



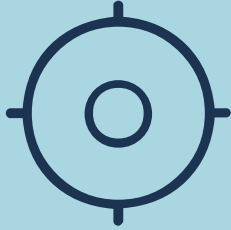
Office space for lease

# 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



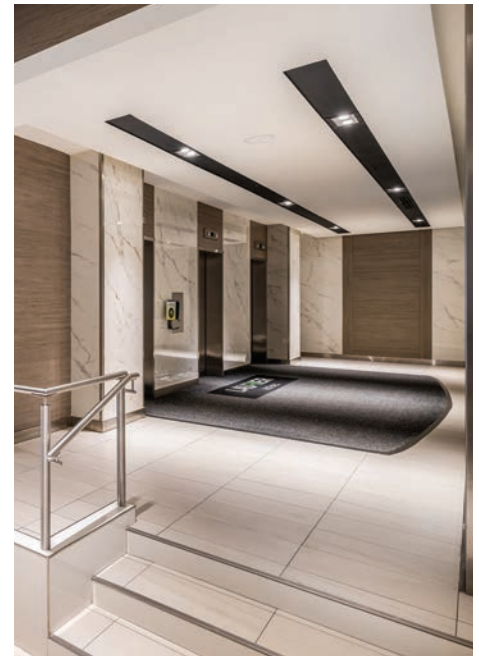
## **Gross lease**

No surprises in operating  
cost increases



# Building specifications

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

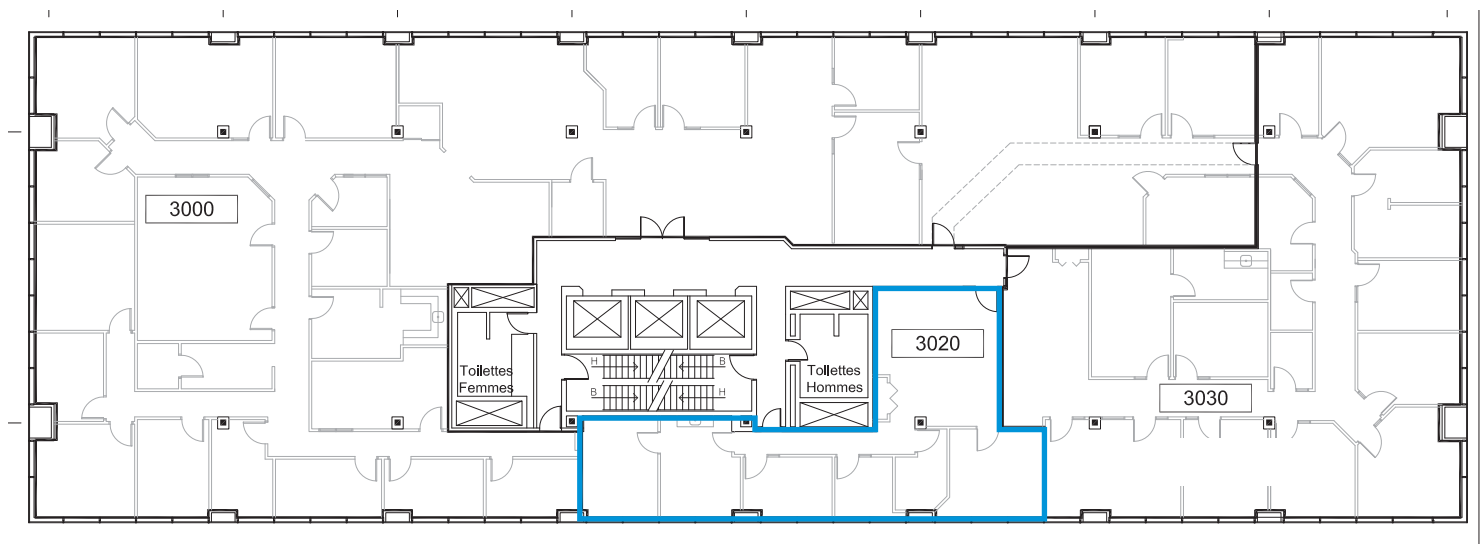
Area: 1,282 s.f.

