

GROUPE  
**Dallaire CBRE**

**GROUPE DALLAIRE AND CBRE ARE PROUD TO  
PRESENT AN INVESTMENT OPPORTUNITY IN  
A MIX-USE LAND SITE LOCATED AT  
3030 LAURIER BOULEVARD IN QUEBEC CITY (QUEBEC)**

LE  
**3030**  
LAURIER

INFORMATIVE BROCHURE



**Invest in a transformative community**



An exceptional site

# Gateway to Quebec City

Located at the gateway to the provincial capital and in the heart of the Quebec City business hub, this unique and unexpected opportunity could be your chance to invest and build an emblematic project that will transform the urban landscape.

CBRE is delighted, on behalf of Société en commandite Le Phare, to offer for sale a 100% interest in a large land site strategically located at 3030 Laurier Boulevard in Quebec City. The site, at the intersection of multiple major transportation thoroughways, allows for multiple uses and a substantial buildable area pursuant to pre-approved zoning specifications.

This future high-end complex embodies the mosaic that makes modern cities by focusing on a complementary community with residential, hotel, seniors' accommodation, office, retail and entertainment components.



# your vision



Characteristics	
Address	3030 Laurier Boulevard, Quebec City, Quebec
Borough	Sainte-Foy-Sillery-Cap-Rouge
Lot Number	6 556 600 (Cadastré du Québec)
Zoning	Mixed uses and uses specially authorized for the development (see page 8) Specification grid: 33217Mc
Land Area	26,727.60 sq. m.
	287,693.49 sq. ft.
Utilities	Yes
Municipal Assessment (2025-2027)	
Land	\$30,210,000
Building	\$0
Total Assessment	\$30,310,000

# Generational Investment Opportunity

Don't miss your chance to position yourself in a city that now rivals other Great Canadian and North American Areas with a complementary offering of a scale unmatched to date in Quebec City.



Vacant land with all utilities and ready for construction



Cost-effective location near the highway network and multiple modes of public transportation



Unprecedented growth and sustained demand in the residential market



Special uses approved by the Municipality for the prospective development



Rare investment vehicle on the local and global scene



Office  
Retail  
Entertainment  
Senior housing  
Hotel  
Apartments





# A tailored zoning

Exceptional authorizations were granted by the Municipality prior to the development.

