



 **JLL** SEE A BRIGHTER WAY

For lease

Plug & Play Office space for sublease
Up to 5,108 SF

Complex de Ville Phase 1
1000 route de l'Église, Québec City, QC

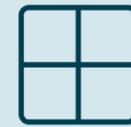
[jll.com](https://www.jll.com)

1000 route de l'Église

Located in a dynamic area close to essential services, transportation networks and cultural attractions, 1000 de l'Église represents an opportunity for tenants looking for quality space in a sought-after location. The building features bright spaces with good fenestration and offers all open, collaborative spaces following a modern renovation with no additional work required. Situated close to the Quebec market with numerous restaurants nearby, the property benefits from easily accessible public transport and convenient parking options. Common areas have been recently renovated. Freight elevator and storage are accessible to tenants.



Highlights



Fenestration

Ample fenestration with abundant natural light



Layout

Collaborative open space
Modern renovation



Connectivity

Just off Highway 73 with easy access to Lévis



Parking

Easy parking



Neighborhood

Close to Quebec Market and many restaurants

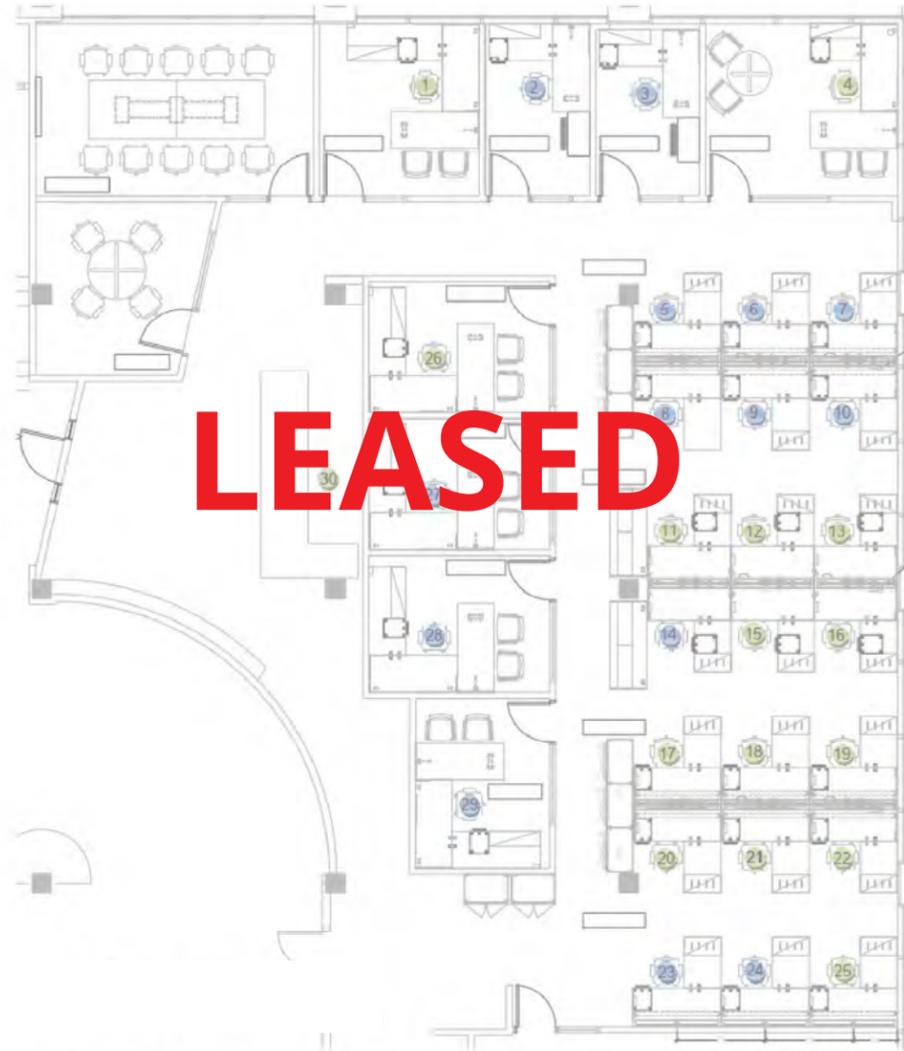


Public Transit

Easy access to public transit



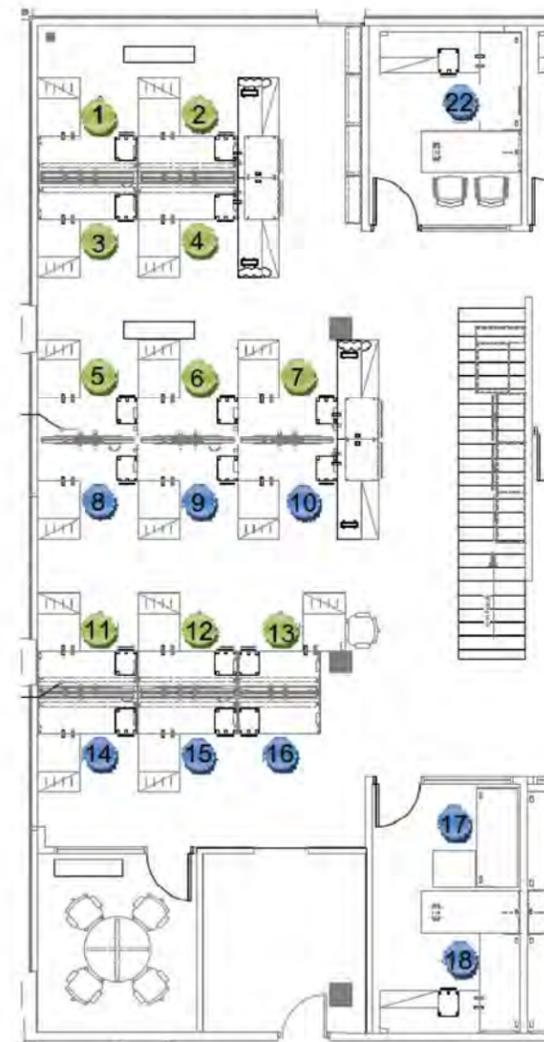
Floor plans



SUITE 130

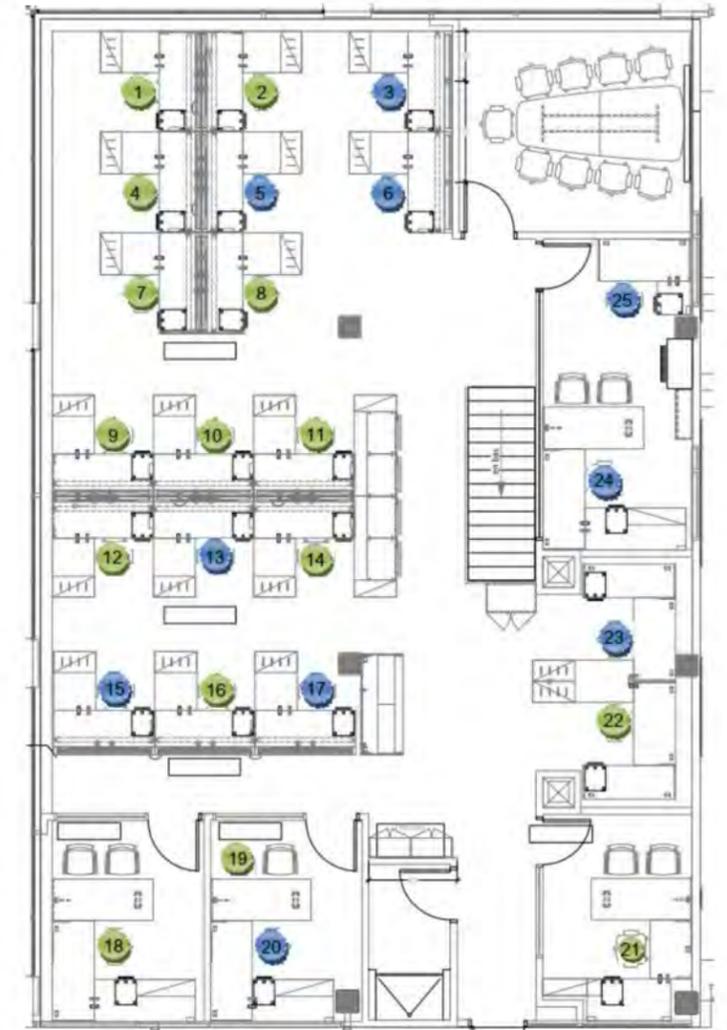
Workstations	21 Workstations
Closed Offices	8 Closed offices
Meeting Rooms	1 4-person 1 10-person

Linked by internal staircase



SUITE 130A

Workstations	16 Workstations
Closed Offices	4 Closed offices
Meeting Room	1 4-person



SUITE 200

Workstations	19 Workstations
Closed Offices	4 Closed offices
Meeting Room	1 9-person

