



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.*

FRANK GEHRY

Canadian-born American architect and designer



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.



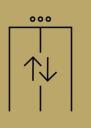
Scenic views

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



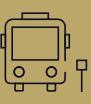
Accessibility

Accessible by highways 20, 40, 175 and 440.



Amenities

Modern, spacious and fast elevators.



Transportation

Close to the central train station and public transportation.

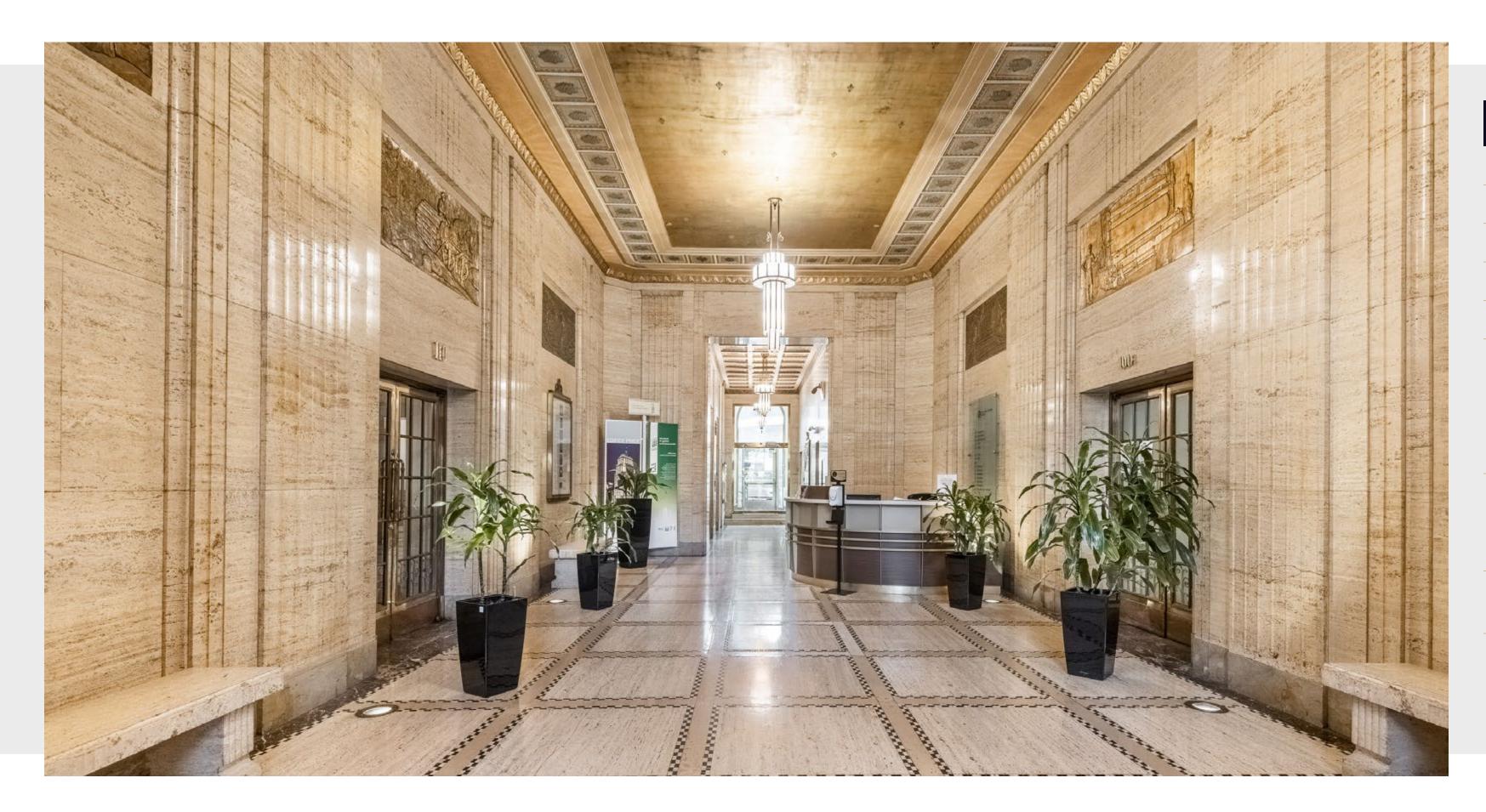


Location

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



OVERVIEW OF THE PROPERTY



FEATURES			
Building type	Prestigious building		
Office area	51,209 SF		
Year of construction	1929 (completely renovated in 2000)		
Number of floors	17		
Typical floor	3,300 SF		
Type of construction	 Frame: steel and concrete Exterior cladding: stone Height from slab (top) to slab (bottom): 11 FT Clearance from slab to suspended ceiling: 9 FT Load bearing capacity: 100 lbs/SF live load 		
Parking	 Access to an interior parking lot, entrance locate on Sainte-Anne Street, facing the building City of Québec parking lot 		
Amenities	Washrooms: 1 per floor (men, women)2 elevators		
Security	Presence of a security guard 24/7Camera surveillance		

