

Professional office spaces in an accessible and dynamic environment

6300 Guillaume-Couture boulevard, Lévis, Québec, G6V 9C4



In partnership with
ENGEL & VÖLKERS
COMMERCIAL

Desjardins

*A trusted institutional owner
rooted in its community*

As one of Canada’s leading cooperative financial groups, Desjardins is a committed real estate owner recognized for its disciplined property management, long-term vision and strong roots in the Québec community.

Focused on sustainability and energy efficiency, the properties under its management provide a high-quality workplace designed to support today’s businesses.

Occupants benefit from proven real estate expertise, exceptional customer service and competitive operating costs.

6300 Guillaume-Couture boulevard reflects Desjardins’ commitment to delivering sustainable, well-maintained buildings that meet the evolving needs of today’s and tomorrow’s organizations.

Total aea	163,203 SF
Number of floors	3 to 6



*A Commitment to
sustainable development*

As part of its long-term commitment to sustainability, Desjardins continues to integrate ambitious environmental objectives across its operations and real estate portfolio. Guided by its goal of achieving net-zero emissions by 2040, Desjardins is advancing initiatives focused on energy efficiency, responsible resource management and building resilience. This approach reflects a broader commitment to supporting a low-carbon economy while delivering sustainable workplaces designed to meet the evolving needs of today’s occupants.

The 6300

A modern, flexible building in a strategic business location

6300 Guillaume-Couture boulevard is a prominent corporate and institutional office building located within the Desjardins campus, in one of Lévis' key business districts. Offering approximately 160,000 square feet across six floors, the property features bright, flexible office space designed to accommodate a wide range of organizations while providing excellent corporate visibility.

The building is supported by robust infrastructure, including elevators, emergency stairwells, a large cafeteria with a full kitchen, backup generators and significant electrical capacity. Ample surface parking, along with convenient access to major highways, public transit, retail amenities, services and educational institutions, ensures easy access for both employees and visitors.



Building highlights

A collection of features designed to support your operations



Loading docks



Exceptional accessibility



Advantageous Hydro-Québec rate L electricity pricing



Electric vehicle charging stations



Flexible zoning



Ample surface parking



Abundant natural light



Large cafeteria with kitchen

Location

Well positioned for everyday convenience

Located on one of Lévis' busiest corridors, at the intersection of Guillaume-Couture boulevard and Saint-Omer street, this prominent office building offers exceptional visibility in the heart of one of the city's most established business districts. Lévis is home to major employers, a dynamic labour market and a growing business community.

The property is located just minutes from Desjardins' headquarters, Lévis Golf Club, the Lévis hospital, and a wide range of retail, dining and everyday services. It also offers abundant free surface parking, providing a significant advantage for both employees and visitors.

Combining excellent visibility, convenient access and a high-quality business environment, the property offers an ideal address for corporate occupiers seeking a strong professional presence and an optimal workplace.

