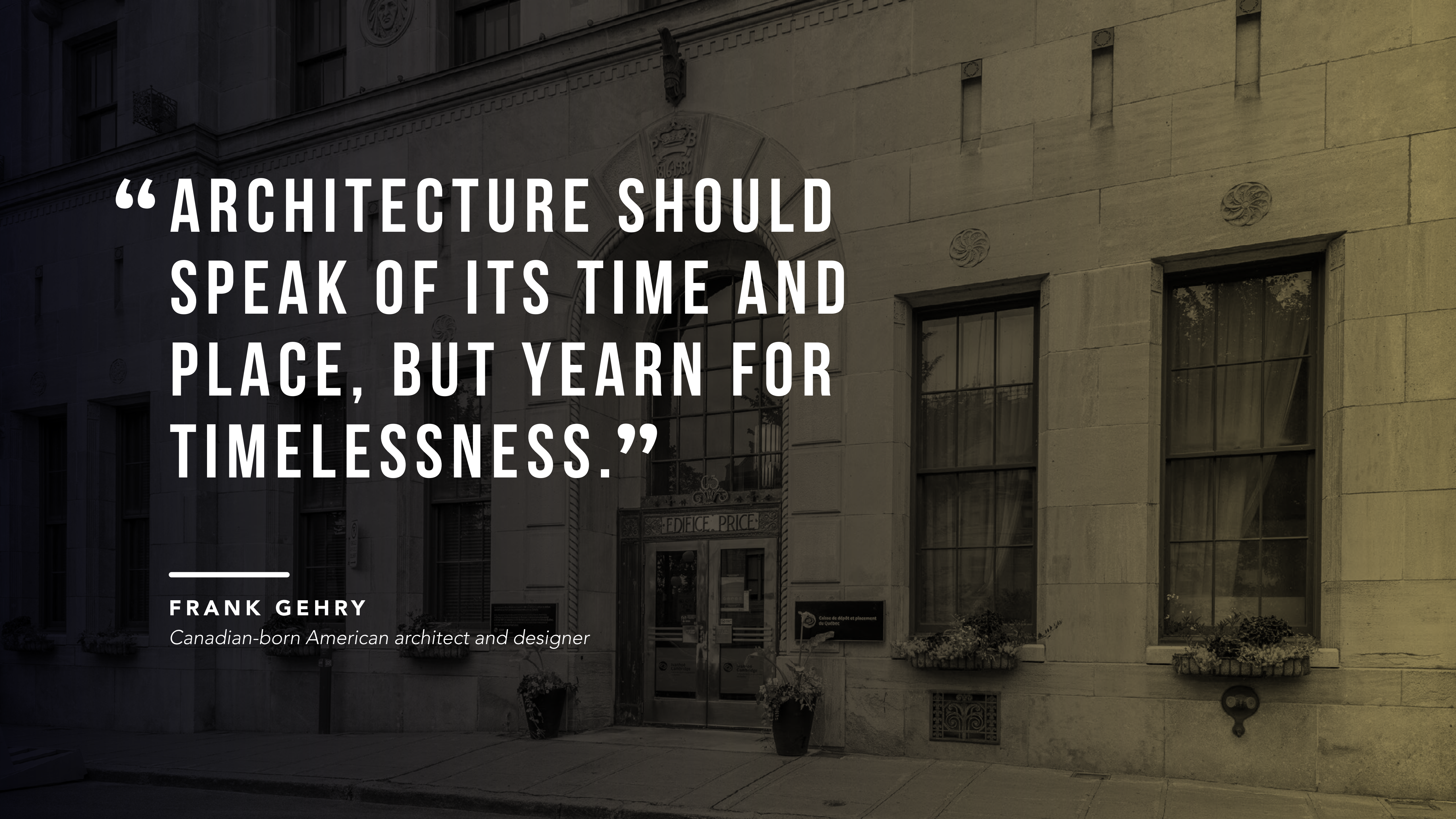
ÉDIFICE  
**PRICE**

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65, RUE STE-ANNE

**OFFICE SPACE  
FOR LEASE IN  
THE HEART OF  
OLD QUÉBEC**





**“ARCHITECTURE SHOULD  
SPEAK OF ITS TIME AND  
PLACE, BUT YEARN FOR  
TIMELESSNESS.”**

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**FRANK GEHRY**

*Canadian-born American architect and designer*

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# WELCOME TO YOUR NEW WORKSPACE