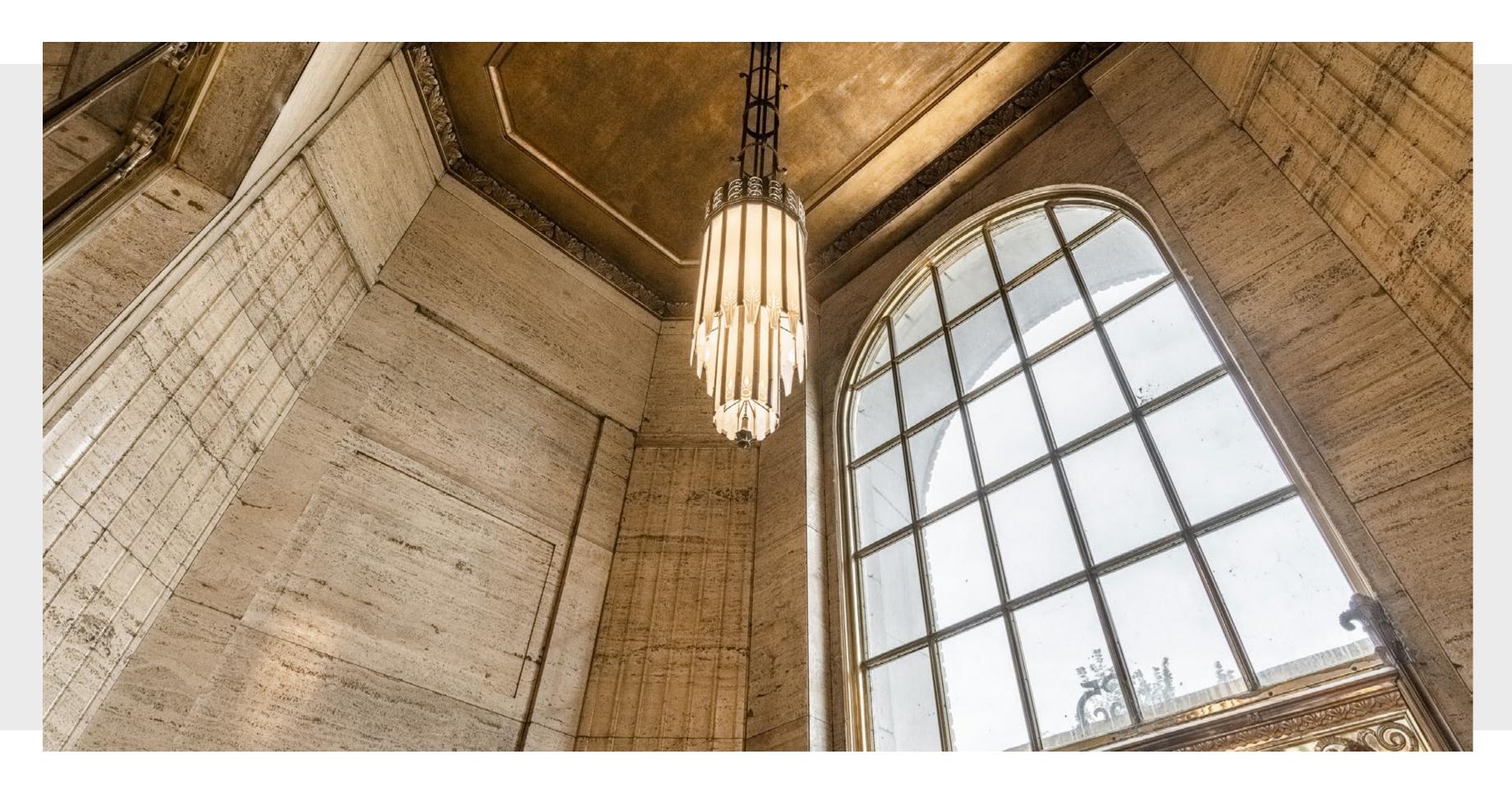
65, RUE STE-ANNE



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OVERVIEW OF THE PROPERTY



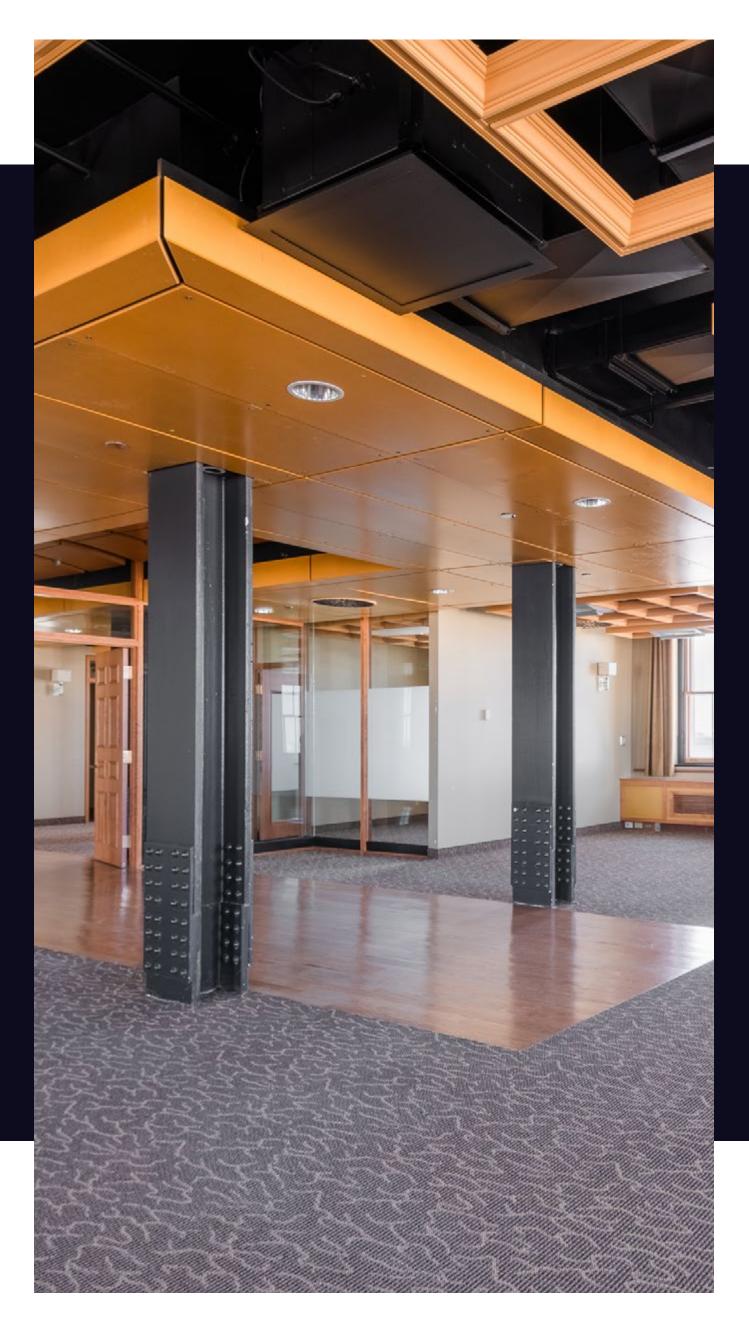