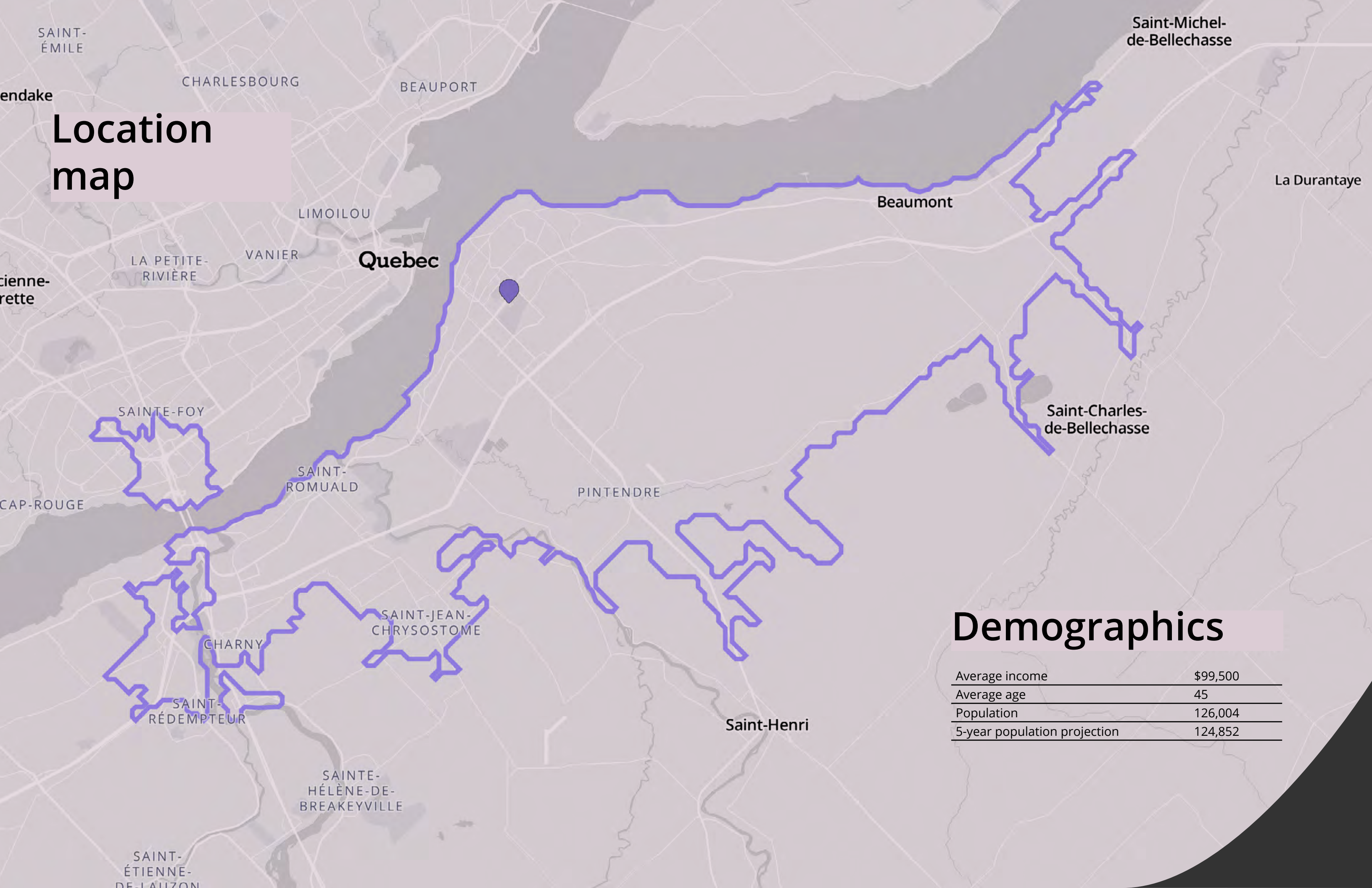
Lévis

A leading economic hub in Canada

Lévis stands out as one of Canada's strongest business environments, having maintained the lowest unemployment rate among the country's 50 largest cities since 2006. This sustained performance reflects the city's economic vitality and the availability of a large, highly skilled workforce.

Ideally located at the gateway to the Chaudière-Appalaches and Capitale-Nationale regions, Lévis offers a highly advantageous geographic location. Highways 20 and 73 provide direct access to the Québec City region, Ontario, Atlantic Canada and the United States, facilitating business operations and logistics.

Lévis also offers competitive operating costs, with one of the lowest corporate tax rates in the country, competitive construction and leasing costs, and an attractive wage structure. Its diverse industrial base, ranging from food processing to industrial technologies, combined with the emergence of the knowledge economy, makes it an environment that fosters innovation and growth.

