



 **JLL** SEE A BRIGHTER WAY

For Lease

7,200 SF Commercial condo

5252 Wilfrid-Hamel Boulevard
Québec City

jll.com/en

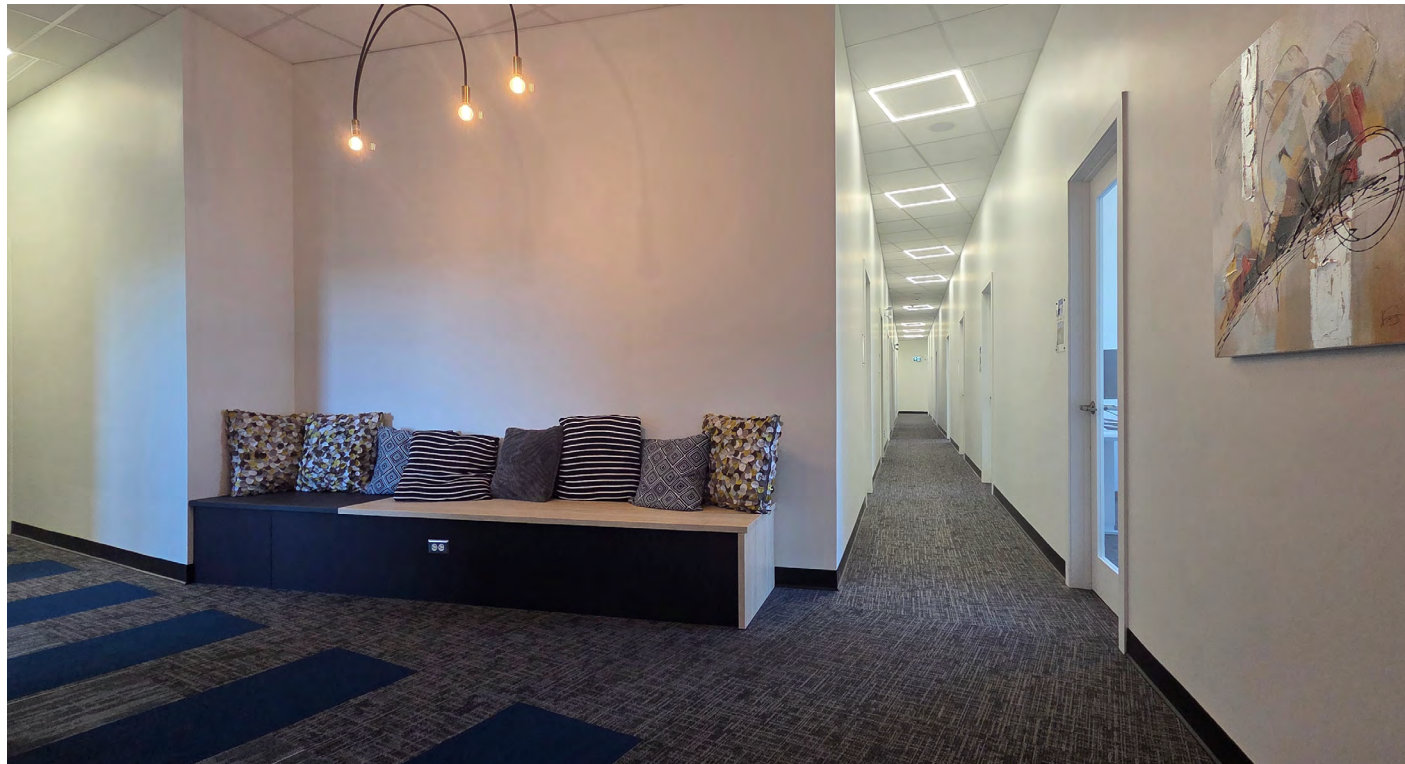
5252 Wilfrid-Hamel Boulevard

JLL is delighted to offer a commercial condo for lease within a building with a total area of approximately 7,000 square feet, on the second floor. Built in 2019, this modern building features high-end finishes that reflect your company's professionalism.

We offer you the possibility of turnkey delivery, allowing your business to move in quickly and efficiently into a space fully fitted out according to your specifications. The space can be subdivided according to your specific needs, enabling you to create a configuration perfectly suited to your operations.

Occupants benefit from 11 parking spaces included in the lease, with the option to add additional spots according to your needs. A considerable advantage for your team and visitors.

In the immediate vicinity, you will find a multitude of essential services: financial institutions, various restaurants, shopping centers, gas stations, and professional services. This diverse offering facilitates your employees' daily routine.



