



Office space for lease

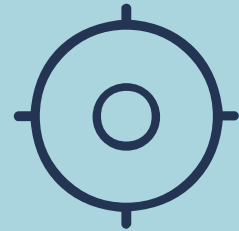
2700 Laurier Boulevard

Ste-Foy, Québec G1V 2L8

cardinal
AGENCE
IMMOBILIÈRE



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 Place Laurier 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



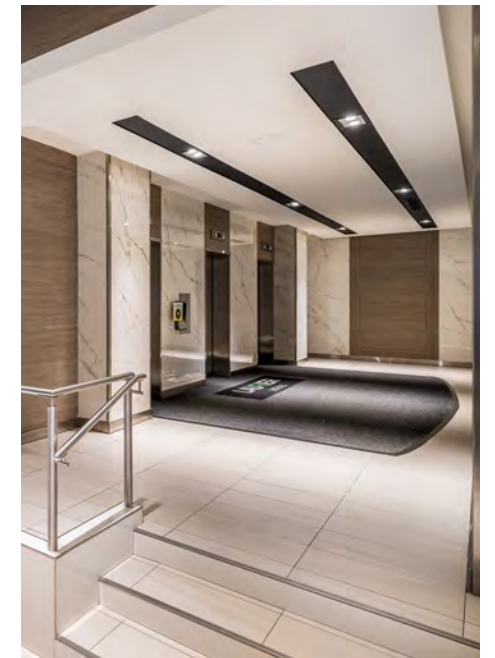
Gross lease

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.

Sample Turnkey solutions Suite 2100:



[Click here for Traditional Layout](#)



[Click here for Open Concept Layout](#)

Suite 1000

1st floor

Area: 7,836 s.f.

11 offices

9 conference rooms

1 kitchenette

Suite 1220

1st floor

Area: 564 s.f.

2 offices

1 conference room

Suite 1460

1st floor

Area: 3,092 s.f.

