



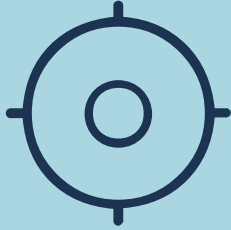
Office space for lease

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



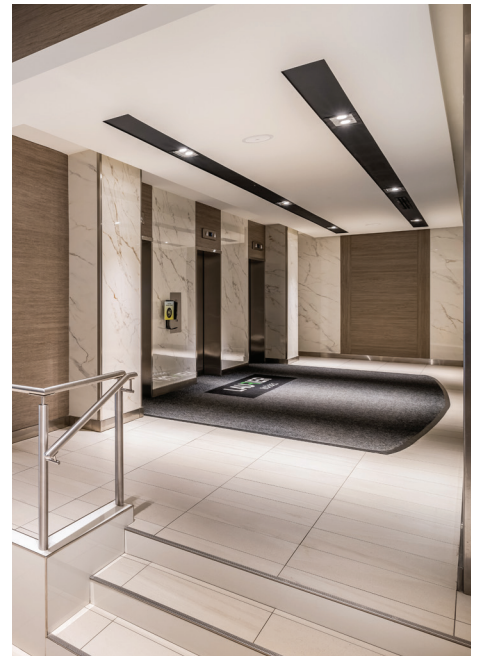
Gross lease

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.

Sample Turnkey solutions Suite 2100:



**Click here for
Traditional Layout**



**Click here for
Open Concept Layout**

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 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 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