The Price Building is the Premier of Québec's official residence, and is home to the Caisse de dépôt et placement du Québec's head office. This property presents a historic and architectural heritage that is like no other, **a coveted address to many organizations looking to establish themselves in the heart of Québec City's history.**

Built in 1929, this prestigious 17-storey building was fully renovated in 2000, and offers **breathtaking views of the Parliament, Château Frontenac, Old Québec, and St. Lawrence River.**

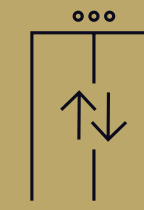
The Price Building is recognizable by its Beaux Arts style architecture with art deco accents, boasting a beautifully engraved façade and vast lobby decorated with marble, bronze and gold.

# AMENITIES THAT CONTRIBUTE TO WELL-BEING AT WORK



## **Parking**

Access to an interior parking garage.



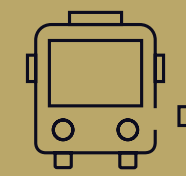
## **Amenities**

Modern, spacious and fast elevators.



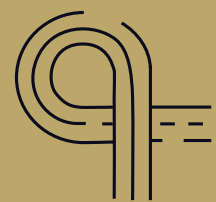
## **Scenic views**

Panoramic views of the city, including the provincial parliament buildings and the Château Frontenac.



## **Transportation**

Close to the central train station and public transportation.



## **Accessibility**

Accessible by highways 20, 40, 175 and 440.



## **Location**

Located in the heart of Old Québec, steps away from numerous hotels, restaurants and boutiques.

# OVERVIEW OF THE PROPERTY



## FEATURES

<b>Building type</b>	Prestigious building
<b>Office area</b>	51,209 SF
<b>Year of construction</b>	1929 (completely renovated in 2000)
<b>Number of floors</b>	17
<b>Typical floor</b>	3,300 SF
<b>Type of construction</b>	<ul style="list-style-type: none"><li>• Frame: steel and concrete</li><li>• Exterior cladding: stone</li><li>• Height from slab (top) to slab (bottom): 11 FT</li><li>• Clearance from slab to suspended ceiling: 9 FT</li><li>• Load bearing capacity: 100 lbs/SF live load</li></ul>
<b>Parking</b>	<ul style="list-style-type: none"><li>• Access to an interior parking lot, entrance located on Sainte-Anne Street, facing the building</li><li>• City of Québec parking lot</li></ul>
<b>Amenities</b>	<ul style="list-style-type: none"><li>• Washrooms: 1 per floor (men, women)</li><li>• 2 elevators</li></ul>
<b>Security</b>	<ul style="list-style-type: none"><li>• Presence of a security guard 24/7</li><li>• Camera surveillance</li></ul>