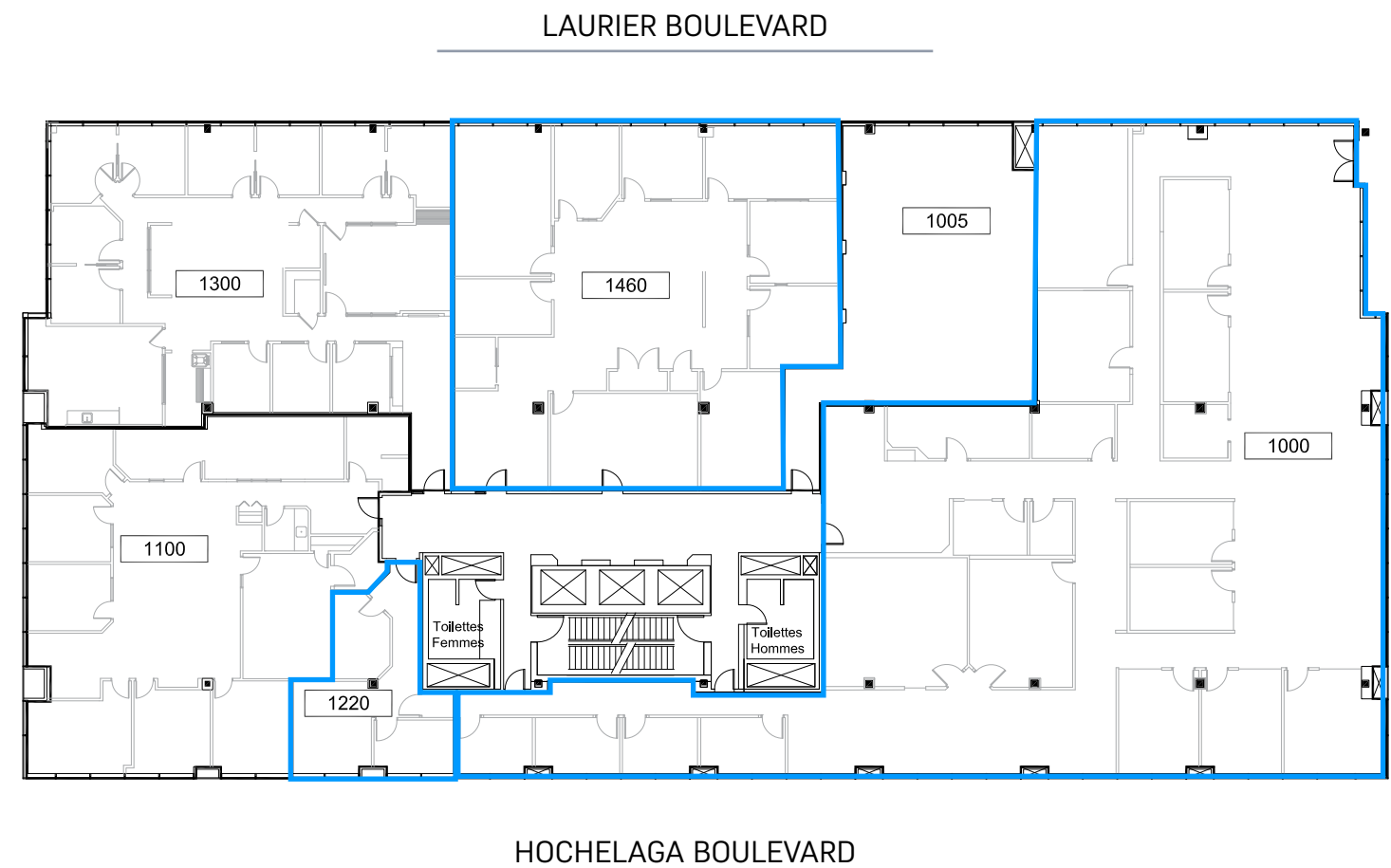
6 offices

1 conference room

1 kitchen

Availabilities

| SUITE | AREA | AVAILABILITY | SPACE CONDITION |
|------------|-------------|--------------|-----------------|
| Suite 1000 | 7,836 s.f. | 60 days | Built-out |
| Suite 1220 | 564 s.f. | Immediate | Built-out |
| Suite 1460 | 3,092 s.f. | Immediate | Built-out |
| Suite 2100 | 10,395 s.f. | Immediate | Built-out |
| Suite 3020 | 1,282 s.f. | Immediate | Built-out |
| Suite 4220 | 4,935 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 2100