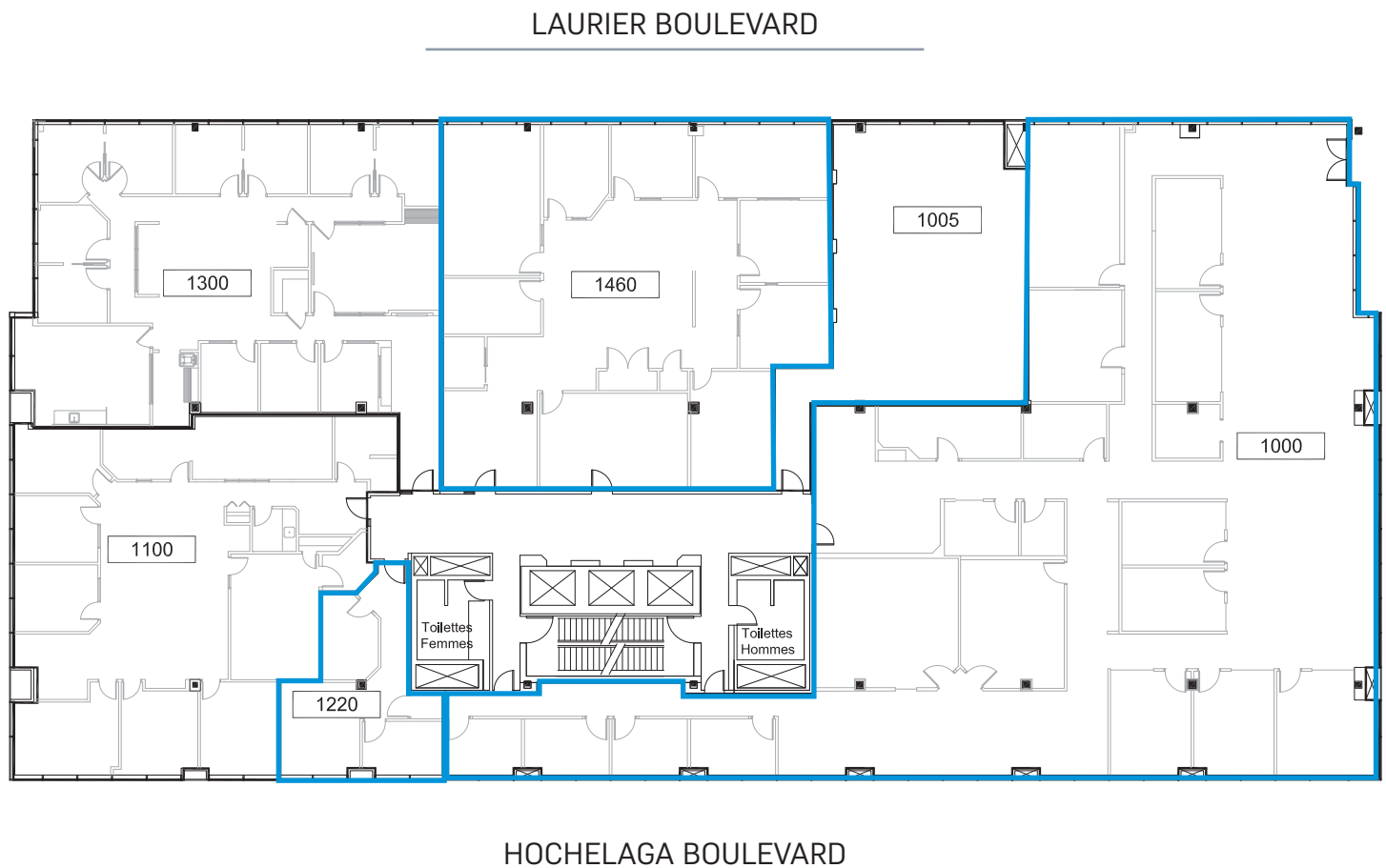
1st floor

Area: 3,092 s.f.

6 offices

1 conference room

1 kitchen



Suite 2100

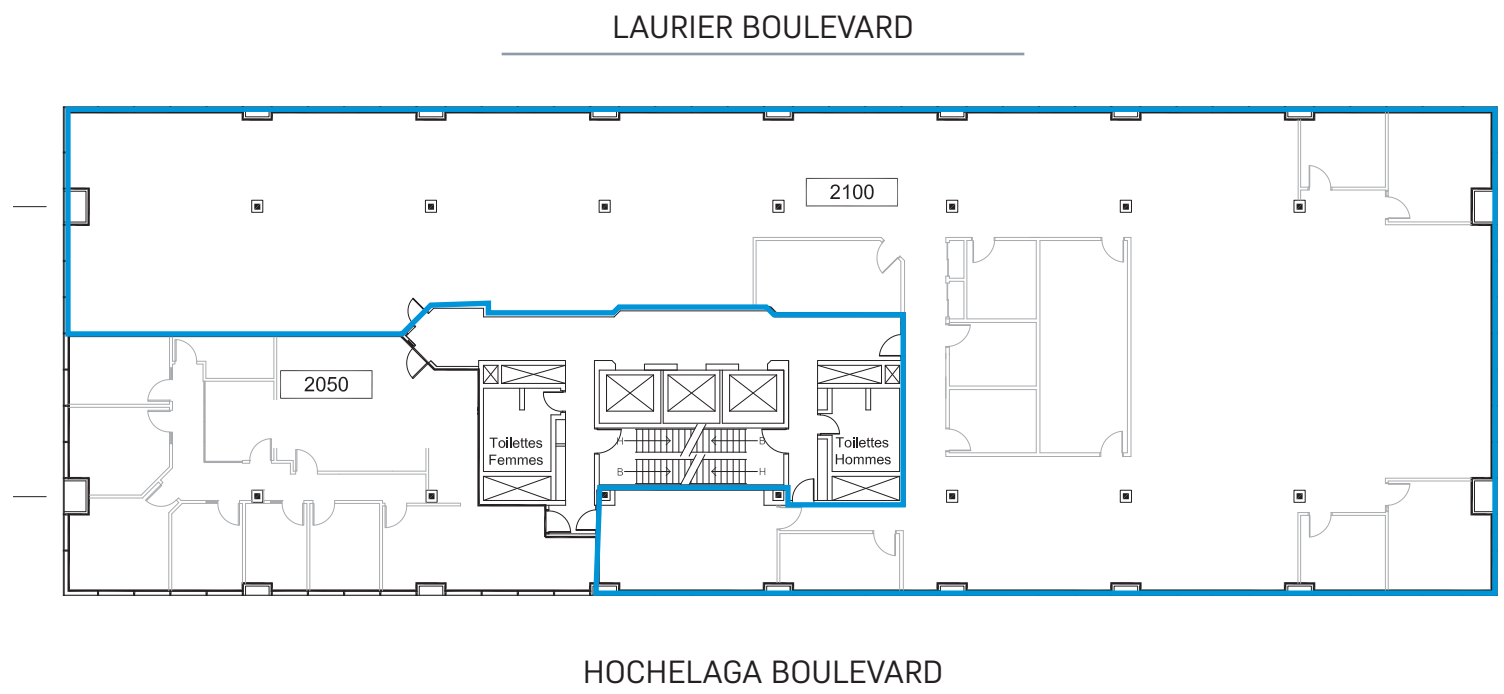
2nd floor

Area: 10,395 s.f.

