



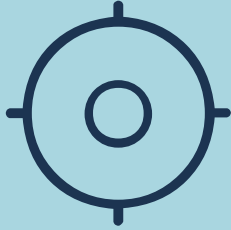
Office space for lease

Tour Champlain

1155 Germain-des-Prés Ste-Foy, Québec G1V 2L8



Highlights



Location & Accessibility

Located in Ste-Foy, far from the traffic of downtown Quebec City and with direct access to major highways



Exceptional amenities

Directly connected to Laurier Québec shopping center, with over 200 stores, restaurants and services



Visibility

Opportunity for podium signage



Parking

Partially covered,
Large and Free



Turn-key opportunity

A worry-free,
ready-to-use space



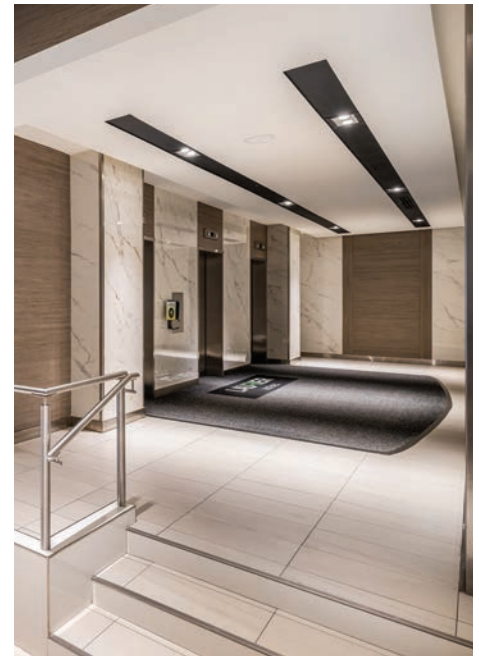
Gross lease

No surprises in operating
cost increases



Building specifications

Class	B
New management and several renovations	2022
Total area	82,656 s.f.
Typical floor	13,776 s.f.
Floors	6
Environmental designation	BOMA Gold
Parking	Free outdoor and semi-covered ample parking available
Elevators	3 dedicated high-speed elevators (renovated in 2019)
Ventilation and air conditioning	Compliant with ASHRAE standards
Lighting	Type T8 and LED



Gross rent and allowance

Gross rent for 3, 5 and 10-year terms. Turnkey options available on request.

Availabilities

SUITE	AREA	AVAILABILITY	SPACE CONDITION
Suite 3020	1,282 s.f.	Immediate	Built-out
Suite 5100	2,132 s.f.	Immediate	Base condition
Suite 6250	1,157 s.f.	Immediate	Built-out
Suite 6381	870 s.f.	Immediate	Built-out
Suite 6400	1204 s.f (up to 2,074s.f)	Immediate	Built-out

Suite 3020

3rd floor

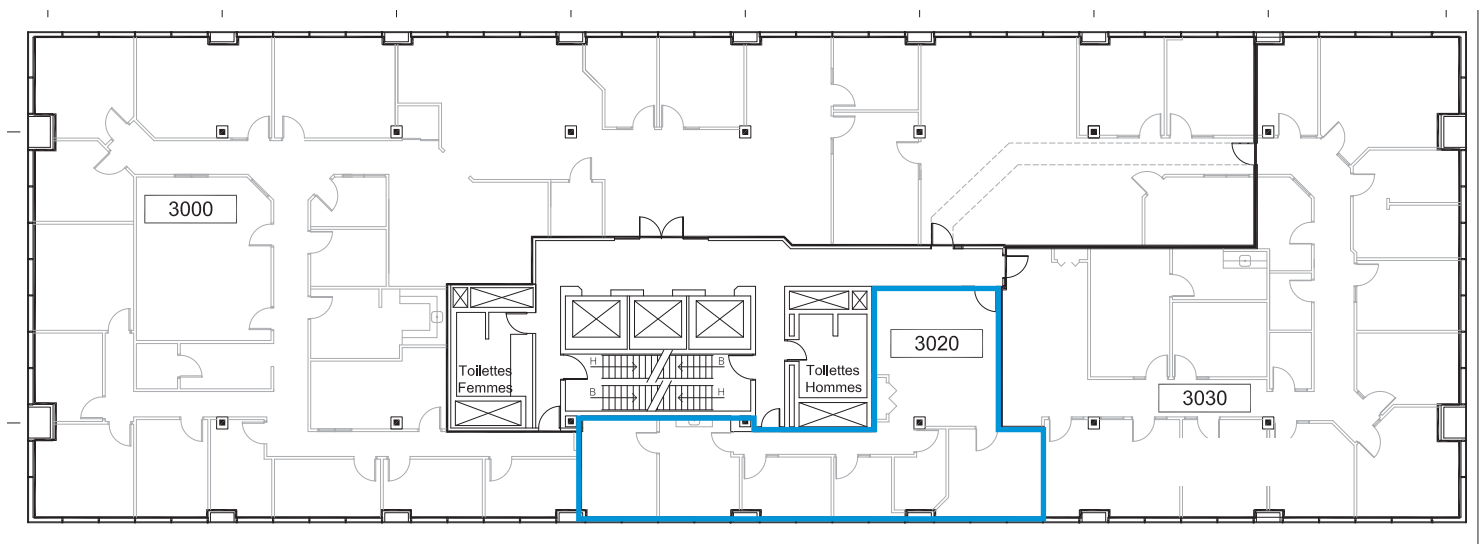
Area: 1,282 s.f.