FINANCIAL PARAMETERS

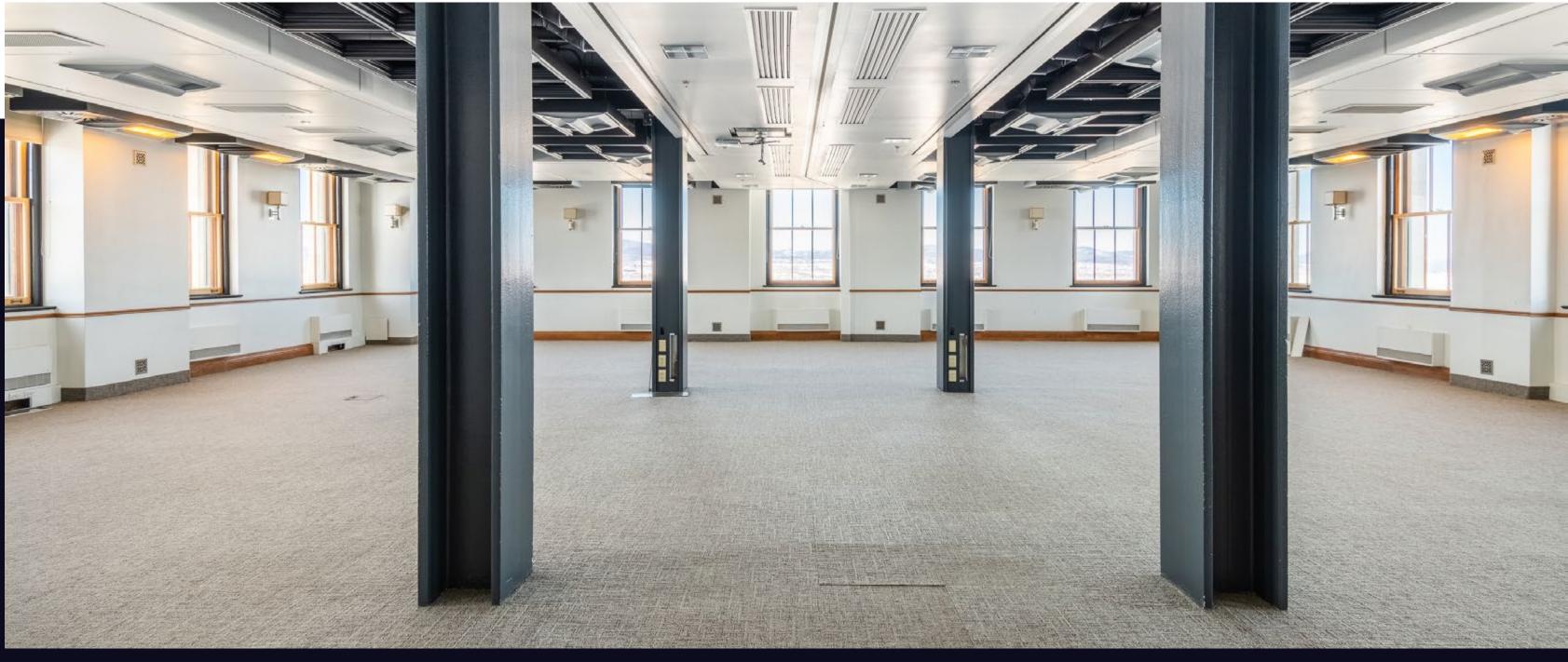
Taxes	\$5.67/SF
Operating expenses	\$16.80/SF
Electricity	Included
Maintenance	Included
Total additional rent	\$22.47/SF (est. 2023)