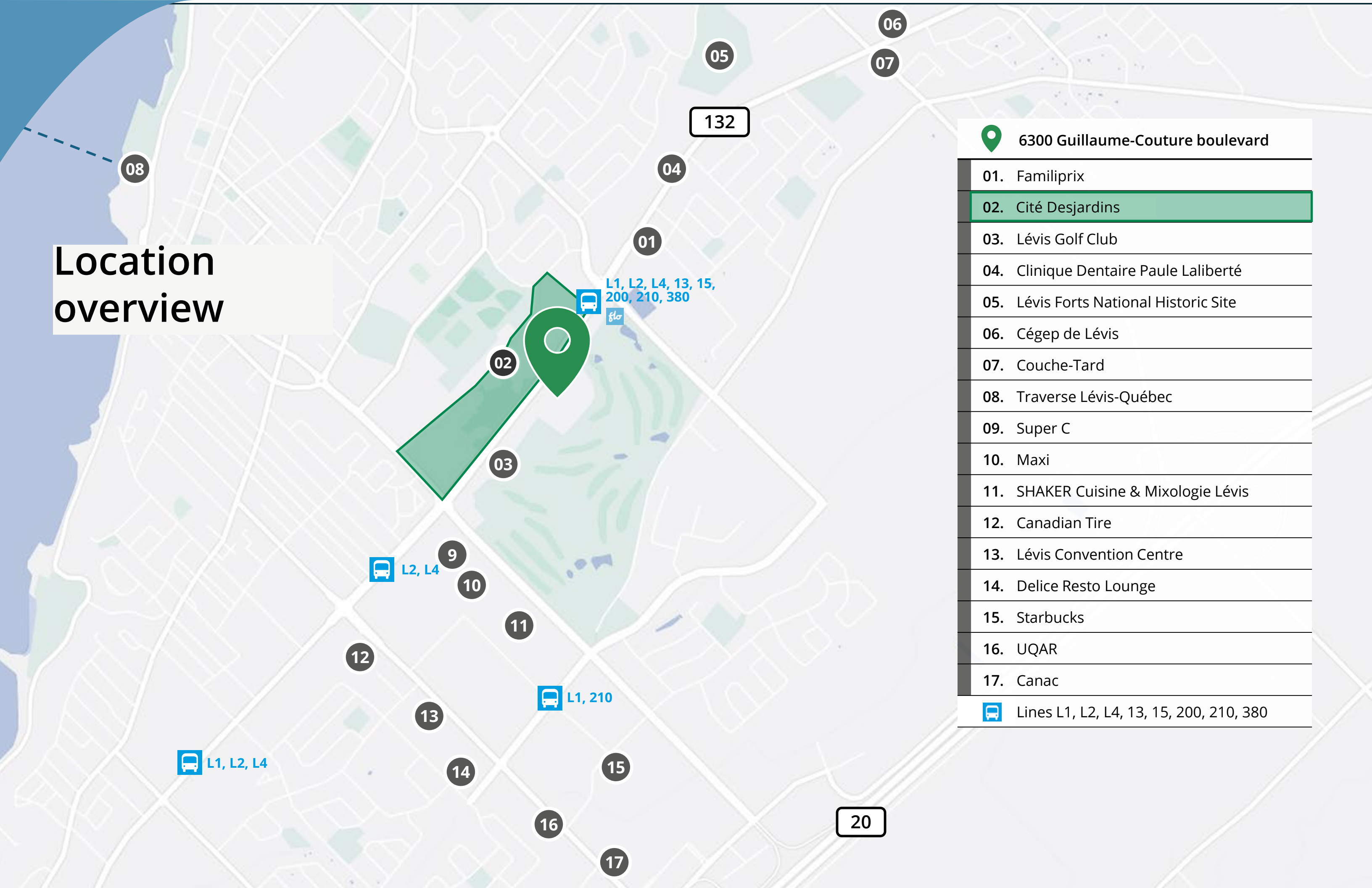


Location map

Demographics

Average income	\$99,500
Average age	45
Population	126,004
5-year population projection	124,852

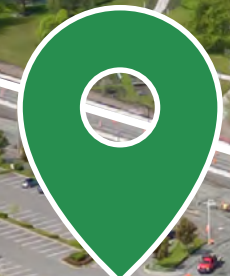
Location overview



 6300 Guillaume-Couture boulevard
01. Familiprix
02. Cité Desjardins
03. Lévis Golf Club
04. Clinique Dentaire Paule Laliberté
05. Lévis Forts National Historic Site
06. Cégep de Lévis
07. Couche-Tard
08. Traverse Lévis-Québec
09. Super C
10. Maxi
11. SHAKER Cuisine & Mixologie Lévis
12. Canadian Tire
13. Lévis Convention Centre
14. Delice Resto Lounge
15. Starbucks
16. UQAR
17. Canac
 Lines L1, L2, L4, 13, 15, 200, 210, 380