4 offices

1 conference room

1 kitchenette

LAURIER BOULEVARD



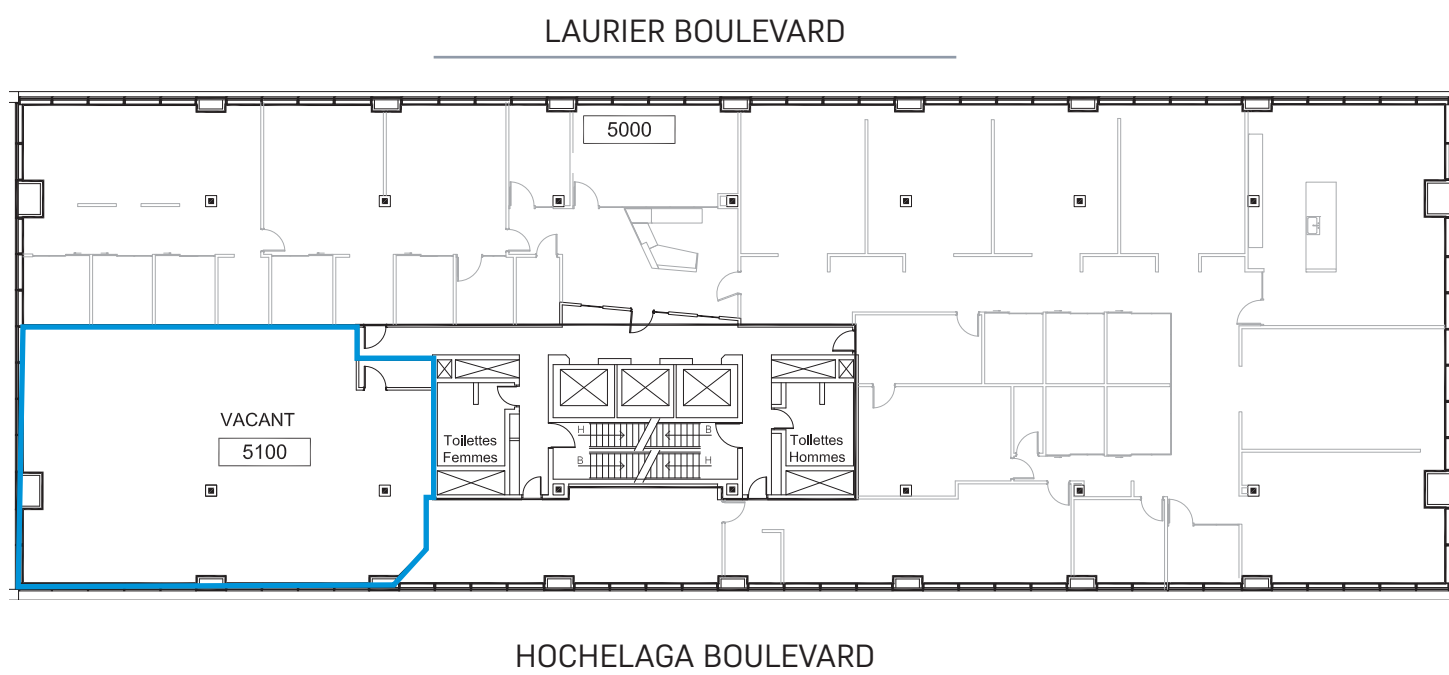
HOCHELAGA BOULEVARD

Suite 5100

5th floor

Area: 2,132 s.f.