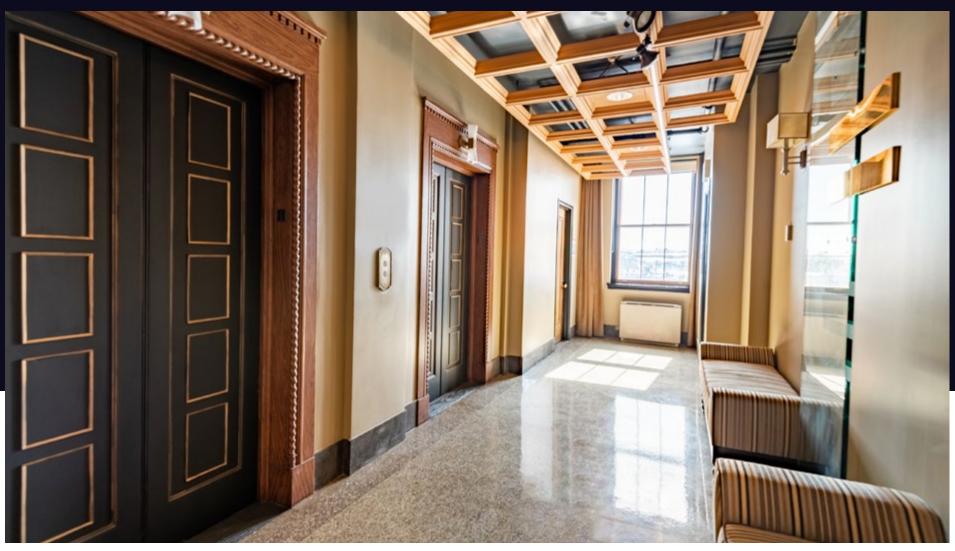
AVAILABILITY

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