Cité Desjardins



The 6300

GUILLAUME-COUTURE BOULEVARD



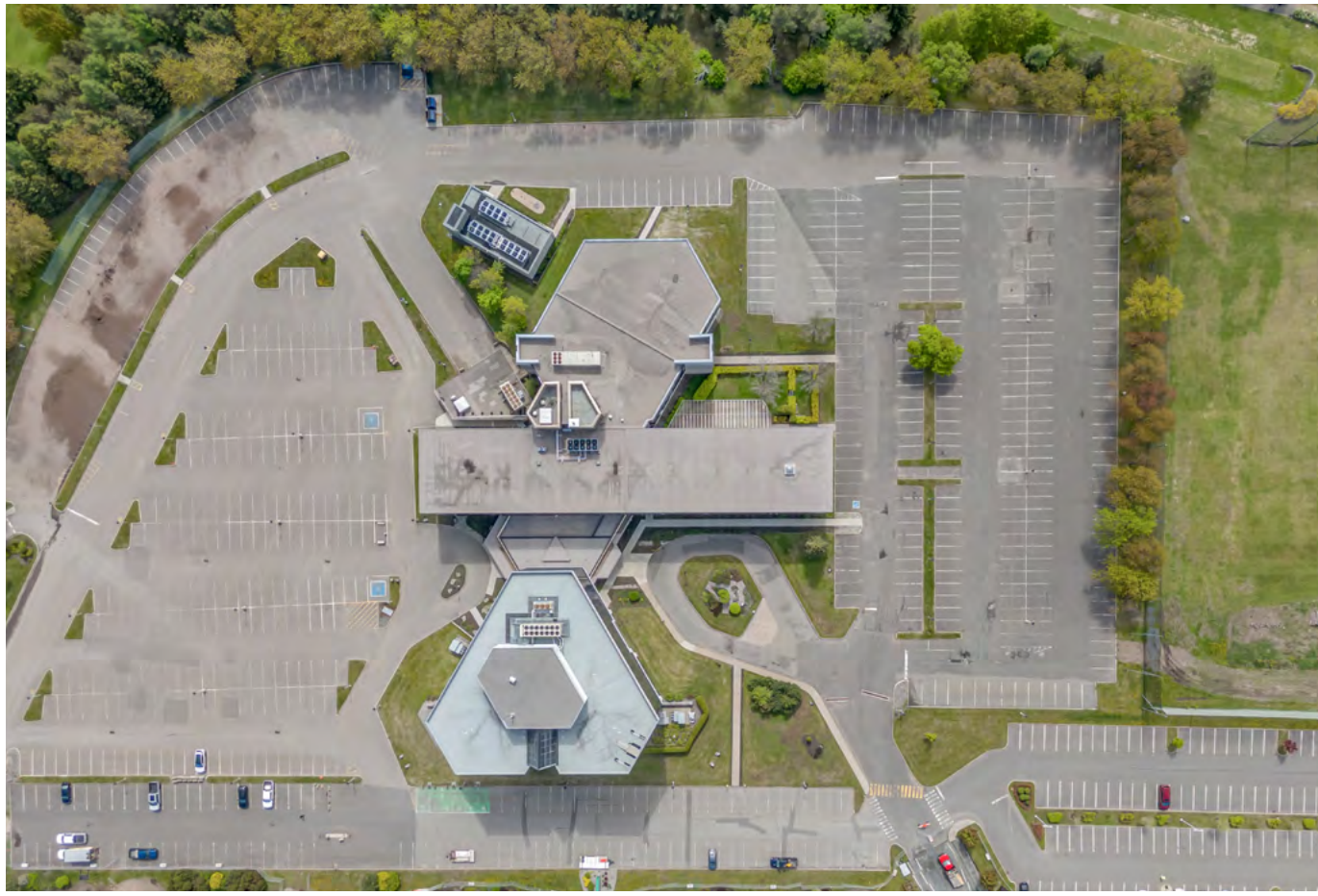
Floor plans

Spaces designed to adapt to your needs

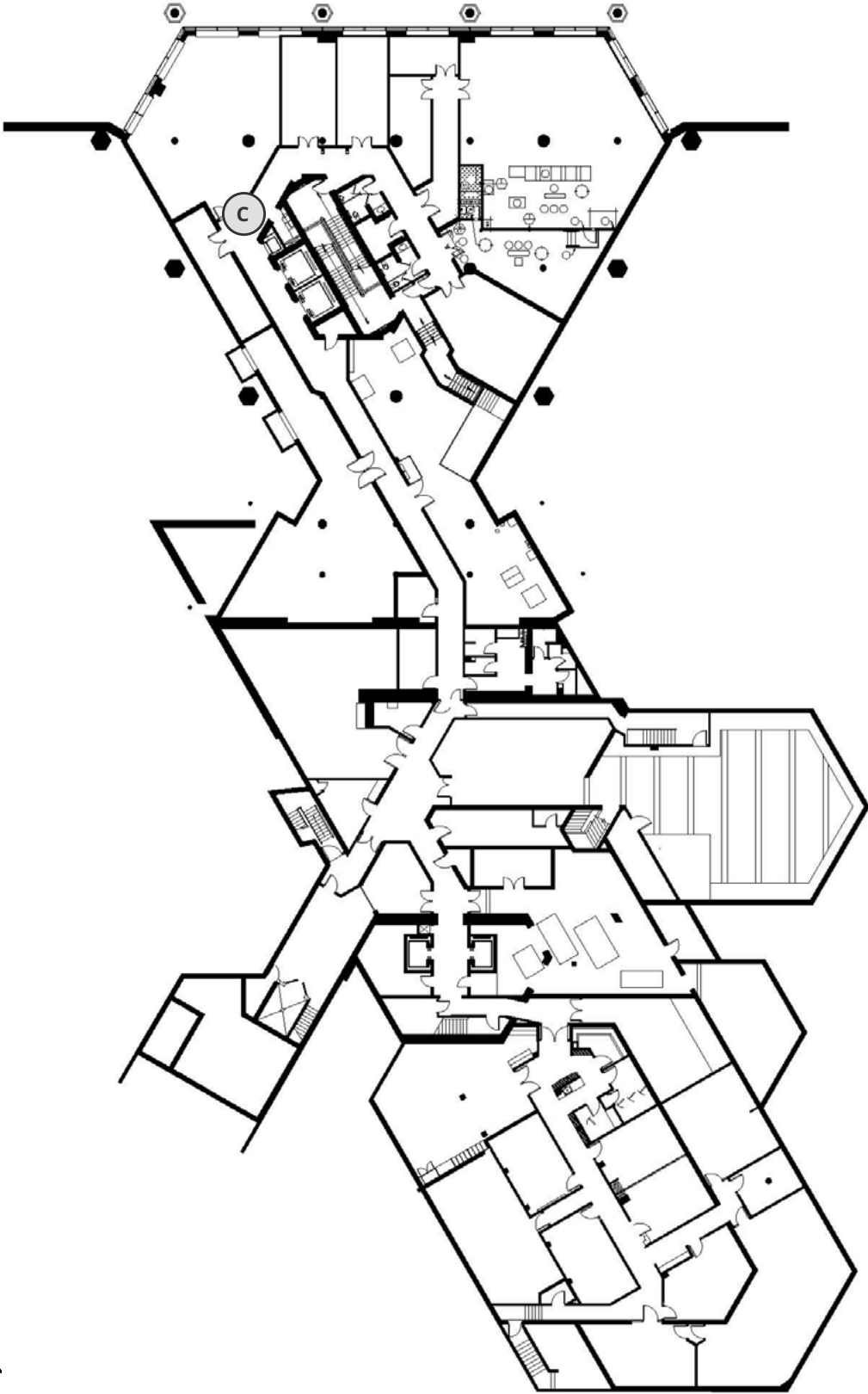
The building offers modern, flexible spaces designed to accommodate a wide range of requirements. The floor plates provide efficient layouts that maximize space utilization.

