

JLL SEE A BRIGHTER WAY

For Lease

12,500 SF Office Space

1350 Cyrille-Duquet Street
Québec City

jll.com/en

1350 Cyrille-Duquet Street

Located at 1350 Cyrille-Duquet Street in Quebec City, this office space of approximately 12,500 sq ft offers a turnkey space, already fitted out with several private offices, open areas, meeting rooms, a cafeteria space, and restrooms.

These layouts can also be modified as needed and according to the requested specifications. As is, it will offer quick installation for the future tenant.

Thanks to its strategic location near major roadways, the building enables quick travel to downtown Quebec City, the South Shore, and the region's various business hubs.

Moreover, its location on Boulevard Charest provides high visibility with signage opportunities on the façade.



1350 Cyrille-Duquet Street / Québec

Presentation of the Environment

Located in the heart of the Jean-Talon industrial park, 1350 Cyrille-Duquet Street benefits from a dynamic environment and a wide range of nearby services, including restaurants, shops, and sports facilities.

Strategically situated at the convergence of Boulevard Charest and Avenue Saint-Sacrement, the building offers optimal accessibility for employees, clients, and business partners.

The area also benefits from excellent public transit service, notably thanks to the numerous express lines of the network.



Demographic Data



POPULATION
199,787

MEDIAN SALARY
$77,005

ACTIVITY RATE
63.9%

EDUCATION
42.7% hold a University Degree

INDUSTRY

42.7%
White Collar

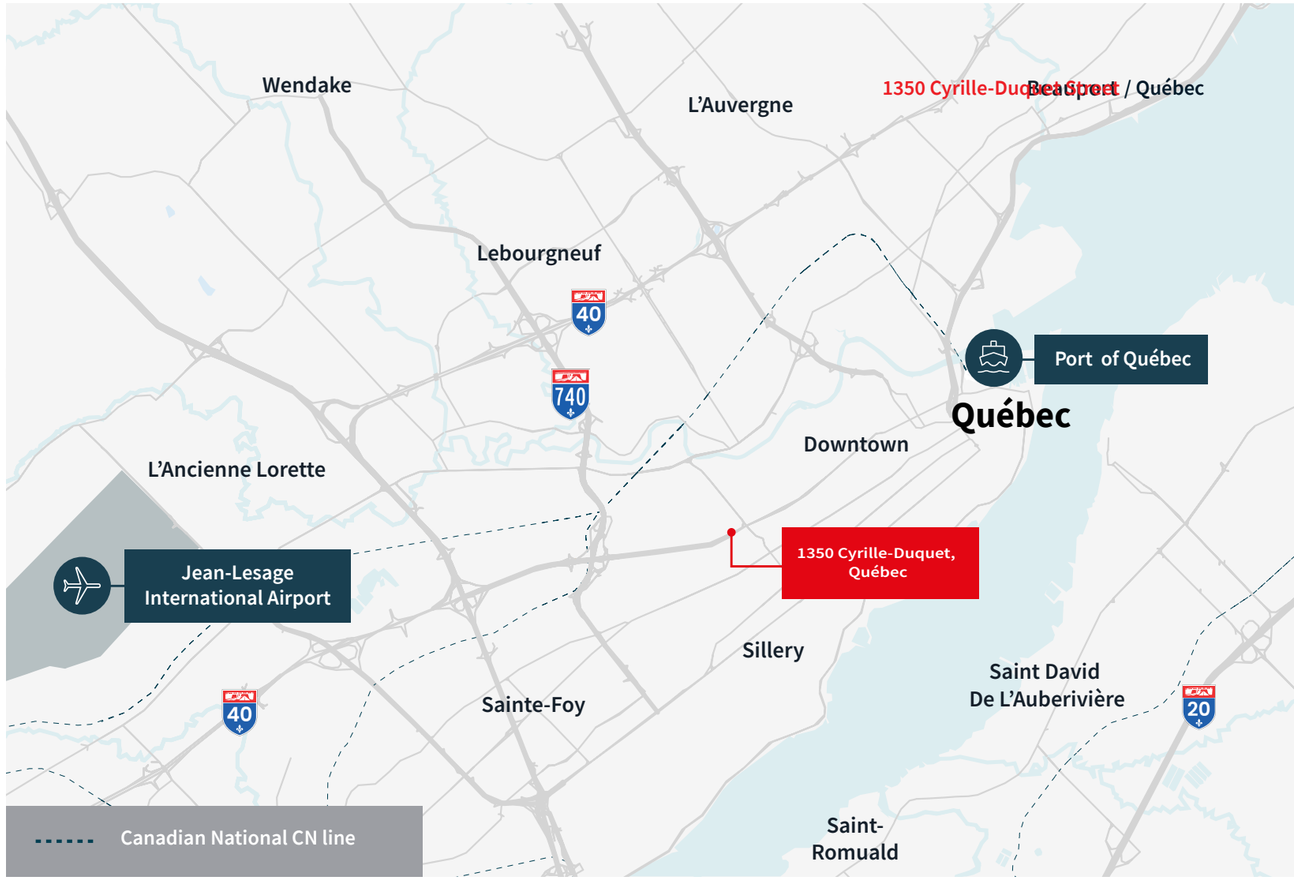
11.7%
Blue Collar

45.6 %
Services

EMPLOYMENT

UNEMPLOYMENT RATE
5.4%

EMPLOYEES
56.6%



1350 Cyrille-Duquet Street / Québec

Connectivity

Quick access to Boulevard Charest as well as the Félix-Leclerc (A-40) and Henri-IV (A-73) highways, facilitating regional travel and trips to the South Shore.

Public Transit

Area served by the majority of express lines.

Parking

Numerous outdoor parking spaces available around the building.

Rentable Area	12,500 SF
Availability	Q1 2027
Net Asking Rent	$12.50 / SF
Additional Rent	$12.00 (to be confirmed)



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