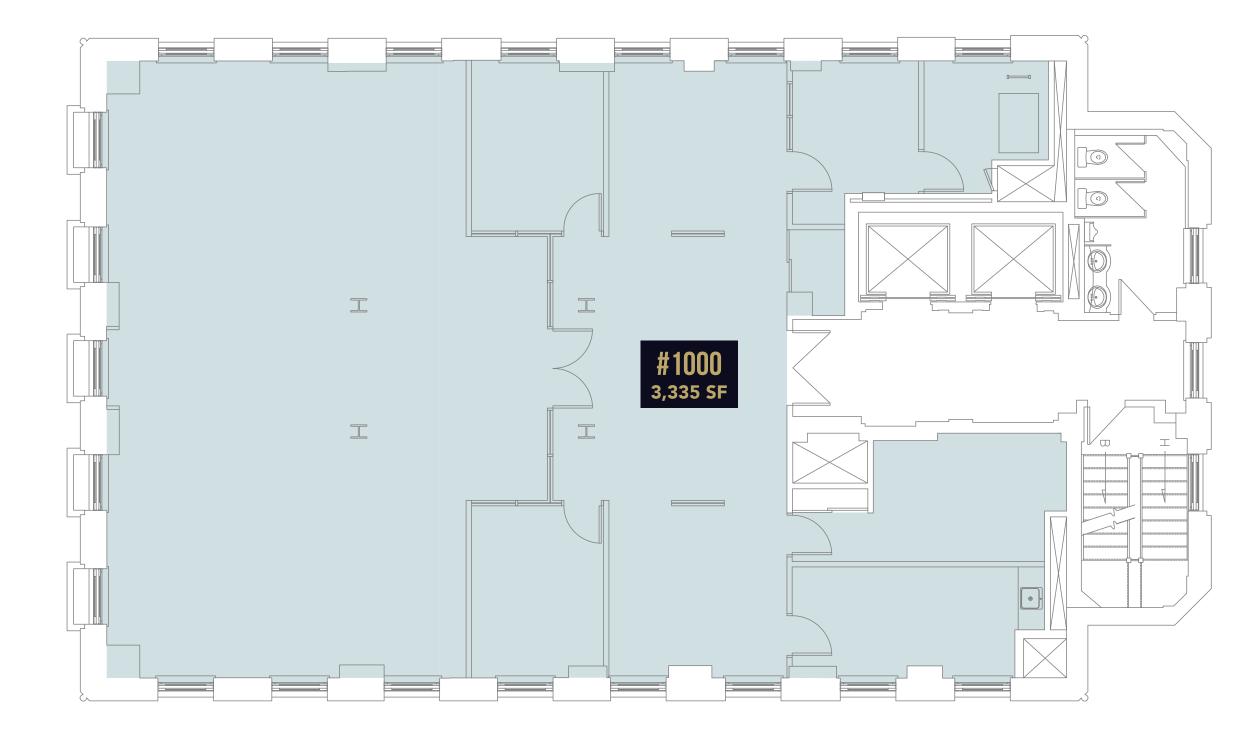


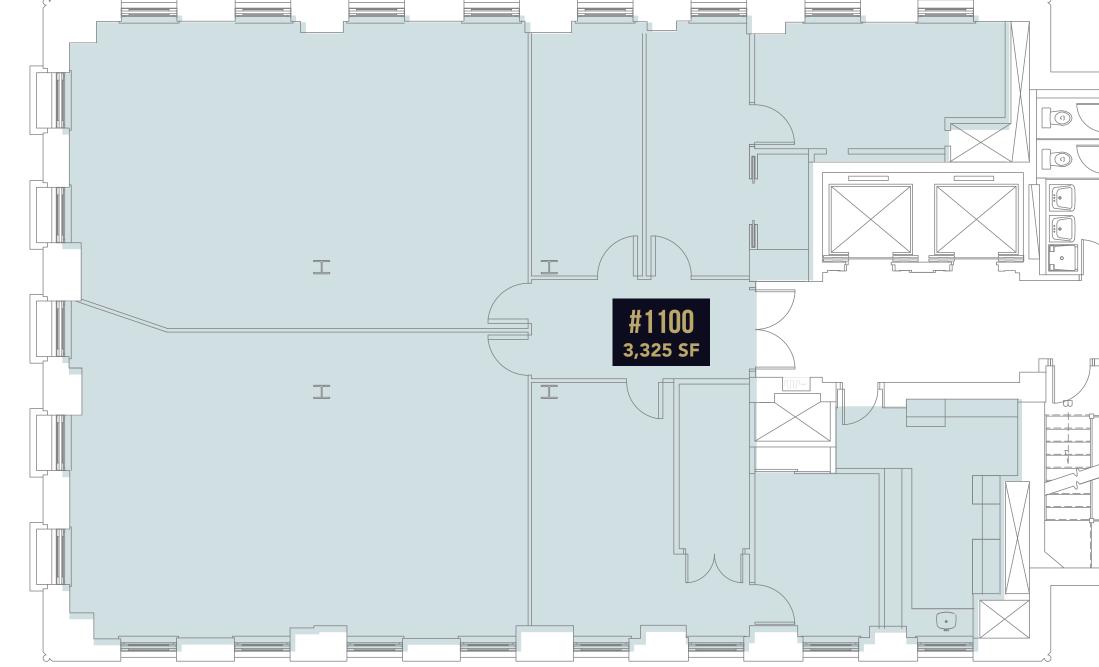