Environment

5252 Boulevard Wilfrid-Hamel benefits from an exceptional location in the dynamic sector of the Sainte-Foy–Sillery–Cap-Rouge borough, one of the most active commercial hubs in the Québec City region. Situated directly on Boulevard Wilfrid-Hamel (Route 138), one of Québec City's most important commercial arteries, the location offers exceptional visibility and quick access to all sectors of the city. The proximity to Autoroute Félix-Leclerc (Highway 40) allows easy access to the entire metropolitan area.

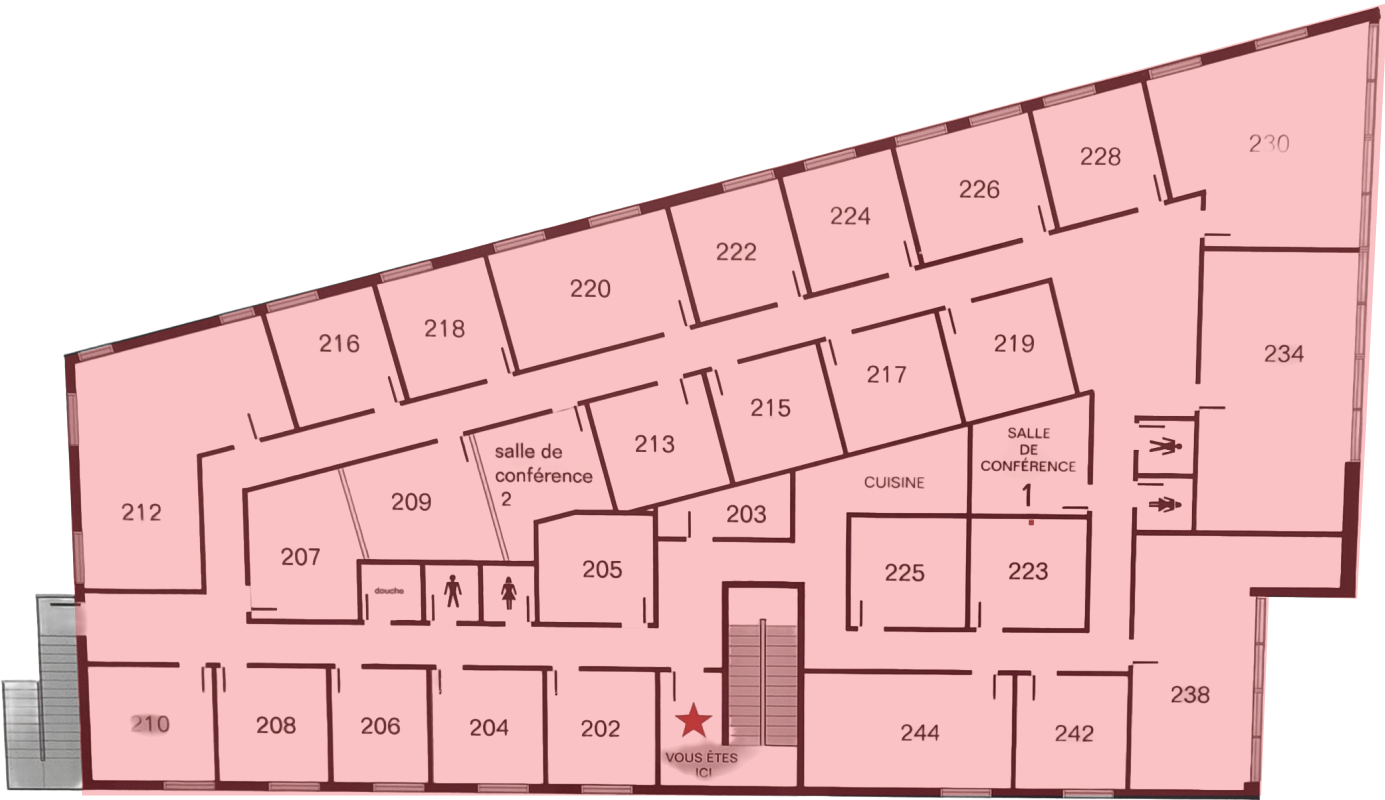
The sector is well served by the Réseau de transport de la Capitale (RTC), facilitating travel for your employees and visitors.

Boulevard Wilfrid-Hamel constitutes a major commercial corridor bringing together a wide variety of shops, services, and businesses. This concentration of activities creates a prosperous and stimulating business environment. The sector benefits from a significant pool of qualified workers thanks to its central location and easy access from several residential neighborhoods in Québec City. An address on Boulevard Wilfrid-Hamel gives your company a presence in one of the capital's most recognized business corridors.