Abundant glazing brings exceptional natural light throughout the premises.

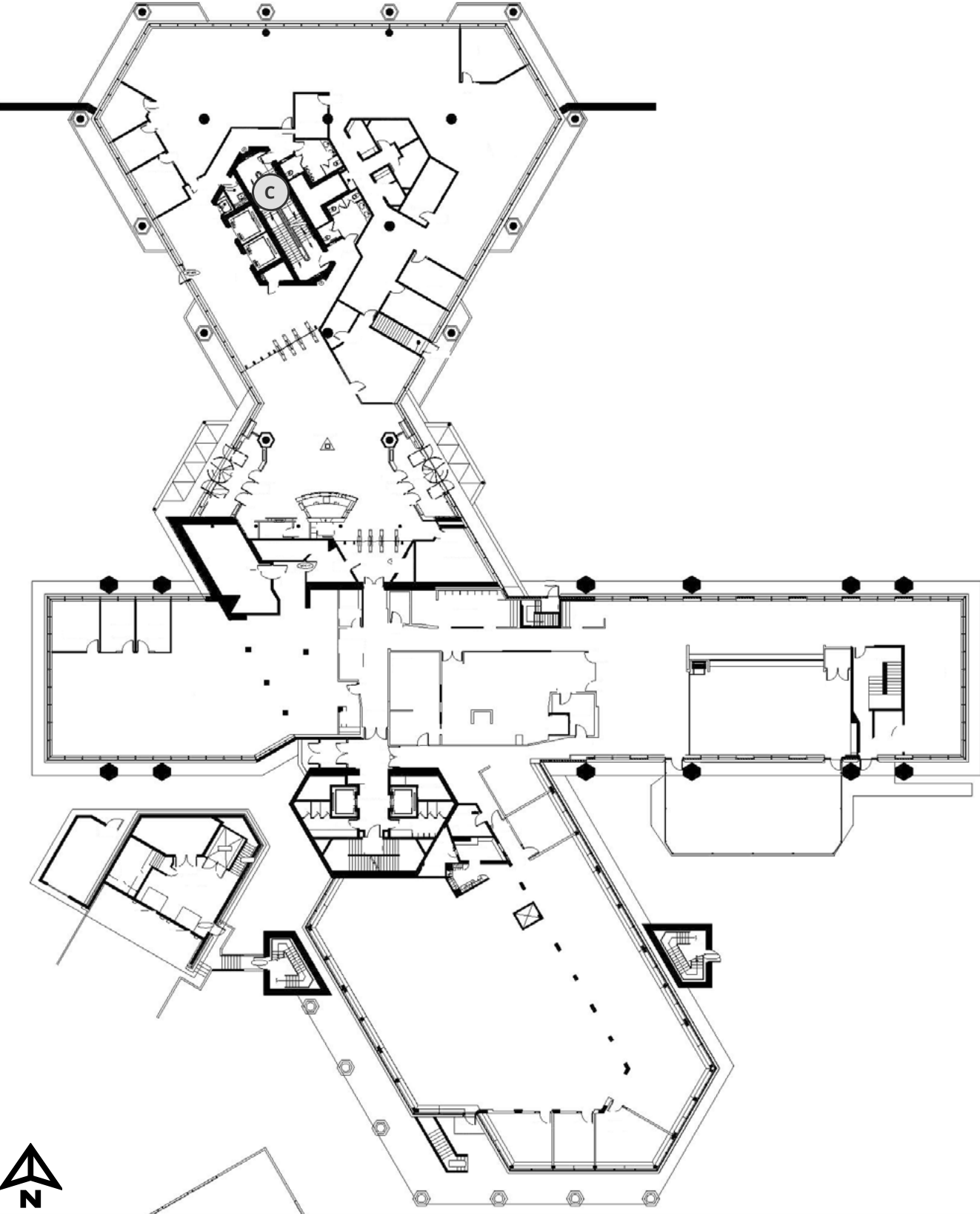
The property also features ample surface parking for employees and visitors, as well as loading docks.