FLOOR PLANS



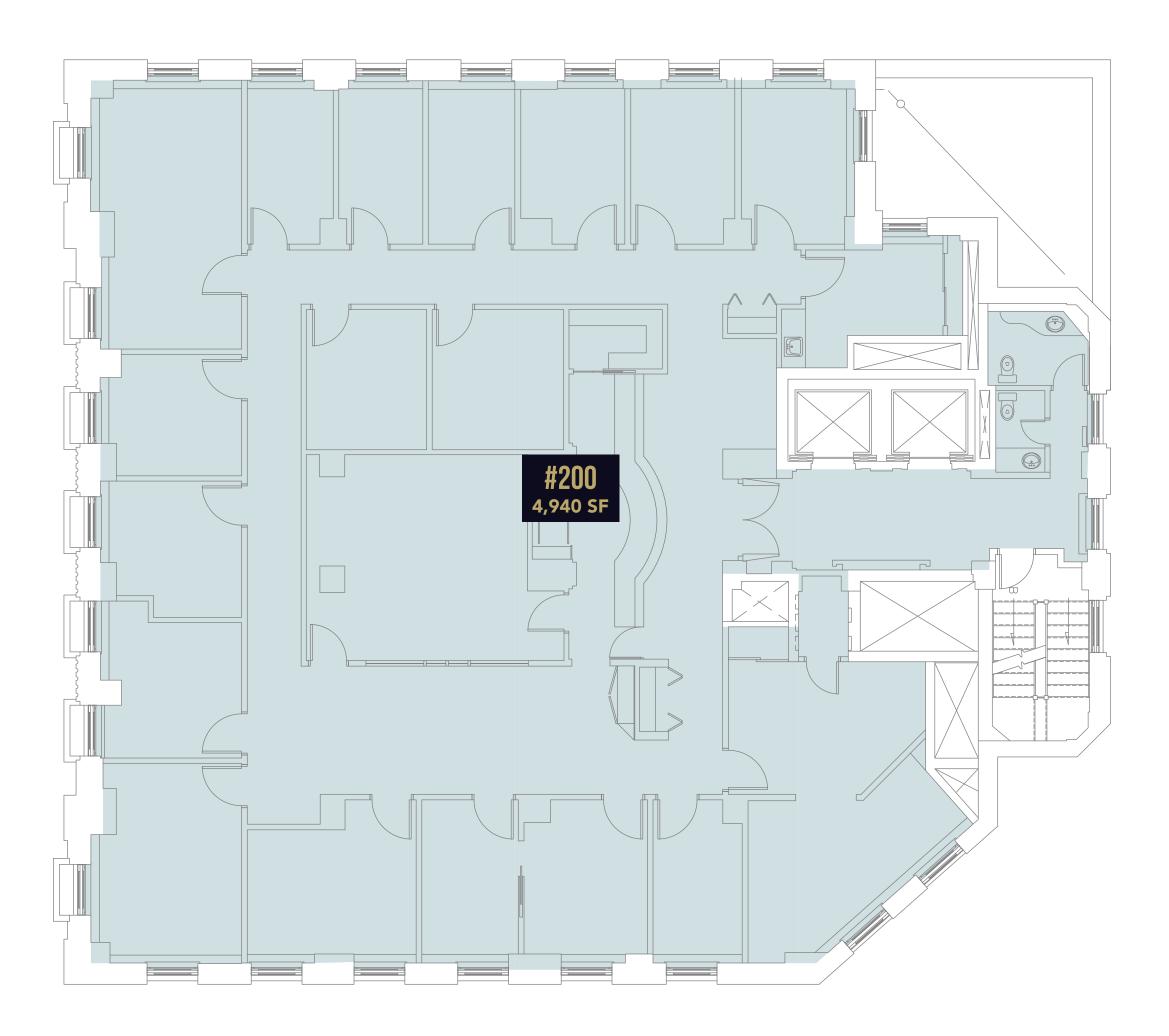








FLOOR PLANS





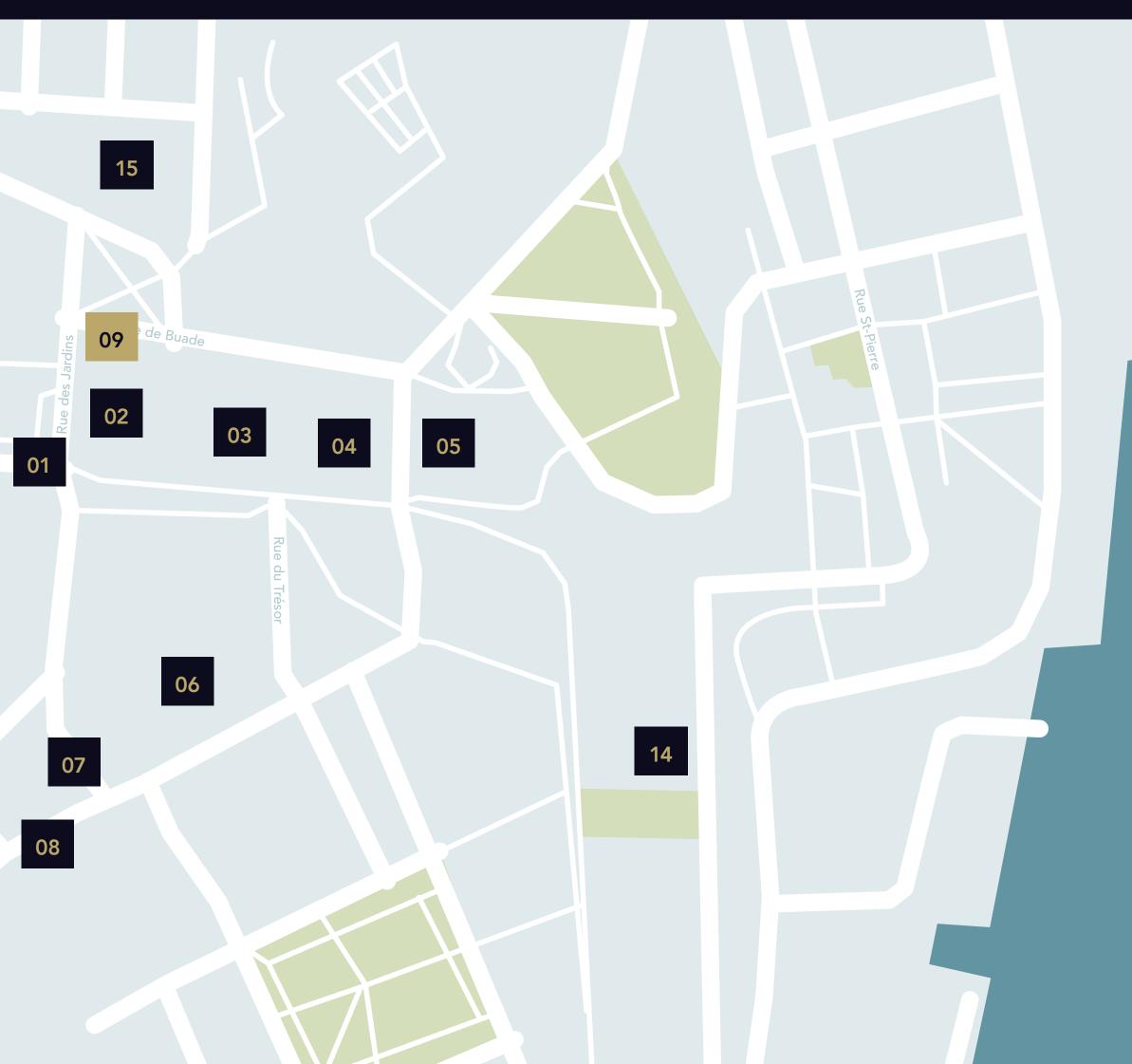