Space condition: Base building



Suite 6250

6th floor

Area: 1,157 s.f.

4 offices

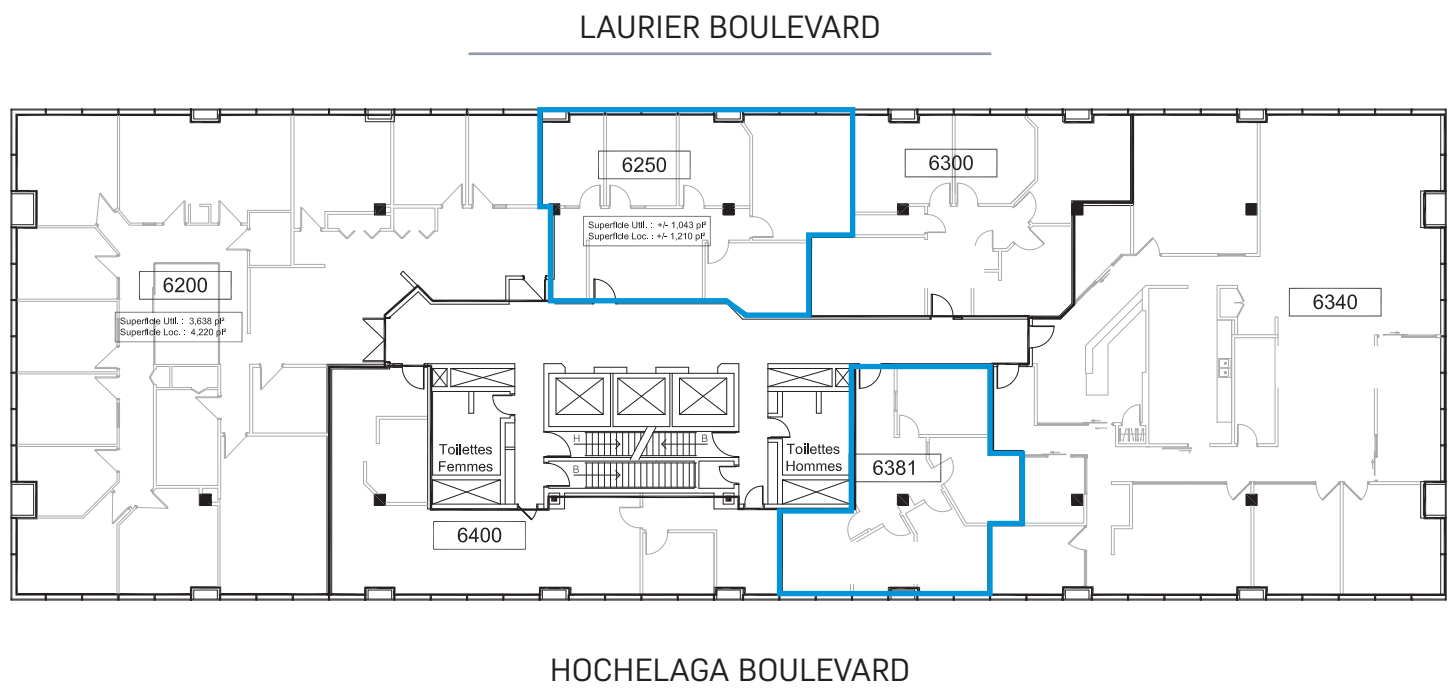
1 reception

Suite 6381

6th floor

Area: 870 s.f.