This location represents an exceptional opportunity for businesses seeking visibility, accessibility, and a thriving business environment in the Québec City region.



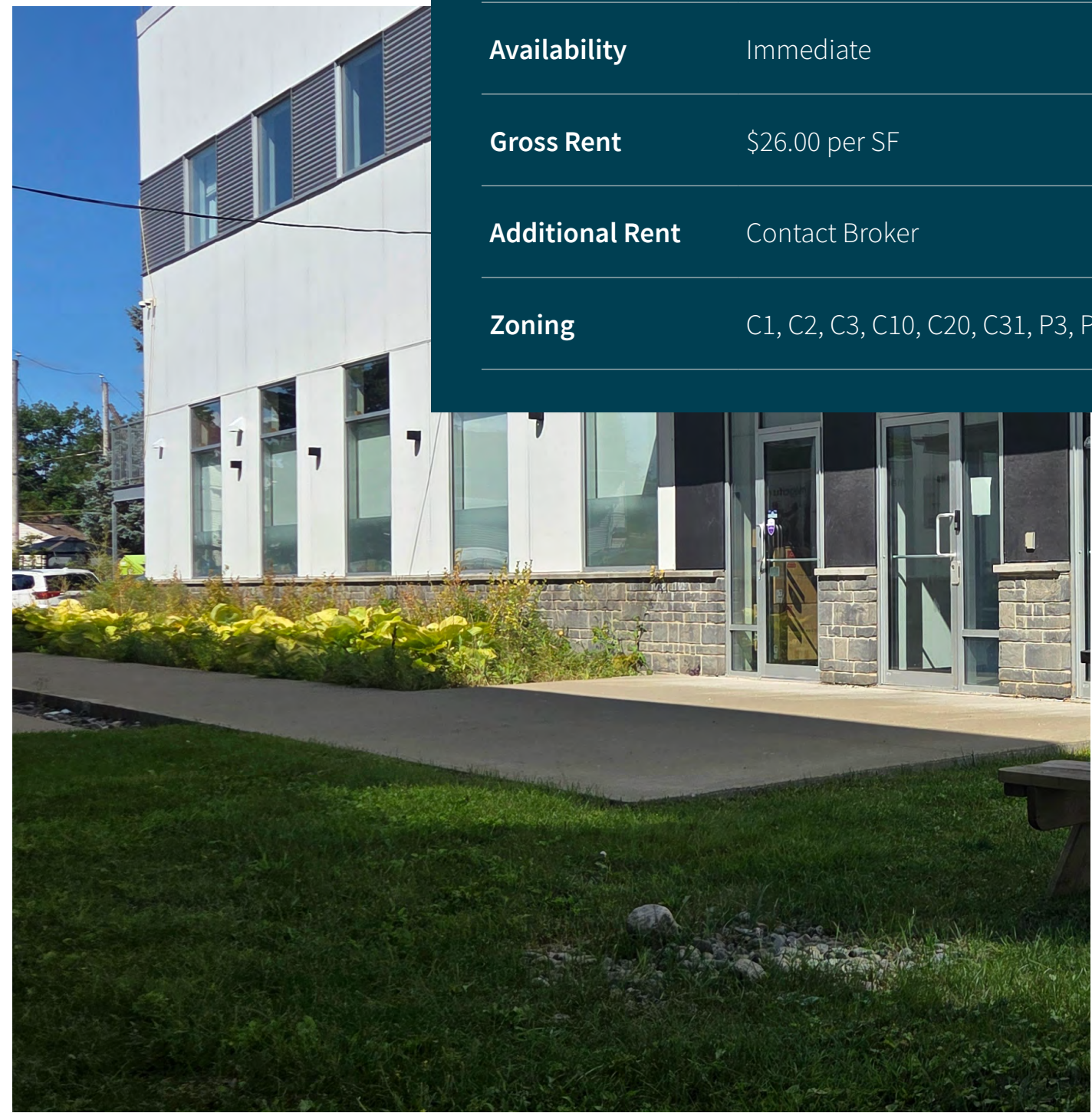
Floor Plan



Location & Connectivity



Space Overview



Floor	2 nd floor - 7,200 SF
Availability	Immediate
Gross Rent	\$26.00 per SF
Additional Rent	Contact Broker
Zoning	C1, C2, C3, C10, C20, C31, P3, P5





For more information, please contact:

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