AROUND THE AREA

LEGEND

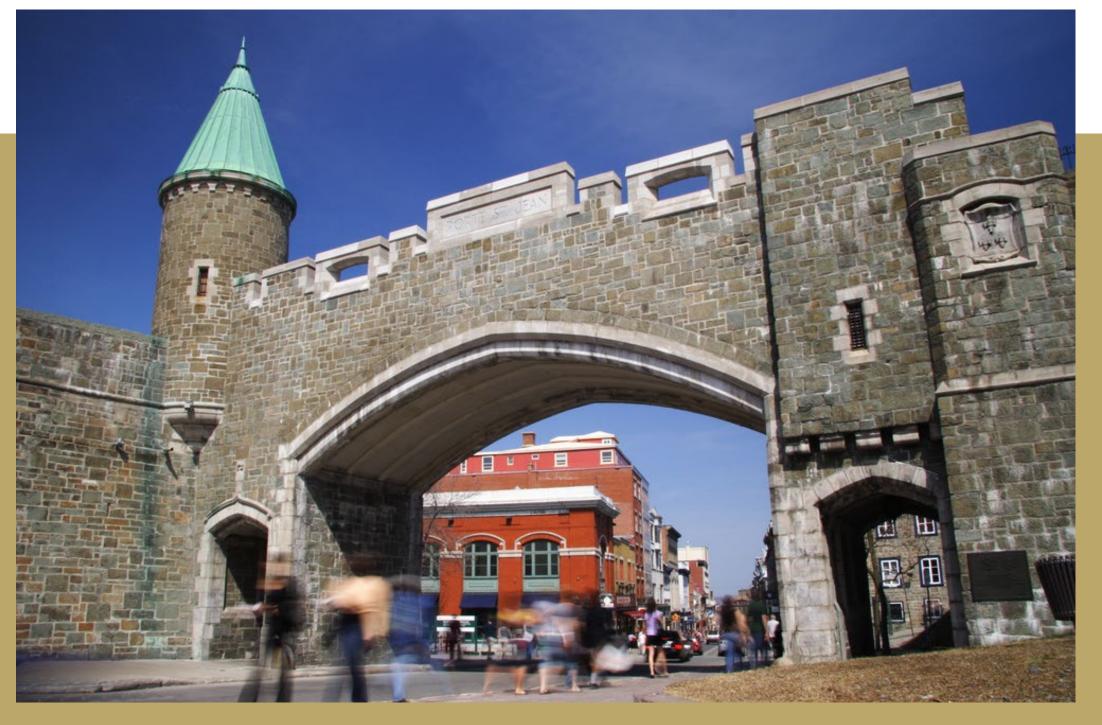




édifice **PRICE**