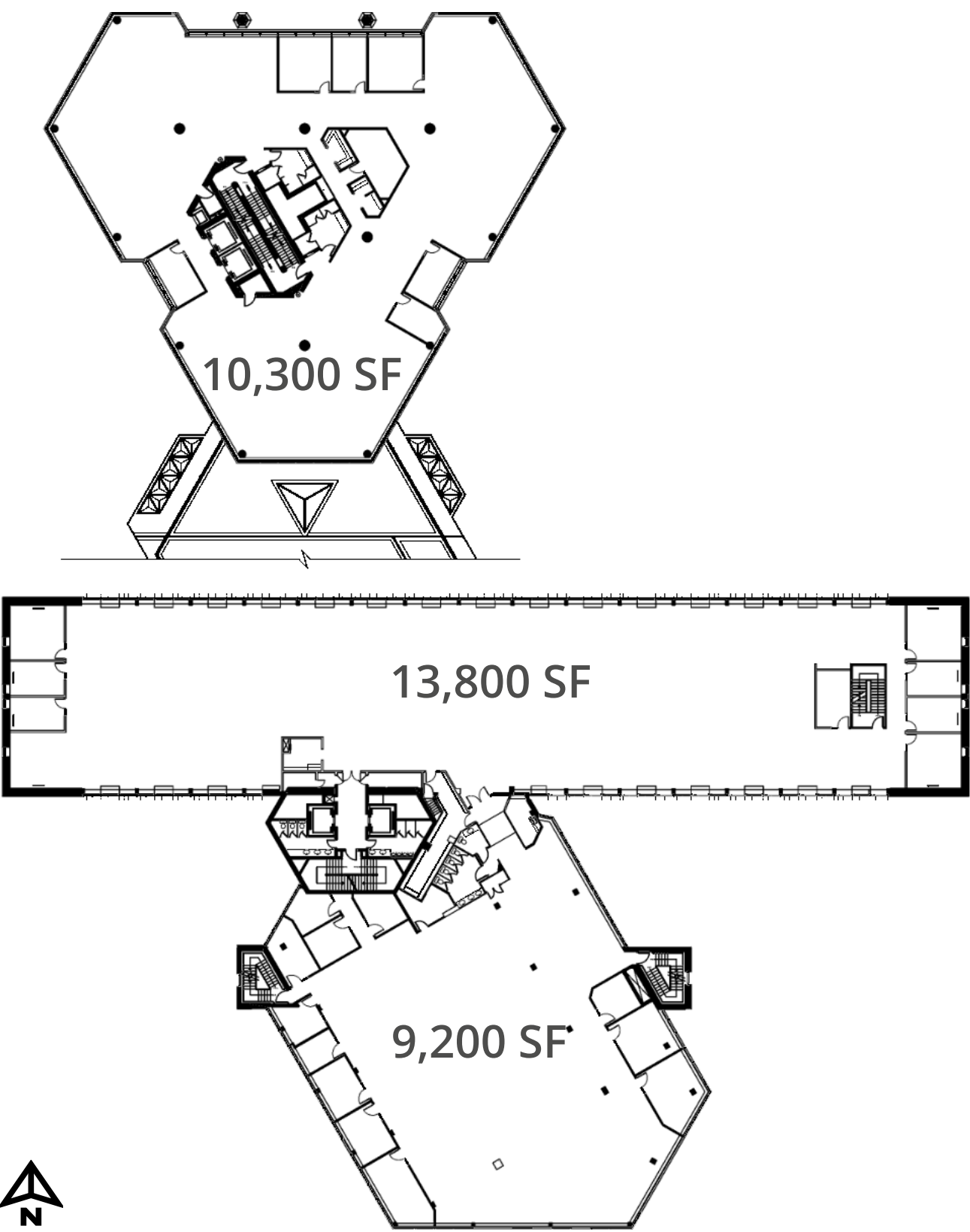
Basement: +/- 33,000 SF



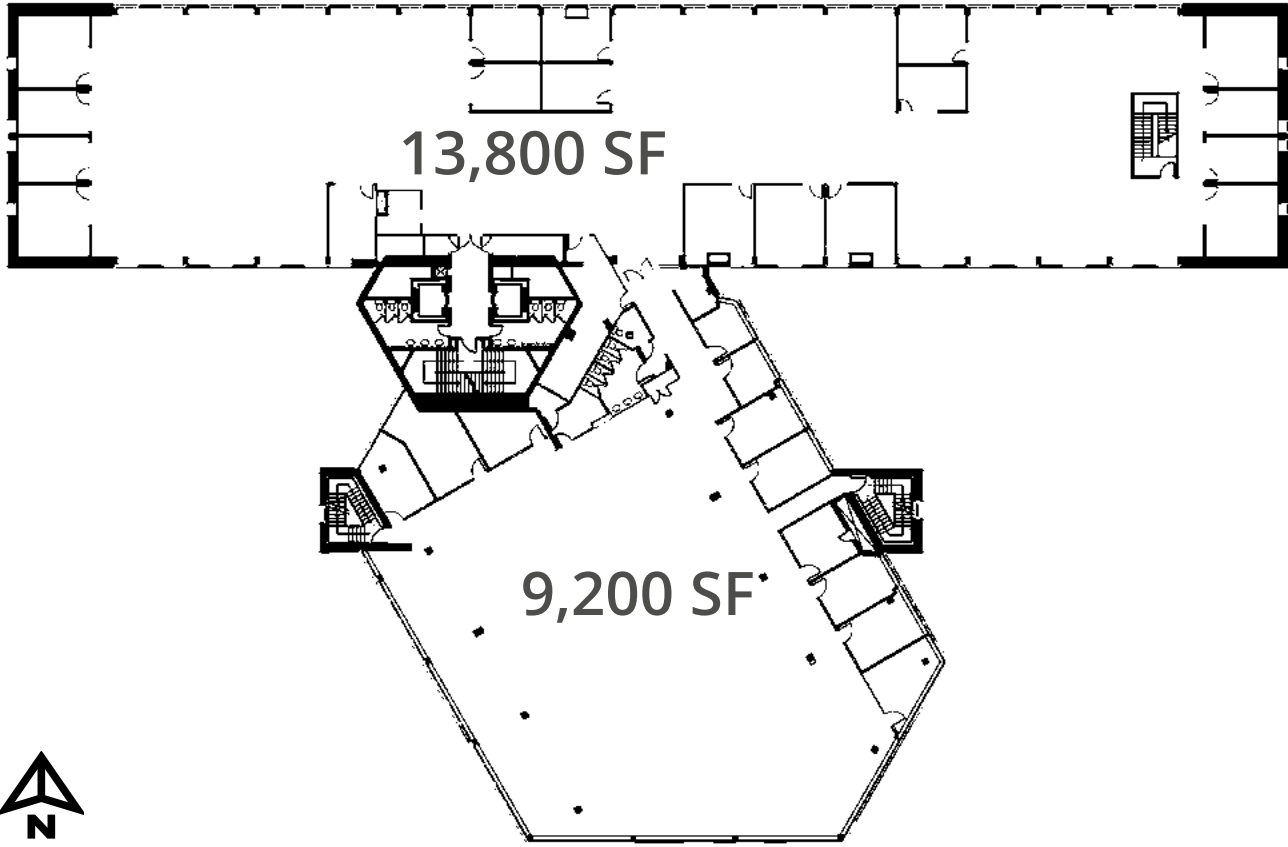