4 offices

1 conference room

1 kitchenette

LAURIER BOULEVARD



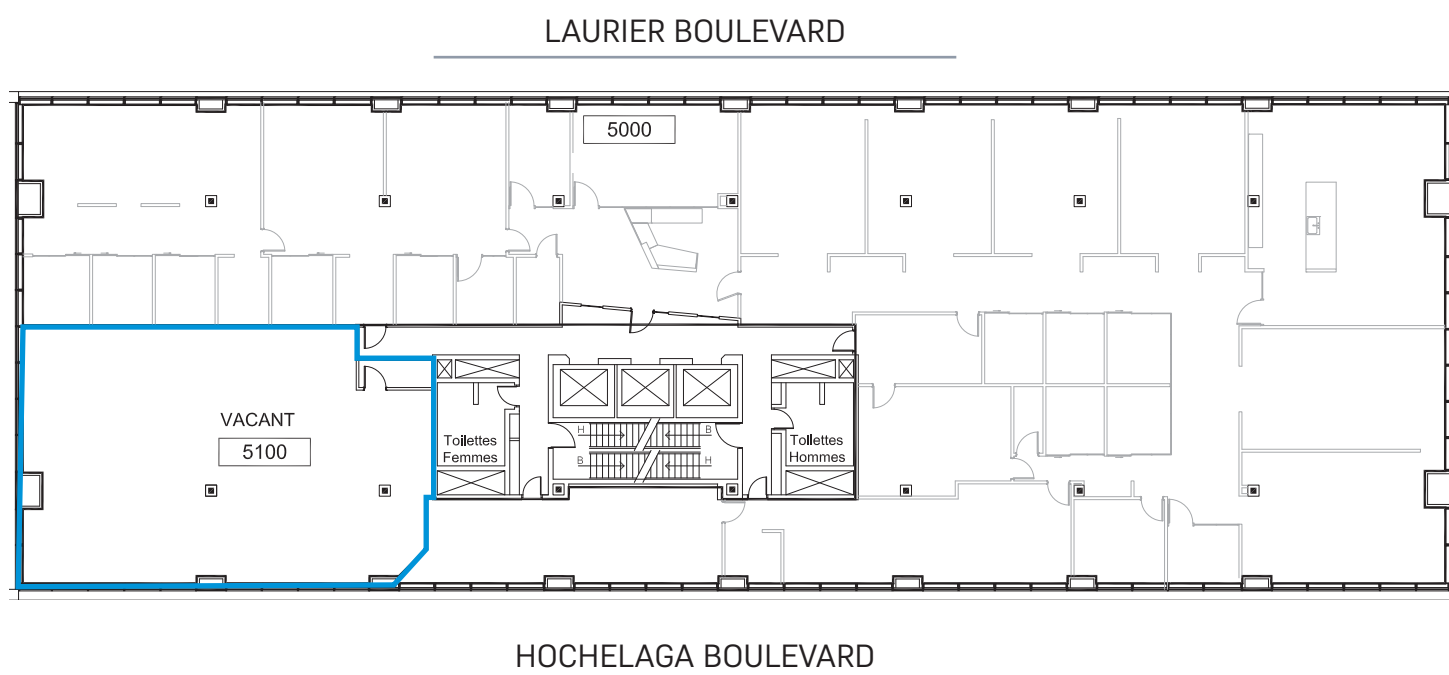
HOCHELAGA BOULEVARD

# Suite 5100

5th floor

Area: 2,132 s.f.

Space condition: Base building



# Suite 6250

6th floor

Area: 1,157 s.f.