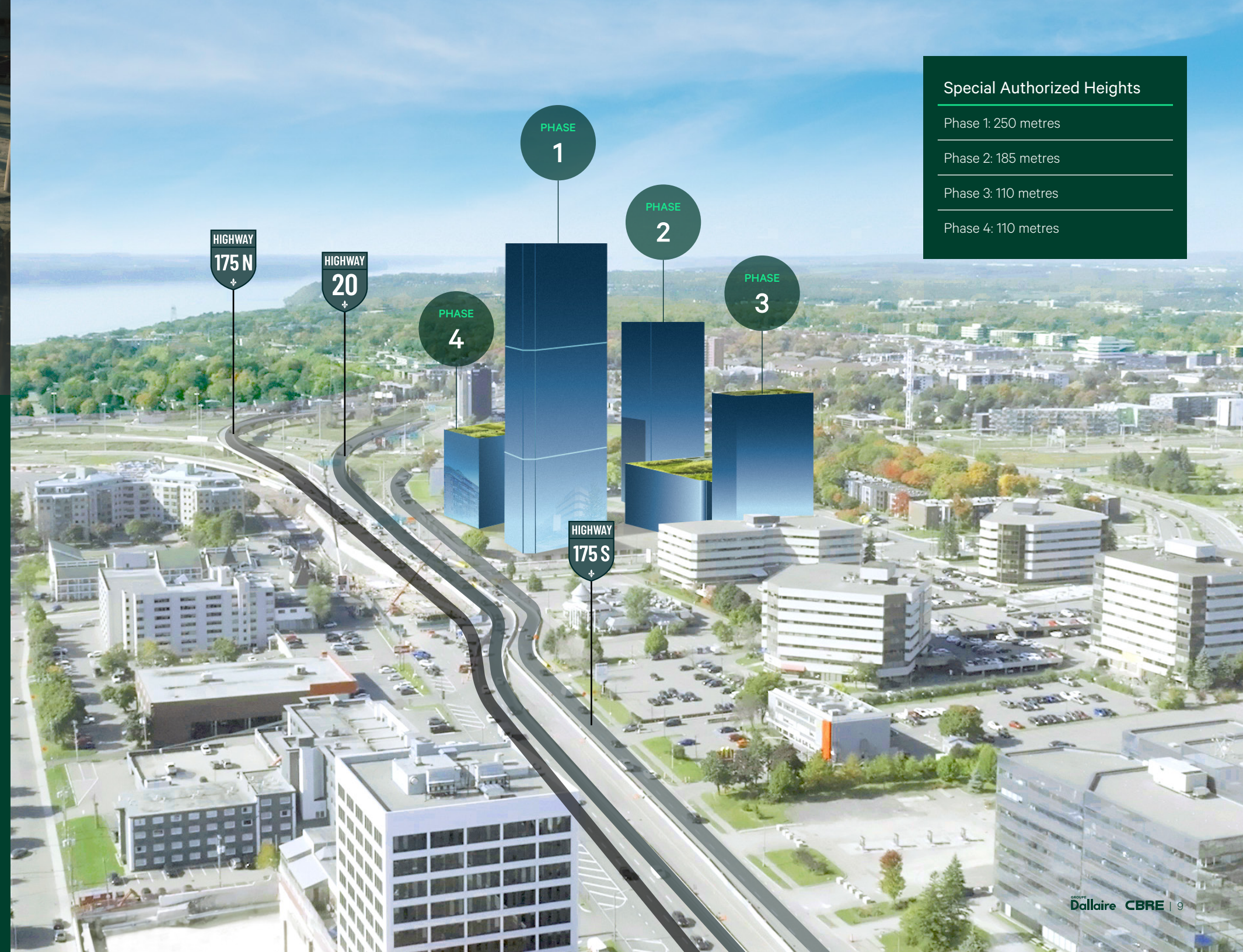
The specification grid applicable to the property allows for a wide range of mixed uses and generous density. In addition to these provisions, unique uses and modalities were authorized by the City of Quebec as part of the large-scale development planned for the land.

## Authorized Uses

- Housing
- Consumer and service trades
- Tourist accommodations
- Catering and alcohol sales
- Culture, education and health without accommodations
- Craft industries
- Parks

## Special Authorized Uses

- Healthcare facility with accommodations
- Outdoor cafés in all courtyards, on a balcony or on a roof
- Outdoor stages
- Outdoor ice rinks
- Light vehicle rentals
- Film and recording studios
- Religious equipment
- Taxis