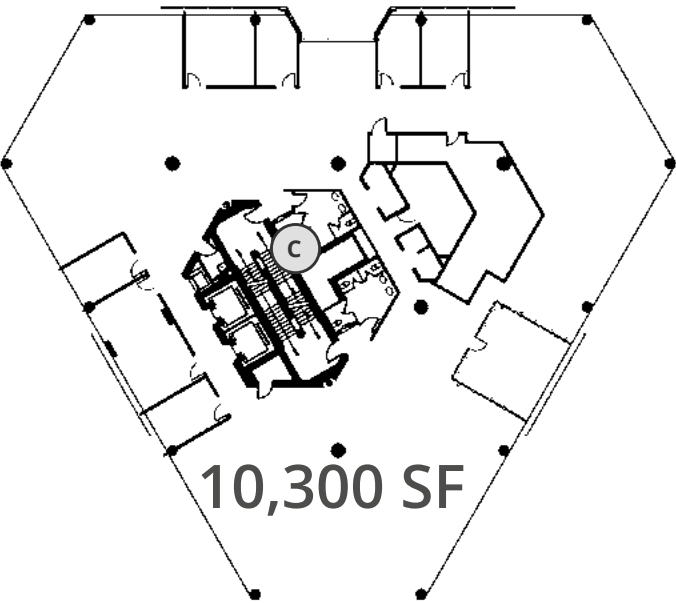
Main floor: +/- 33,000 SF