4 offices

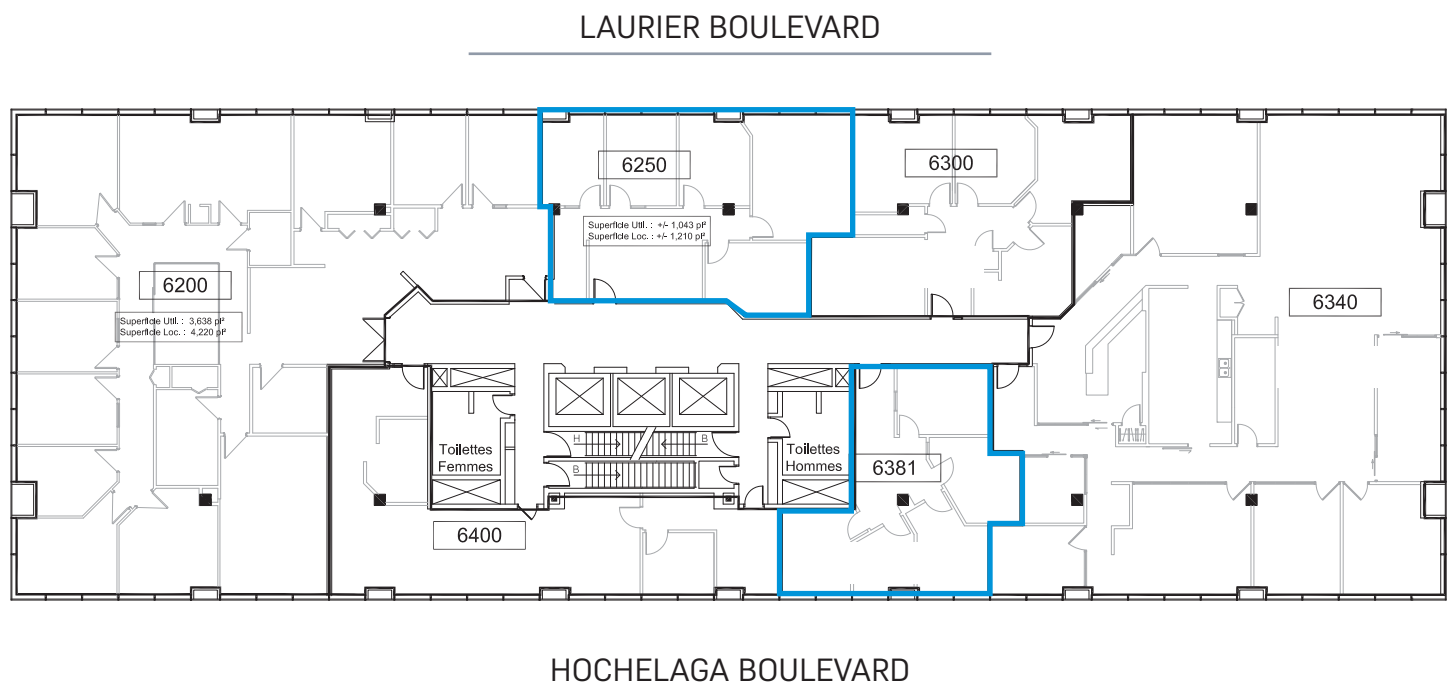
1 reception

# Suite 6381

6th floor

Area: 870 s.f.

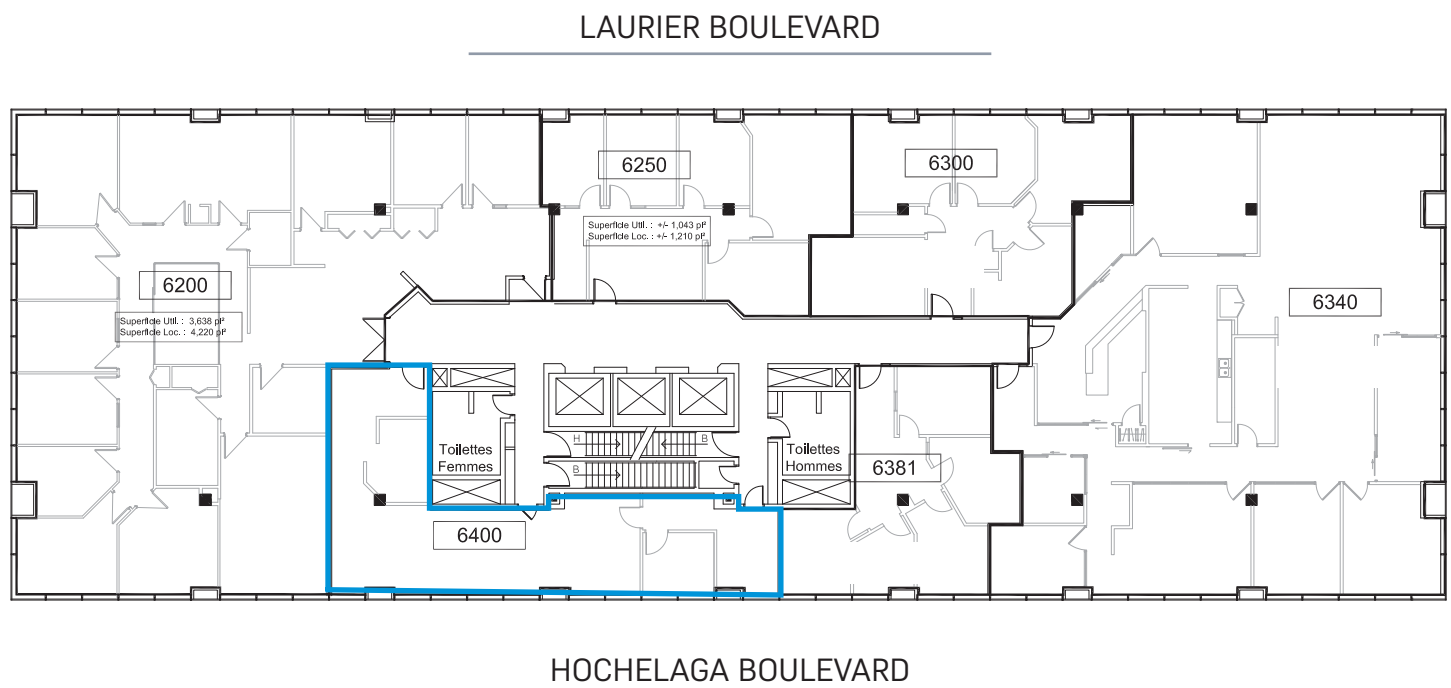
2 offices



# 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





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