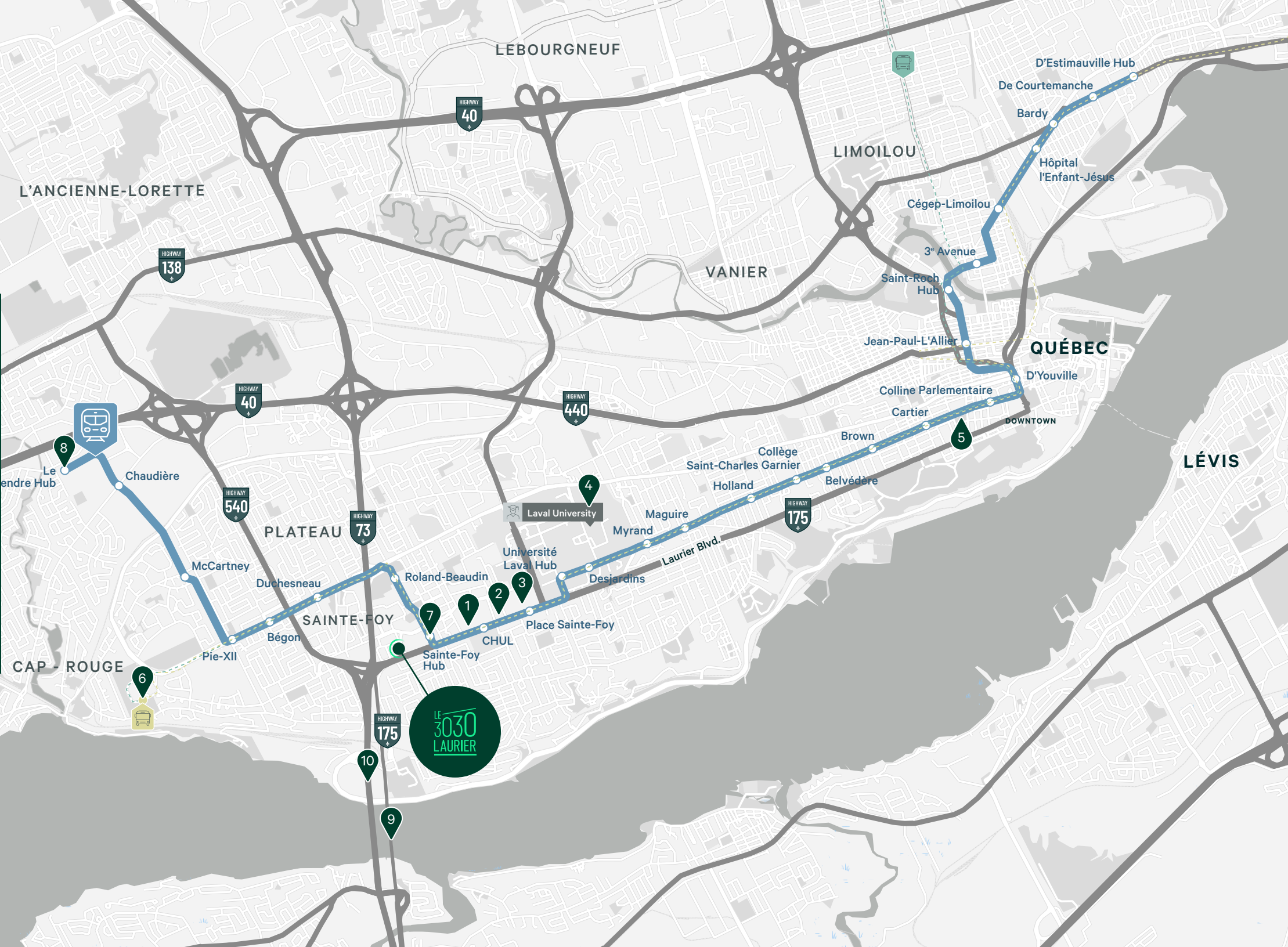
Special Authorized Heights
Phase 1: 250 metres
Phase 2: 185 metres
Phase 3: 110 metres
Phase 4: 110 metres

## A prime location

The site's unique and advantageous location adds to the development's prestige.

The site is located at the gateway to Quebec City, at the intersection of Laurier Boulevard, and Henri-IV (73) and Duplessis (540) highways. At a stone's throw from Trans-Canada Highway (40) and the Pierre-Laporte and Quebec City bridges, users will benefit from ease of access to the entire Greater Quebec City Area and to the province of Quebec.

In addition to the proximity of an existing and extensive public transit network, the site is located near the route of the future tramway and the Sainte-Foy Interchange Hub, as well as at the heart of mobility efforts between the city's many sectors of activity.