# OVERVIEW OF THE PROPERTY



## FINANCIAL PARAMETERS

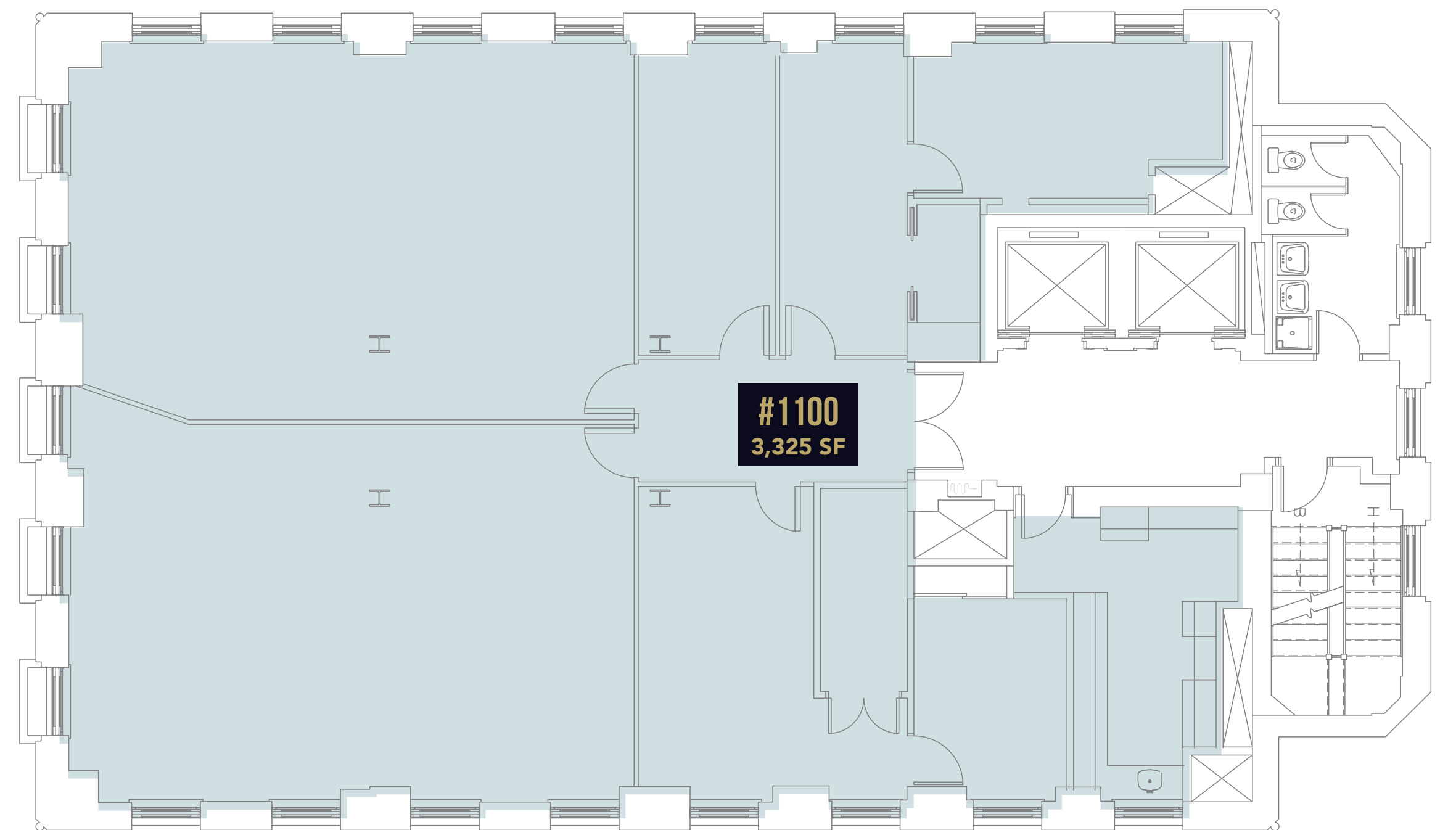
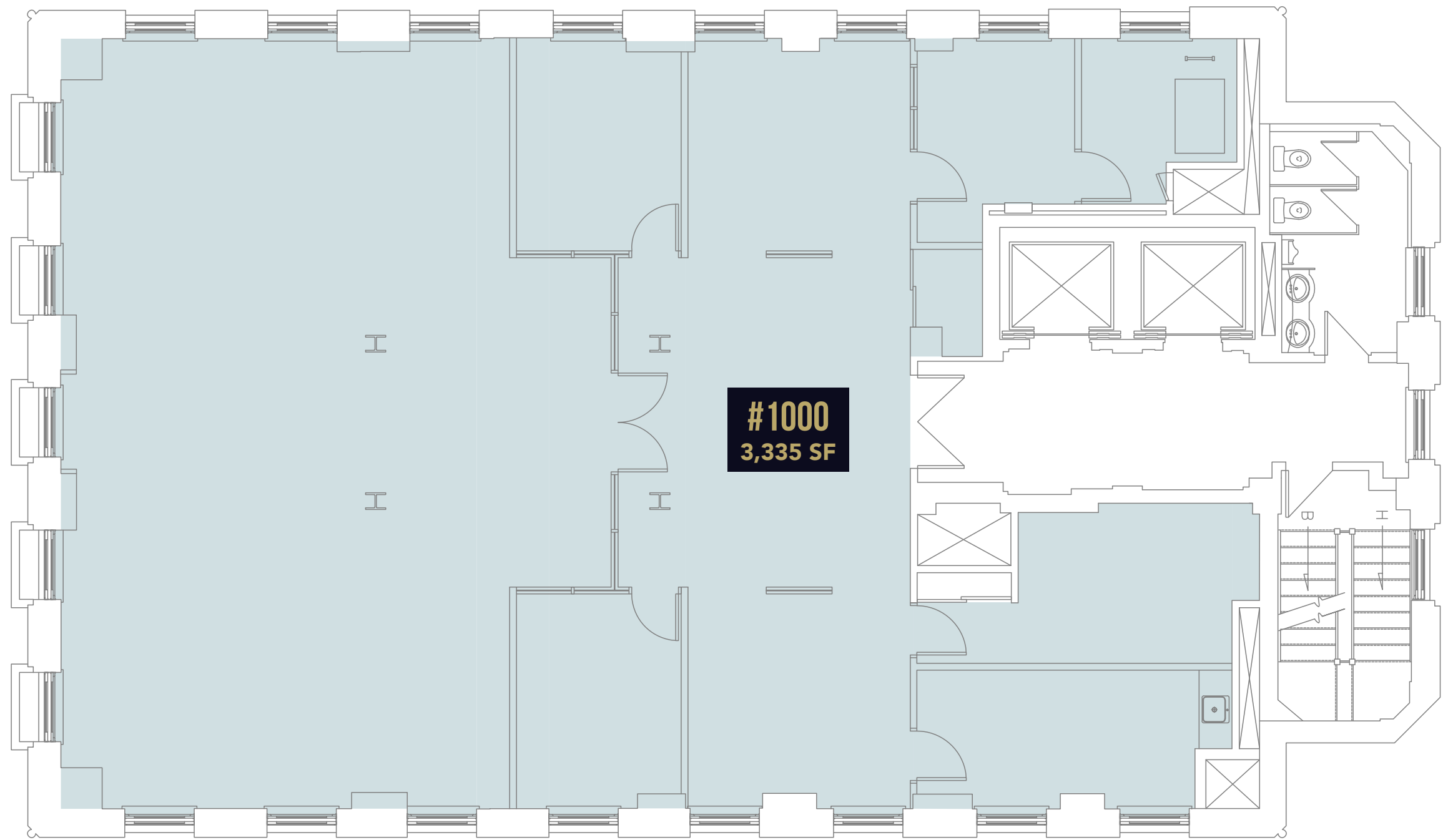
Taxes	\$5.67 / SF
Operating expenses	\$16.80 / SF
Electricity	Included
Maintenance	Included
Total additional rent	\$22.47 / SF (est. 2023)