7 offices

2 conference rooms

1 kitchenette



Suite 3020

3rd floor

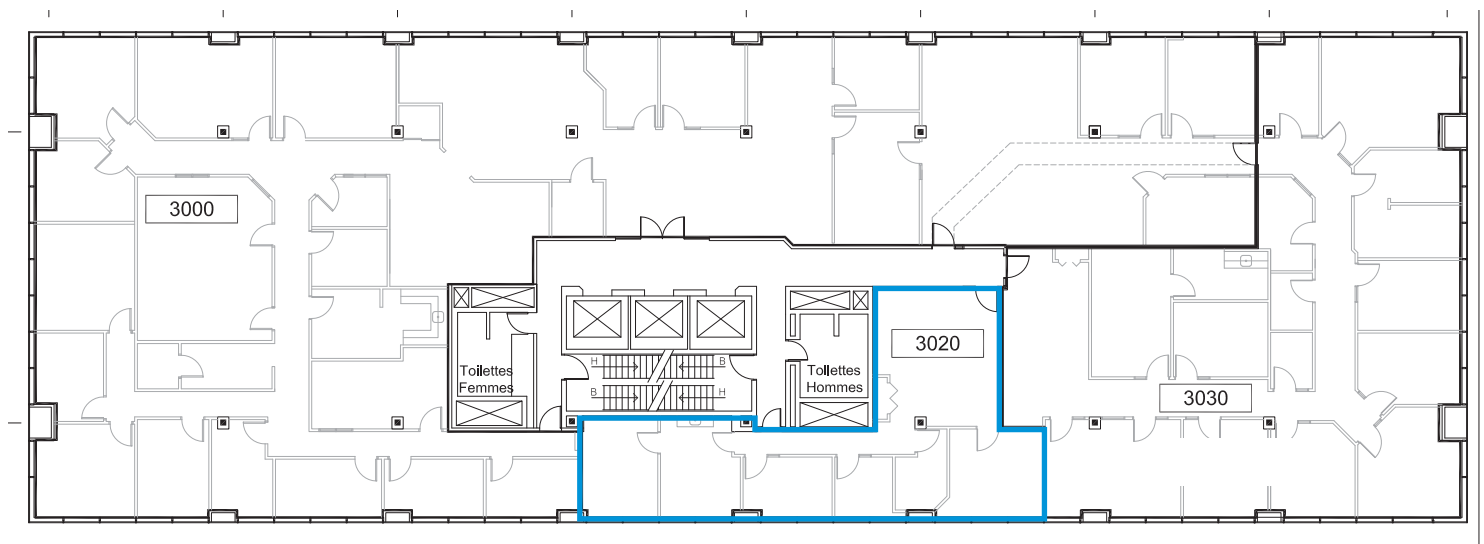
Area: 1,282 s.f.