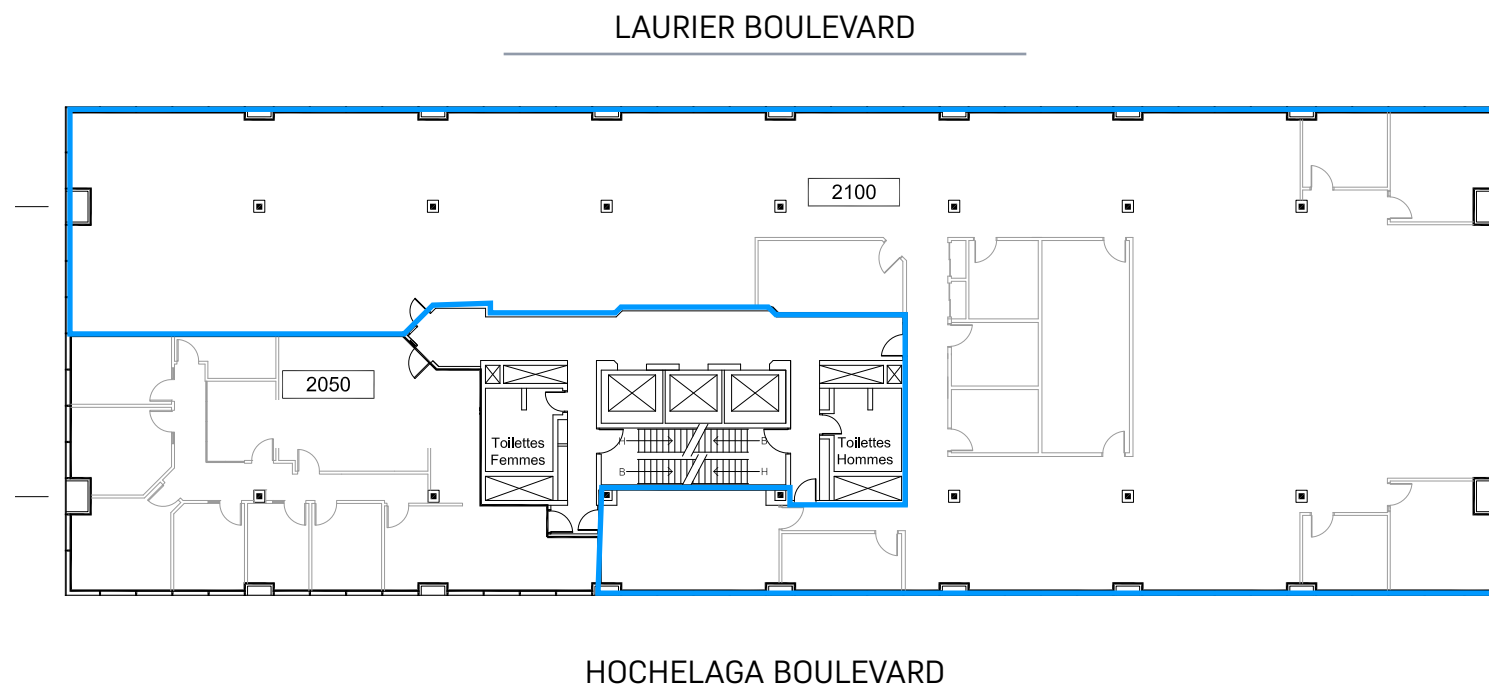
2nd floor

Area: 10,395 s.f.