## AVAILABILITY

SUITE	FLOOR	AREA	CONTIGUOUS	DATE
# 200	2	4,940 SF		Immediately
# 1000	10	3,335 SF	6,660 SF	Immediately
# 1100	11	3,325 SF		Immediately

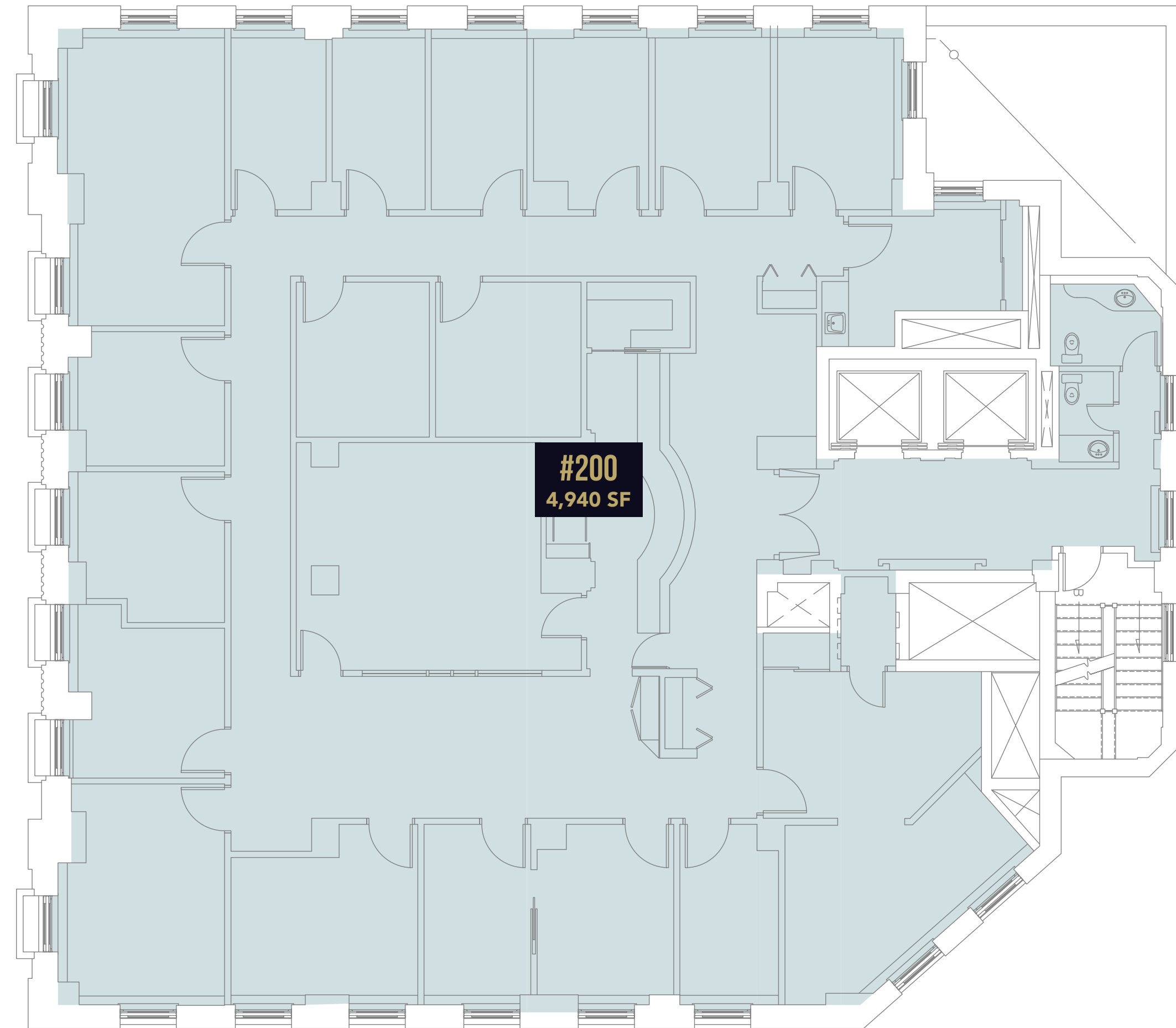


# FLOOR PLANS





# FLOOR PLANS



# AROUND THE AREA



## LEGEND

### RESTAURANTS

- 01 Brasserie Les Mordus
- 02 Alphonse Cuisine
- 03 Chez Jules
- 04 1640 Bistro
- 05 Chic Shack
- 06 Le Continental
- 07 Aux Anciens Canadiens
- 08 Restaurant La Buche

### BARS

- 09 D'Orsay
- 10 Pub St-Patrick
- 11 Bar Casablanca
- 12 Bar Les Yeux Bleus
- 13 Pub St-Alexandre

### RETAIL

- 14 Quartier Petit Champlain
- 15 La Maison Simons
- 16 Riverstone Sports

94 WALK SCORE

75 BIKE SCORE

70 TRANSIT SCORE

ÉDIFICE  
PRICE





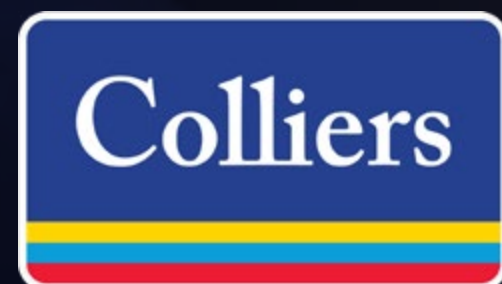
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# GET IN TOUCH

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**Ivanhoé  
Cambridge**

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