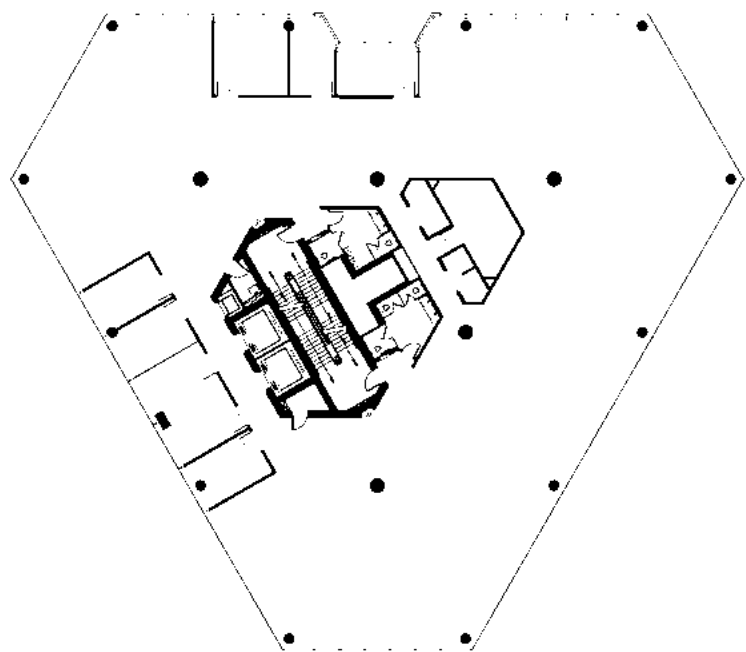
Level 2 : +/- 33,000 SF



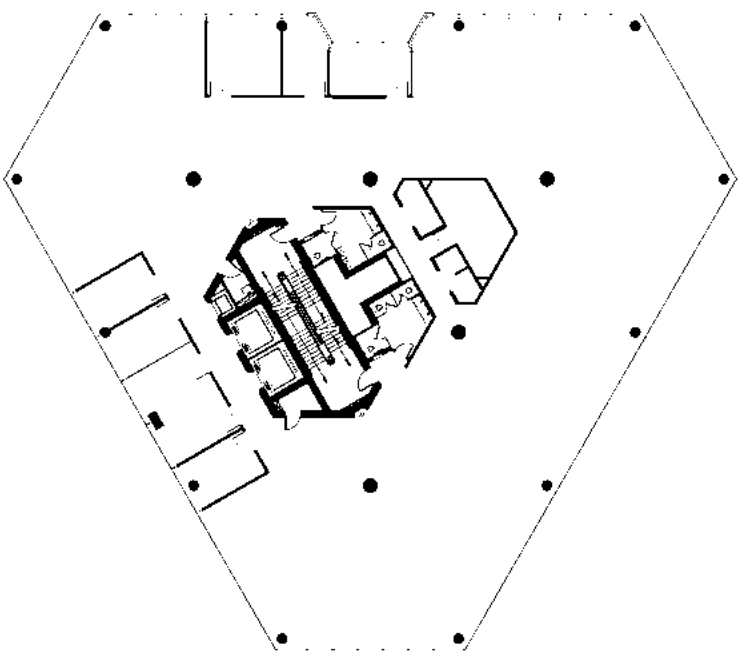
Level 3 : +/- 33,000 SF



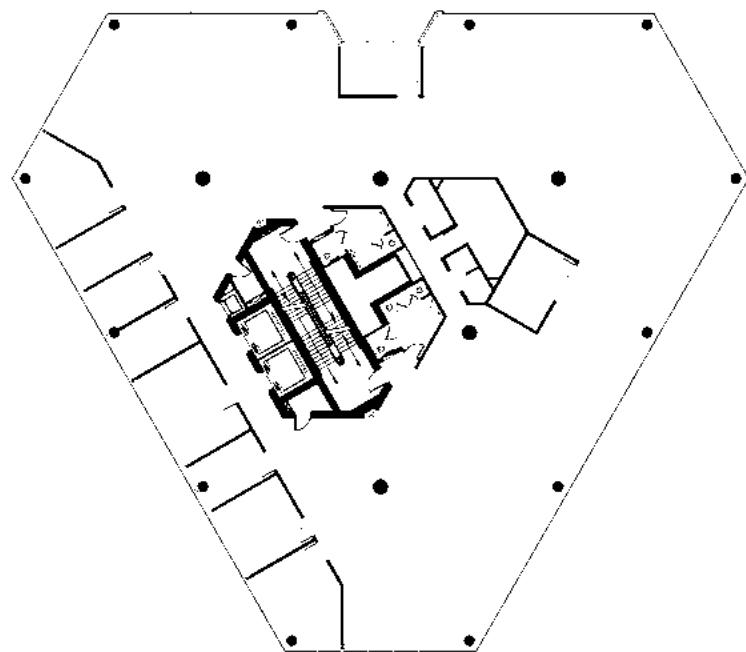
Level 4 : 10,300 SF



Level 6 : 10,300 SF



Level 5 : 10,300 SF





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