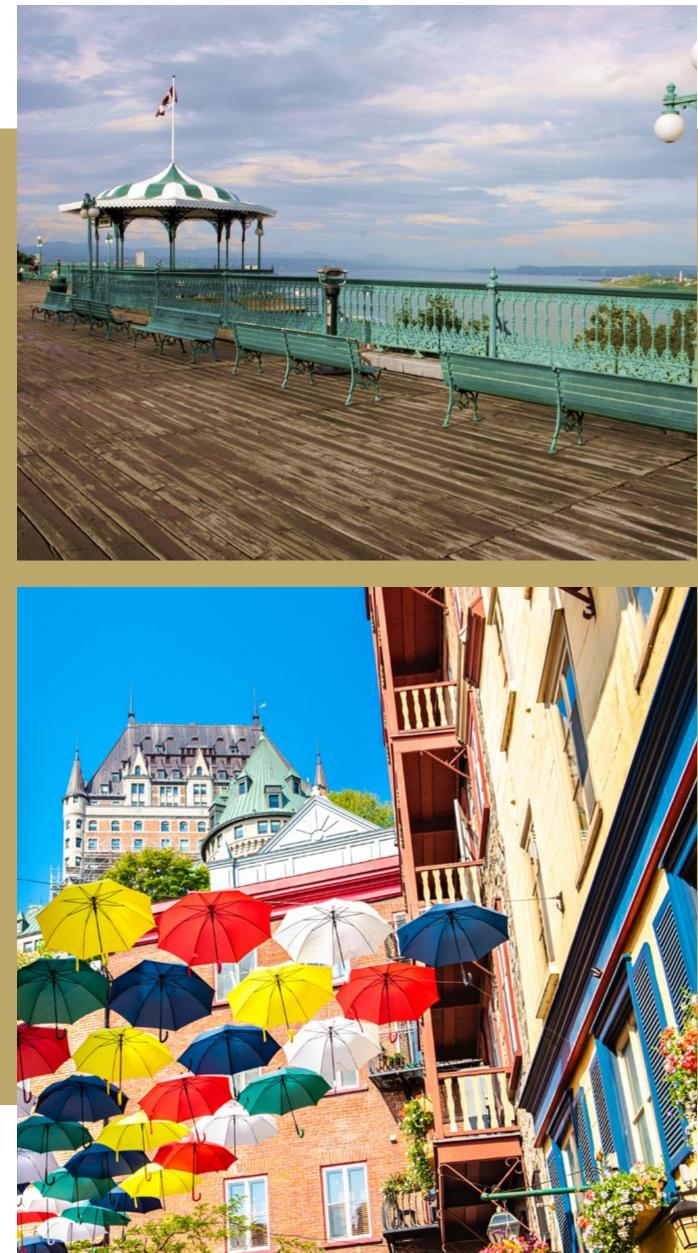














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