



# FOR LEASE

Office and warehouse space

2800 Jean-Perrin Street  
Québec, Québec

12,500 SF

# Property Overview

Located at 2800 Jean-Perrin Street, in the heart of the Lebourgneuf–Les Rivières sector, this property benefits from a strategic location offering excellent accessibility thanks to its immediate proximity to highways 40 and 573.

The building offers office spaces with storage possibilities, ideal for mixed tertiary activities.

The site has numerous outdoor parking spaces for employees and visitors.

The industrial spaces are served by loading docks as well as ground-level doors, accessible through a rear yard dedicated to operations and logistics activities.

Established within a dynamic business park, the property is situated in an environment bringing together several SMEs and large companies, notably Hydro-Québec, McKesson Canada, and Canada Post.



# Economic Environment

The Lebourgneuf–Les Rivières sector constitutes one of Québec City's main industrial and commercial hubs. Its strategic positioning allows rapid access to the main business centers, logistics infrastructure, and major transportation routes of the region.

# Access and Transportation

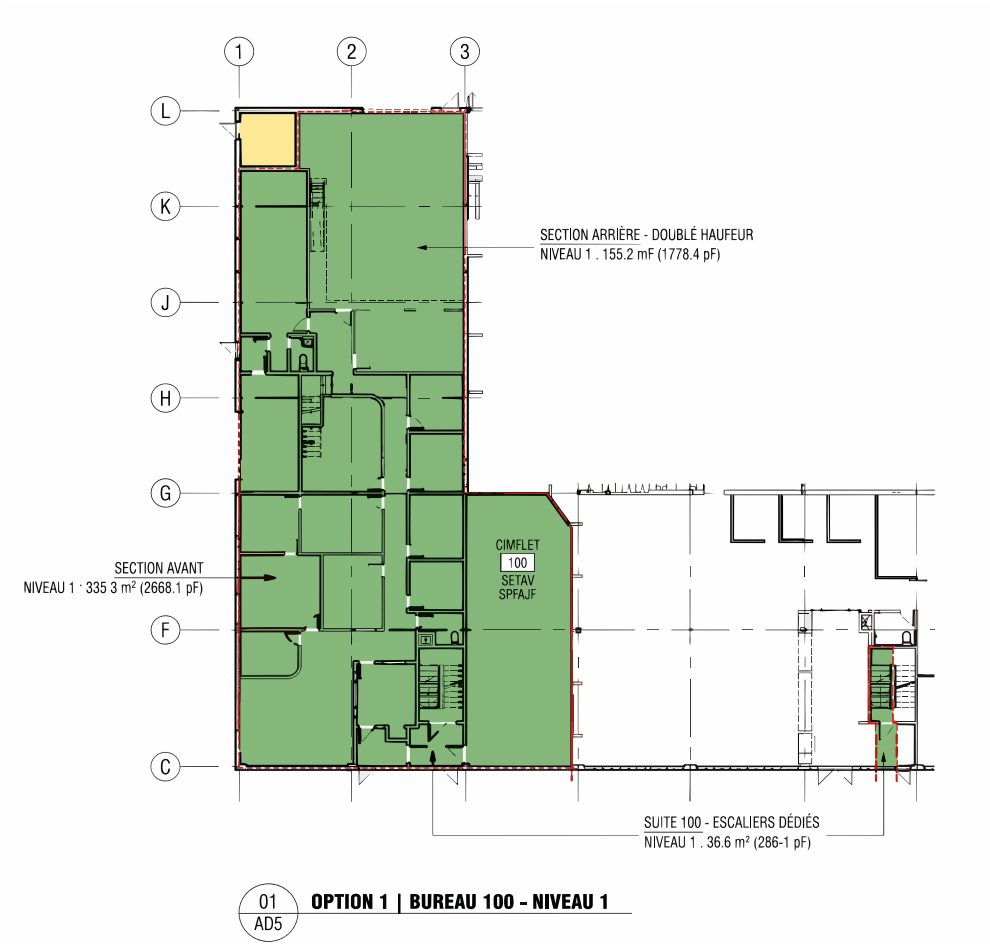
L'immeuble profite d'une excellente connectivité routière grâce à un accès rapide aux autoroutes 40, 573 et 73, facilitant les déplacements vers le centre-ville de Québec, la Rive-Sud et les principaux secteurs industriels de la région.