7 offices

2 conference rooms

1 kitchenette



Suite 3020

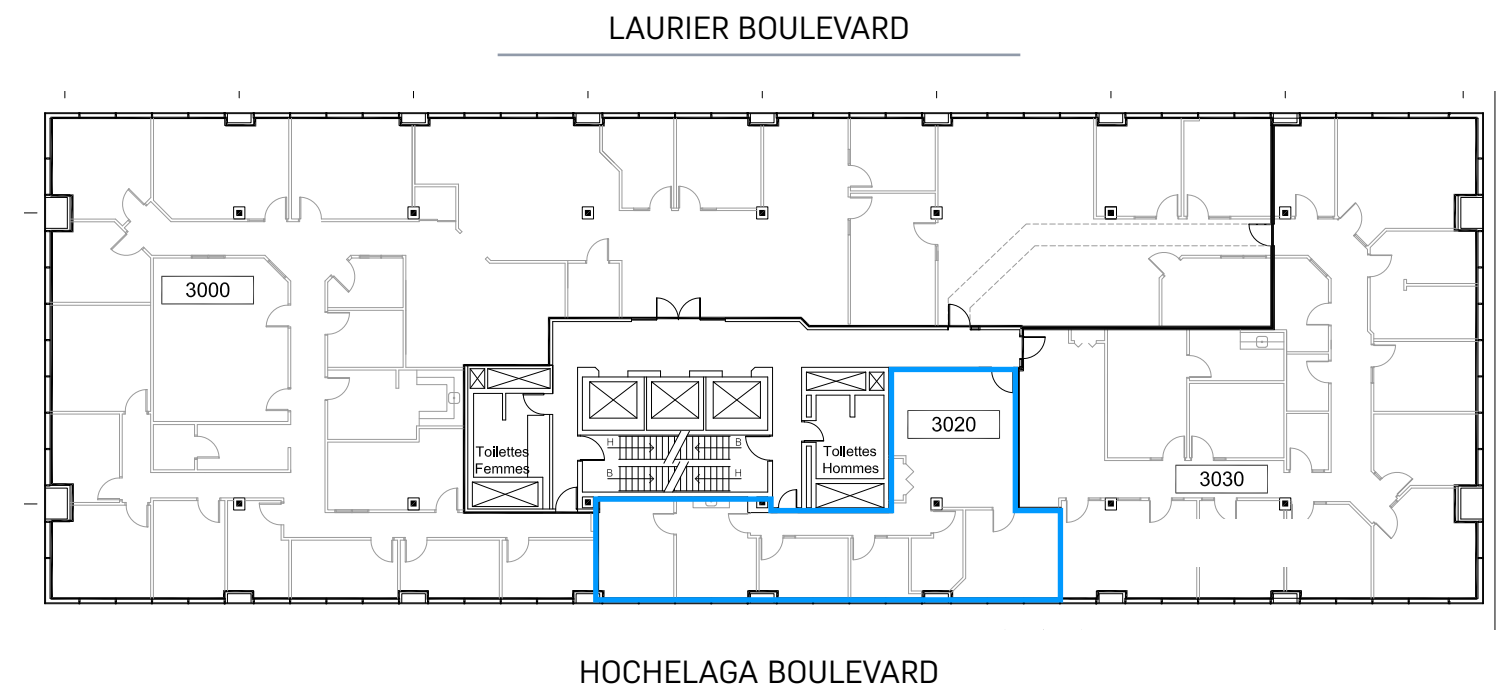
3rd floor

Area: 1,282 s.f.