Location and accessibility



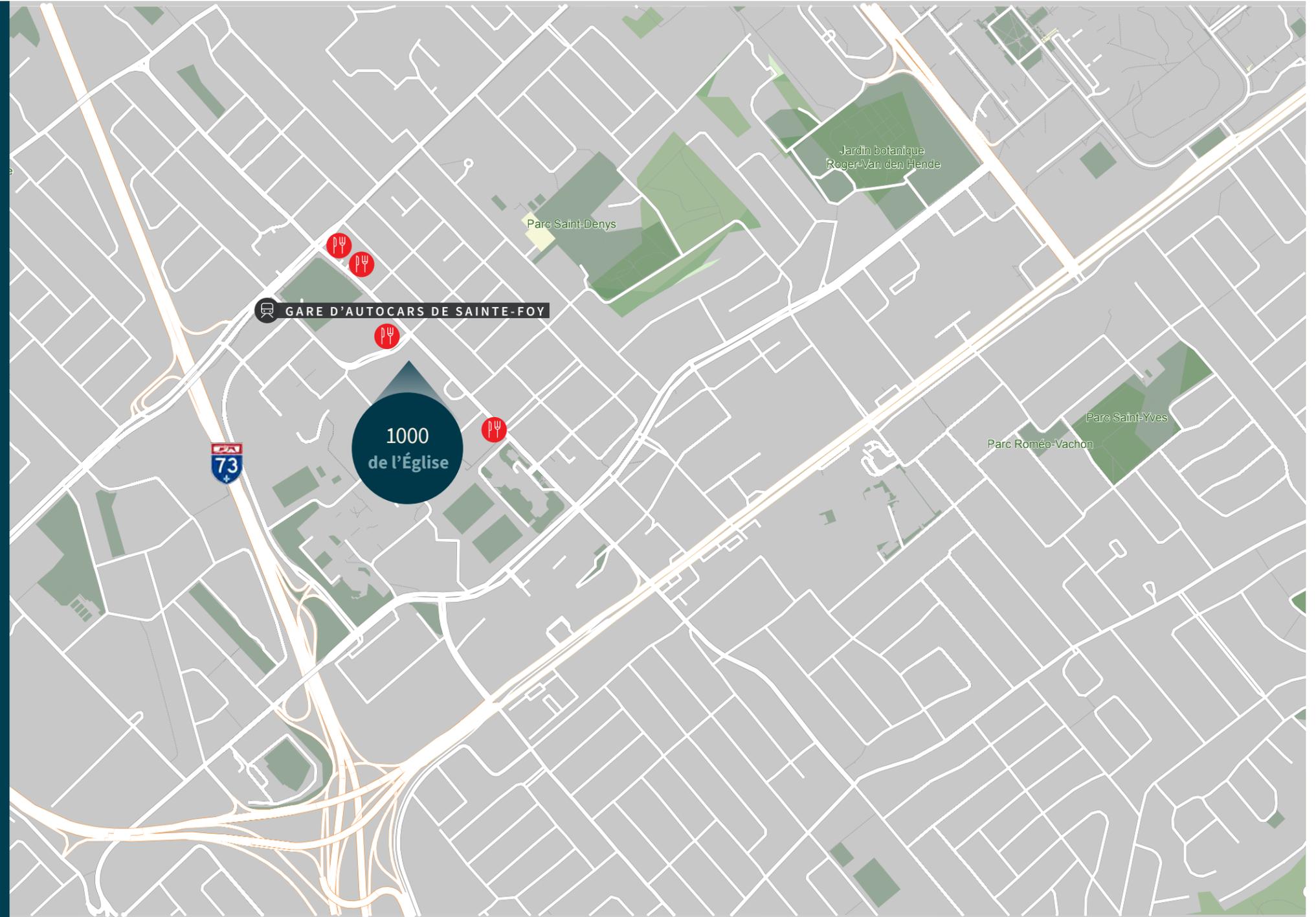
84 - Walk Score



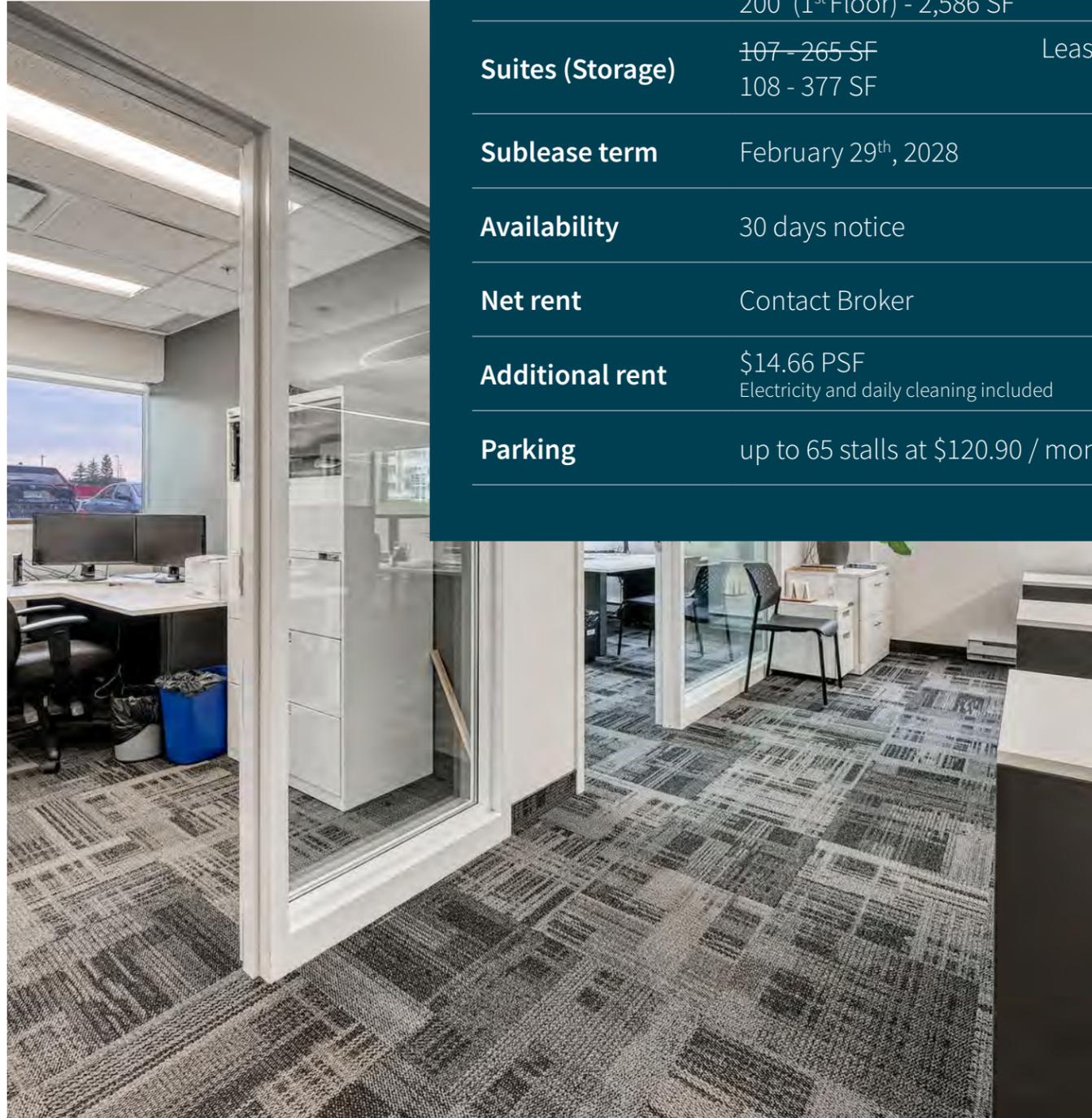
73 - Bike Score



65 - Transit Score



Space overview



Suites (Office)	130 (GF) - 5,249 SF 130A (GF) - 2,522 SF 200 (1 st Floor) - 2,586 SF	Leased
Suites (Storage)	107 - 265 SF 108 - 377 SF	Leased
Sublease term	February 29 th , 2028	
Availability	30 days notice	
Net rent	Contact Broker	
Additional rent	\$14.66 PSF Electricity and daily cleaning included	
Parking	up to 65 stalls at \$120.90 / month	



For more information, please contact:

Frédéric Seigneur*

Executive Vice President
Real Estate Broker
frederic.seigneur@jll.com
+1 514 793 2403

Mathieu Veilleux**

Senior Vice President
Chartered Real Estate Broker
mathieu.veilleux@jll.com
+1 418 570 4925

Lorraine Clamens

Associate
Real Estate Broker
loraine.clamens@jll.com
+1 514 603 7622

Miguël St-Pierre***

Senior Associate
Commercial Real Estate Broker
miguël.st-pierre@jll.com
+1 581 996 8107

*Real Estate Broker acting with the business corporation Immobilier Frédéric Seigneur Inc.

**Real Estate Broker acting with the business corporation Mathieu Veilleux Inc.

***Real Estate Broker acting with the business corporation Miguël St-Pierre Inc.

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