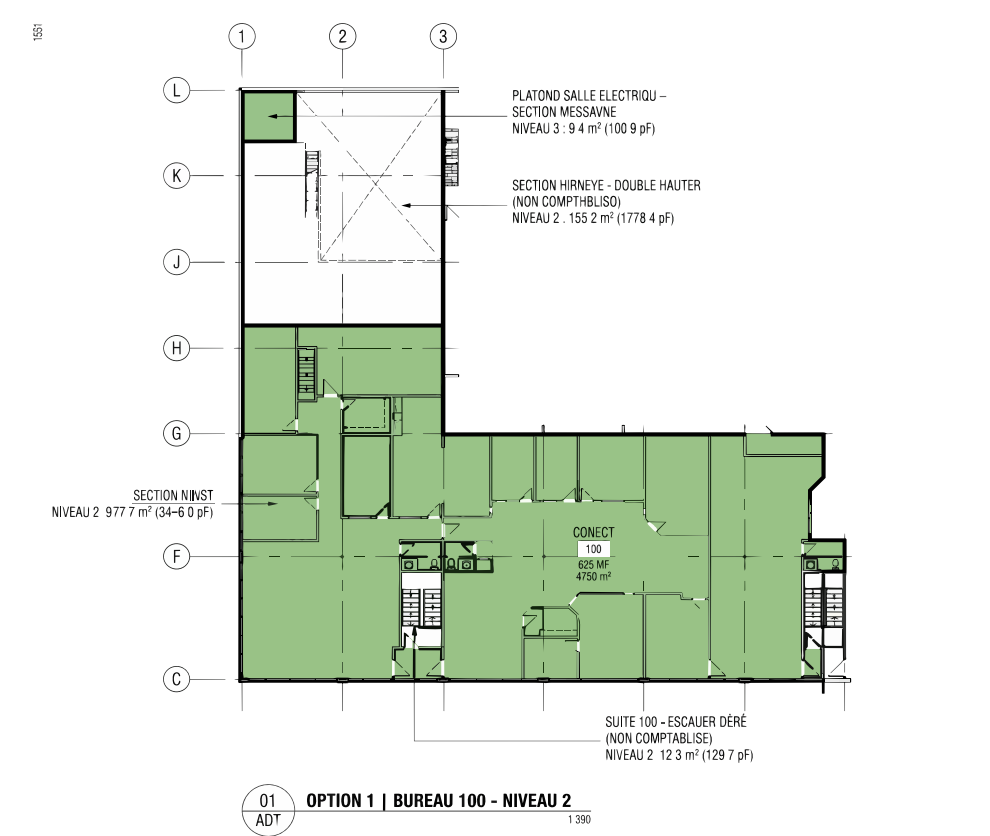
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|--------------------------|-------------------------------------------------------------------------------------------------|
| Office Area              | Approx. 10,300 SF                                                                               |
| Warehouse Area           | 1,700 SF                                                                                        |
| Construction             | 1988                                                                                            |
| Clear Height - Warehouse | 23 feet                                                                                         |
| Zoning                   | Commerce, general industry, administrative and public services permitted, multiple uses allowed |
| Availability             | To be discussed                                                                                 |
| Asking Net Rent          | \$16.50/SF                                                                                      |
| Operating Expenses       | \$6.67/SF                                                                                       |