4 offices

1 conference room

1 kitchenette



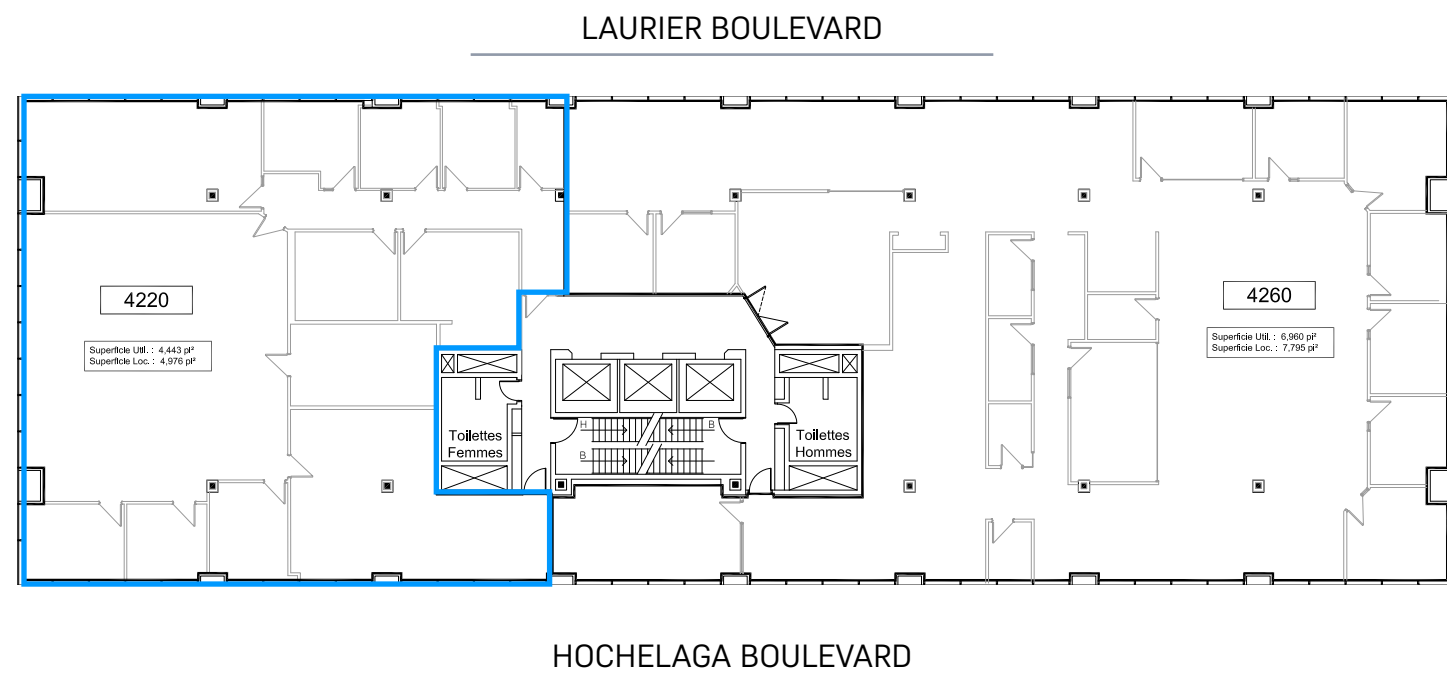
Suite 4220

4th floor

Area: 4,935 s.f.