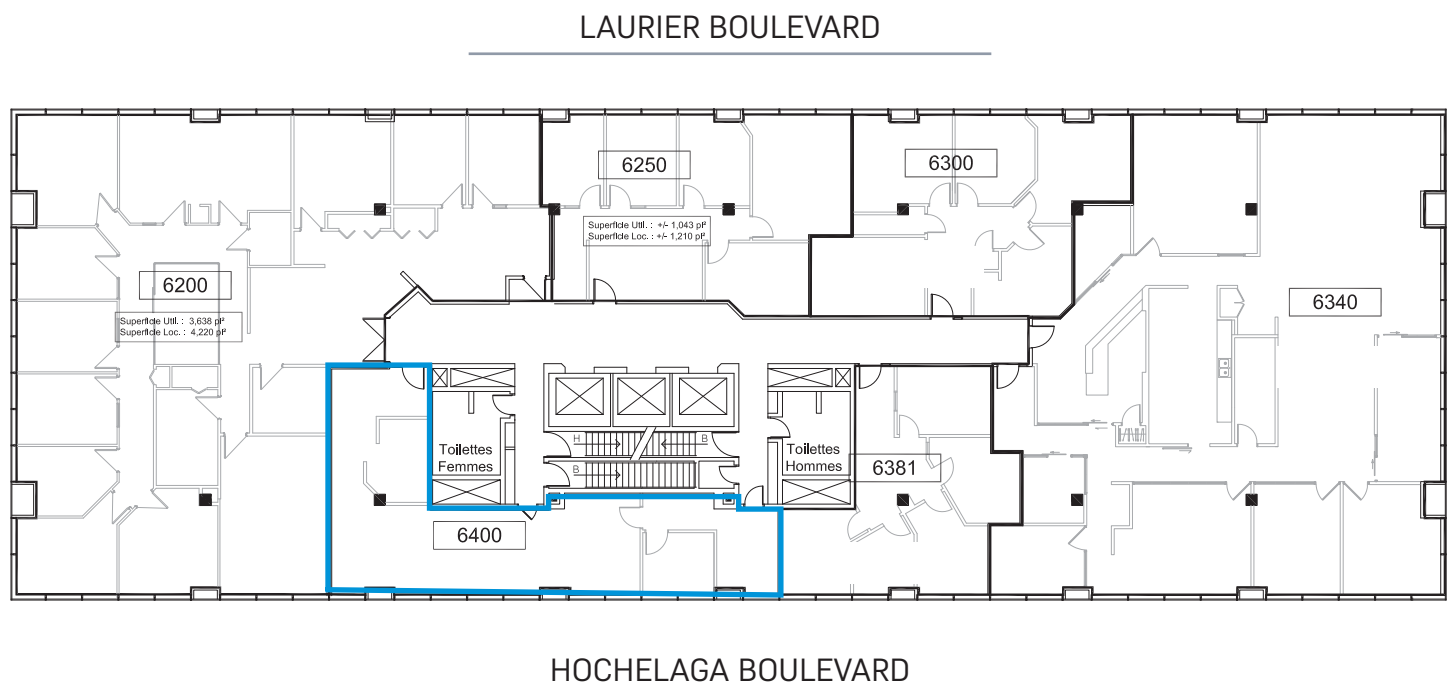
2 offices



Suite 6400

6th floor

Area: 1,204 s.f. (up to 2,074 sq.ft)



Location & accessibility



2-minute walk from the
bridgehead



Across from CHUL

LAURIER
QUÉBEC

Connected to Laurier Québec





Sarah Arbique, MCR

Agency Executive Officer |
Commercial Real Estate Broker
Jones Lang LaSalle Real Estate Services, Inc.,
real estate agency
+1 514 891 7678
sarah.arbique@jll.com

Julie Beaulieu

Commercial Real Estate Broker
Jones Lang LaSalle Real Estate Services, Inc.,
real estate agency
+1 418 561 6162
julie.beaulieu@jll.com



This publication is the sole property of Jones Lang LaSalle and must not be copied, reproduced or transmitted in any form or by any means, either in whole or in part, without the prior written consent of Jones Lang LaSalle. The information contained in this publication has been obtained from sources generally regarded to be reliable. However, no representation is made, or warranty given, in respect of the accuracy of this information. We would like to be informed of any inaccuracies so that we may correct them. Jones Lang LaSalle does not accept any liability in negligence or otherwise for any loss or damage suffered by any party resulting from reliance on this publication. Any opinion or estimate of value of any asset in this presentation is based upon the high-level preliminary review by JLL. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice. JLL expressly disclaims any liability for any reliance on any opinion or estimate of value in this presentation by any party. Copyright © Jones Lang LaSalle IP, Inc. 2025