4 offices

1 conference room

1 kitchenette

LAURIER BOULEVARD



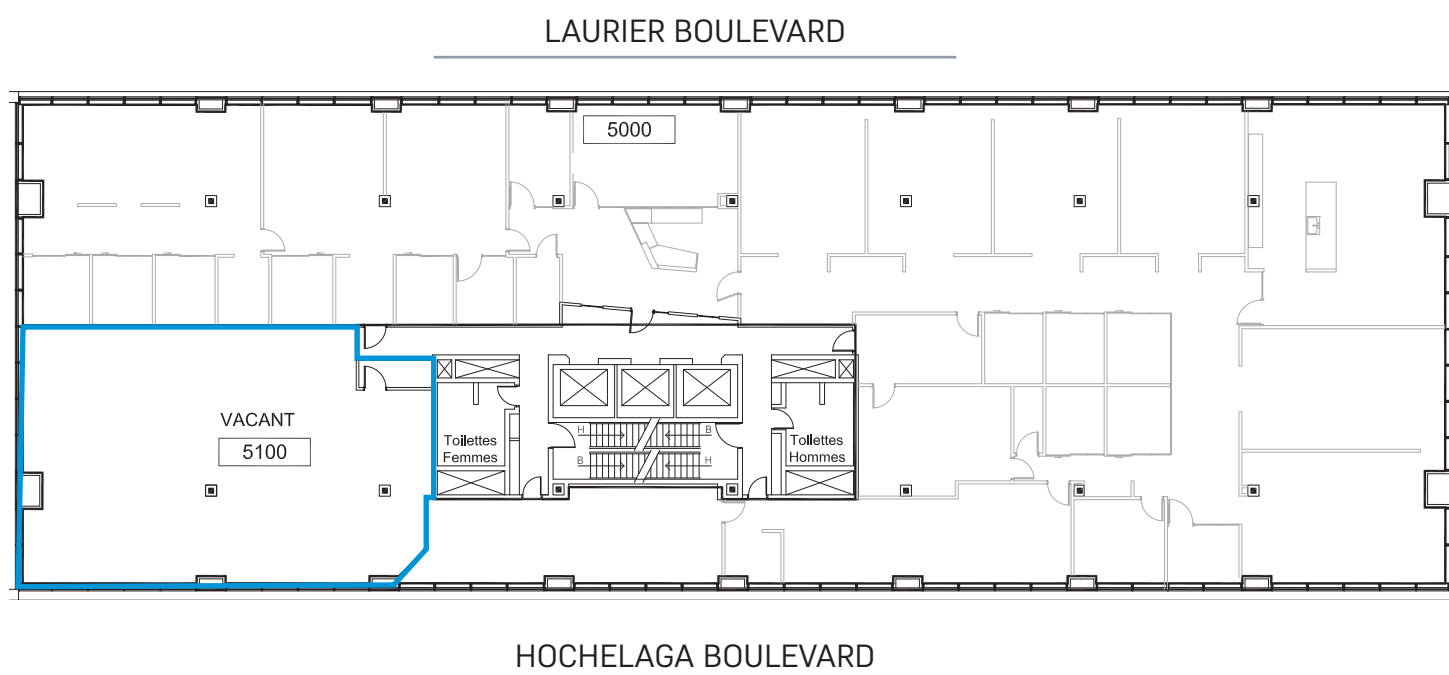
HOCHELAGA BOULEVARD

Suite 5100

5th floor

Area: 2,132 s.f.

Space condition: Base building



Suite 6250

6th floor

Area: 1,157 s.f.

4 offices

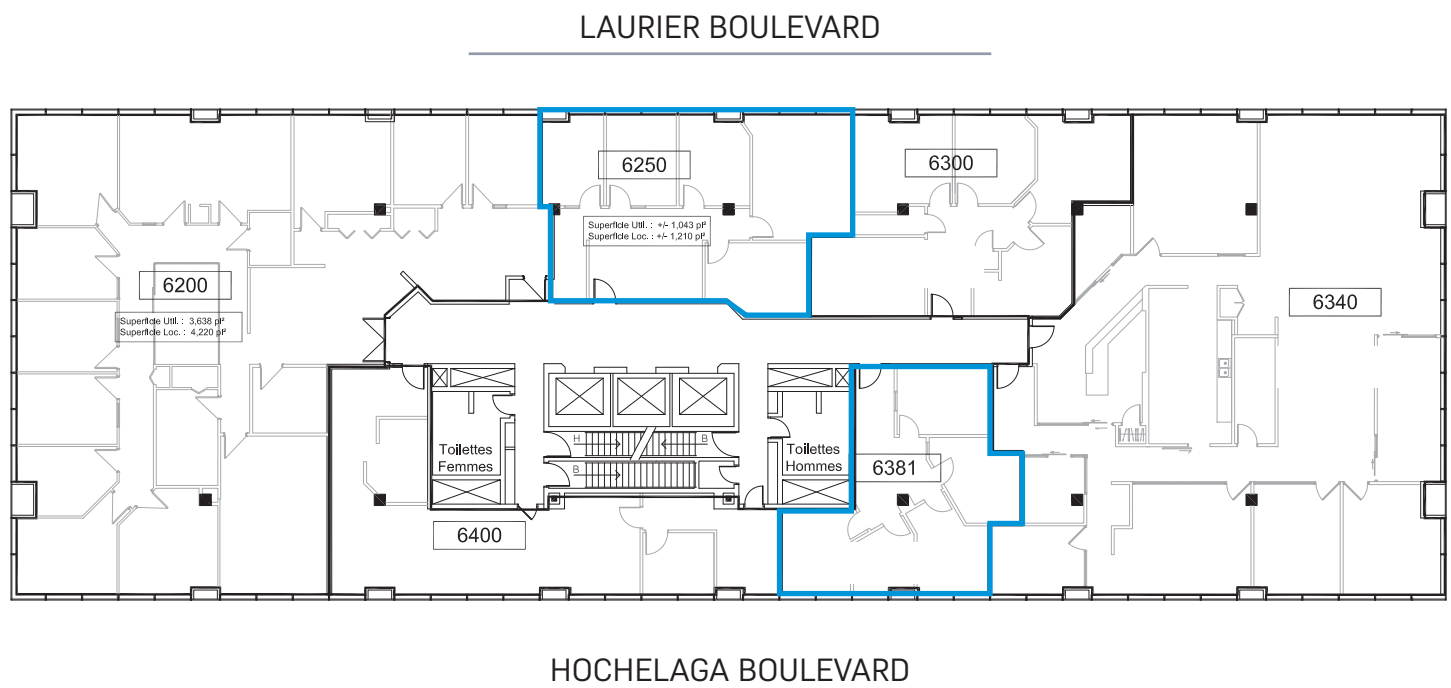
1 reception

Suite 6381

6th floor

Area: 870 s.f.

2 offices



Location & accessibility



2-minute walk from the
bridgehead



Across from CHUL

LAURIER
QUÉBEC

Connected to Laurier Québec





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