6 offices

4 conference rooms

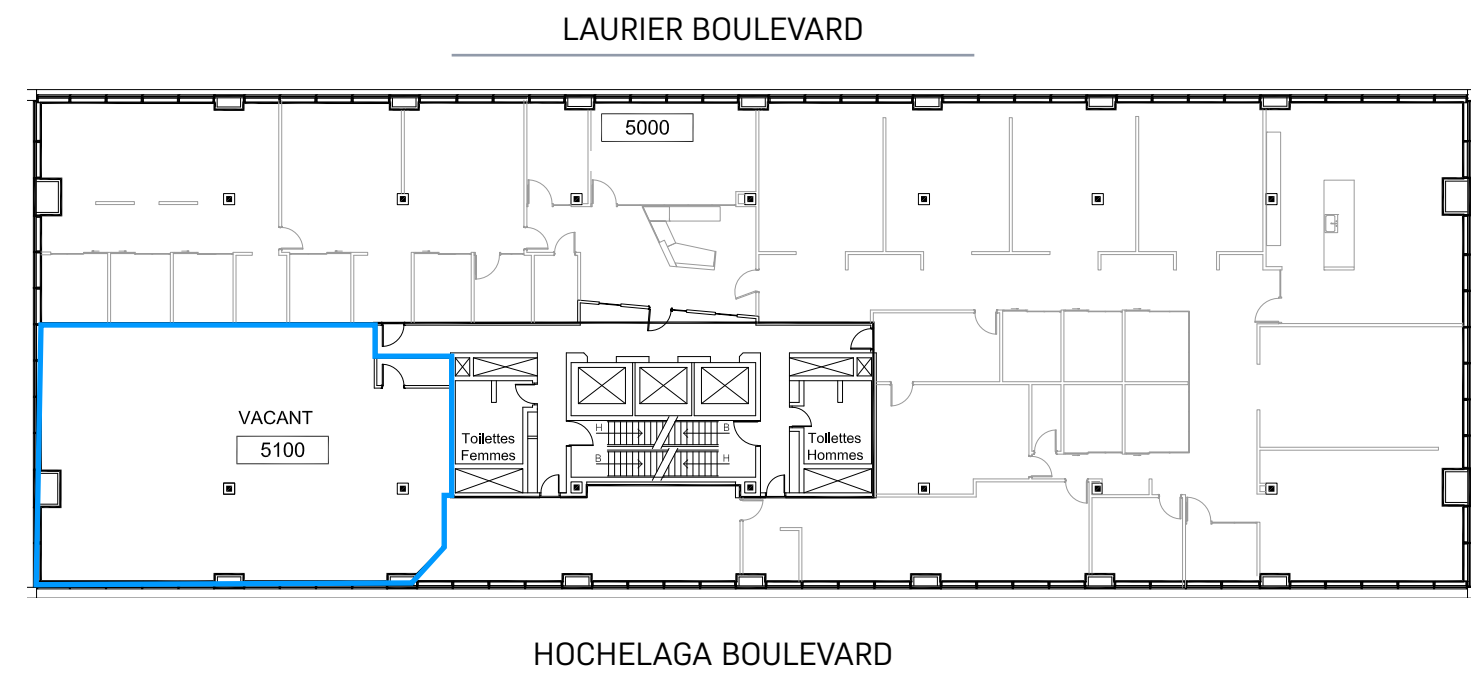


Suite 5100

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

Location & accessibility



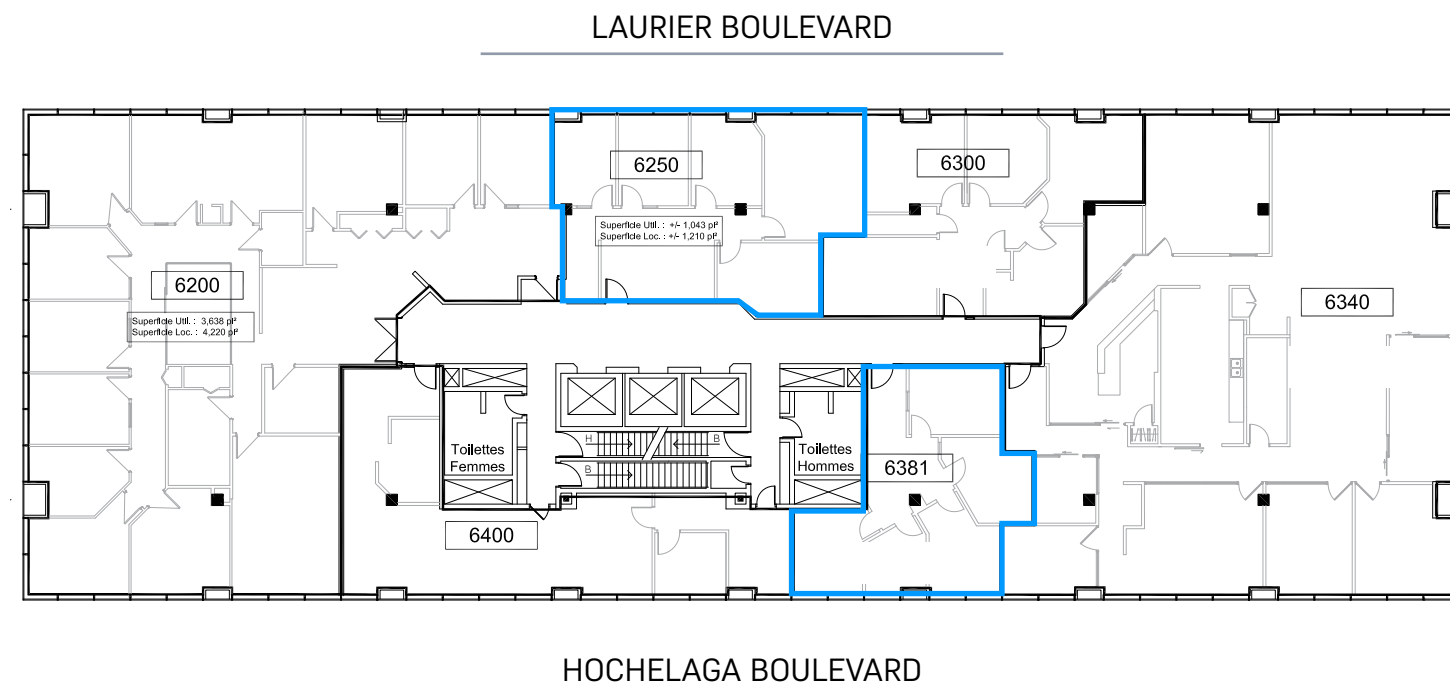
2-minute walk from the bridgehead



Across from CHUL

LAURIER
QUÉBEC

Connected to Place Laurier





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