Level 1

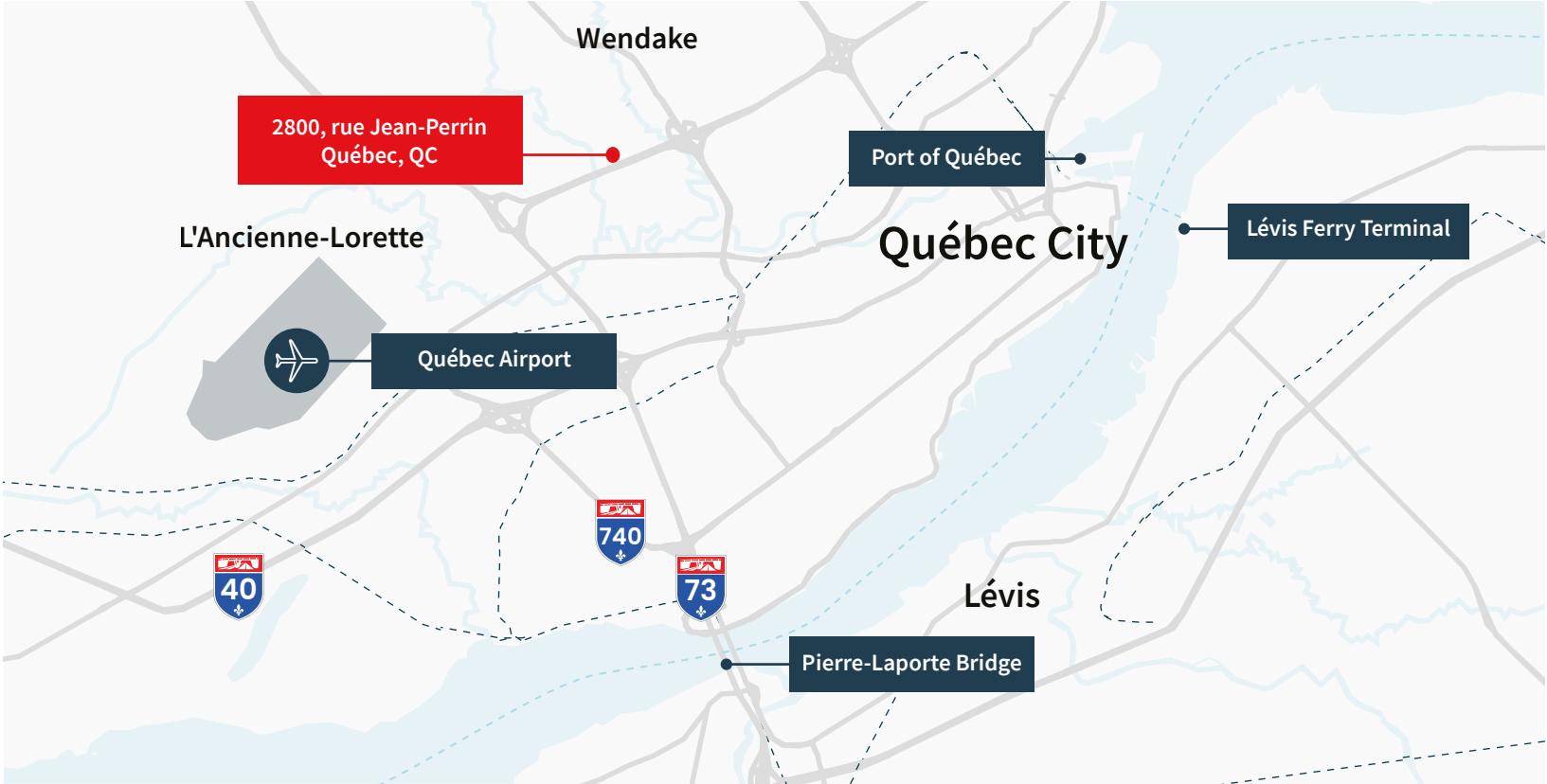
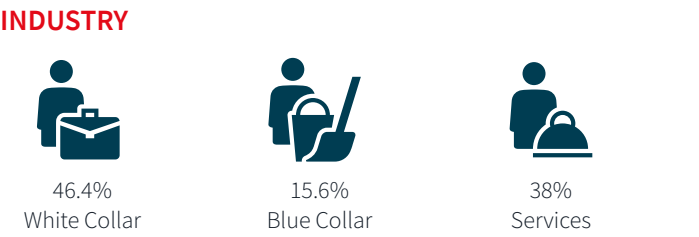
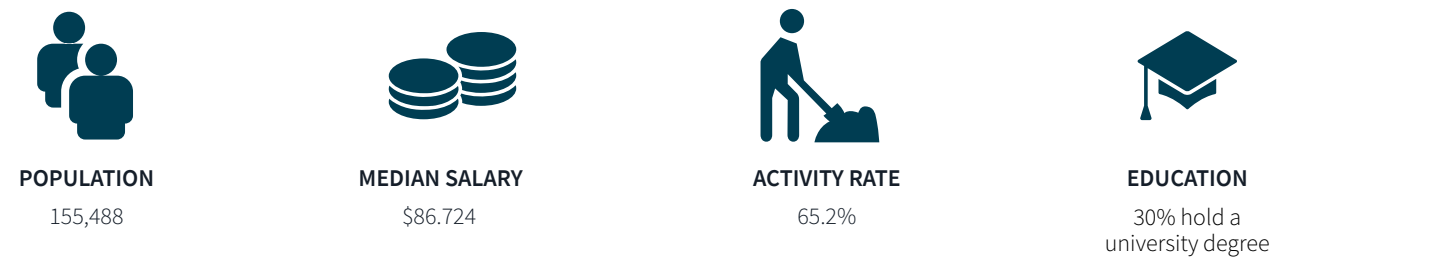


Level 2



# Demographic Data

The economic vitality of the area, within a 5 km radius around the site, is characterized by an active population of 155,488 inhabitants and a particularly low unemployment rate of 4.4%. The zone is distinguished by a strong concentration of jobs in the health and social assistance, public administration, and retail trade sectors, with a highly qualified workforce of which 30.1% hold a university degree. The median household income stands at CA\$86,724, reflecting solid purchasing power in this predominantly residential sector.



## Connectivity

- Direct access to Highways 40 and 573
- Quick access to the South Shore via Highway 73

## Public Transit

- Served by bus lines 81 and 803
- Efficient connection to Québec City's transportation network

## Parking

- Numerous outdoor parking spaces available
- Free parking for occupants and visitors

## Accessibility

- Québec City downtown: 26 minutes | 20.4 km
- Québec Bridge: 13 minutes | 15.5 km
- Jean-Lesage International Airport: ±20 minutes
- Quick access to the Port of Québec and main logistics corridors

----- Canadian National (CN) Line  
----- Ferry

For more information, please contact:

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