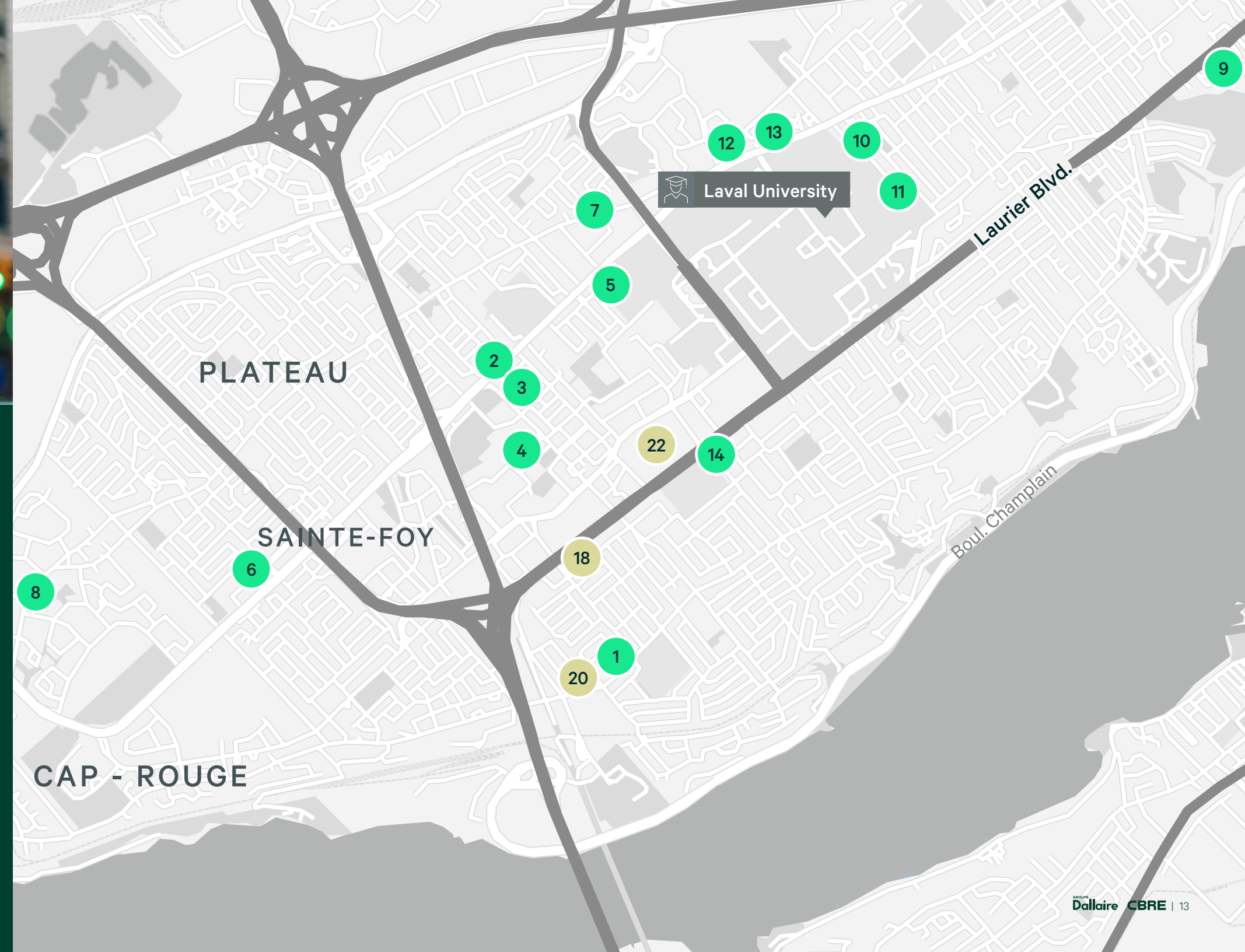


Transit Time (in minutes)		Driving	Walking	Bus
1	Place Laurier	5	18	14
2	Place de la cité	6	26	16
3	Place Sainte-Foy	6	30	18
4	Laval University	7	33	15
5	Quebec City Grand Théâtre	17	-	37
6	Buses 800-801	1	2	-
7	Sainte-Foy Interchange Hub	3	15	14
8	Future bus and tramway terminus	1	2	-
9	Quebec Bridge	5	-	-
10	Pierre-Laporte Bridge	5	-	-
11	Jean-Lesage Airport	12	-	46

# A changing neighbourhood



The property is set to become the hub of a vibrant community where life, work and play meet with innovative and unifying principles of vertical growth in response to the challenges associated with densification in most of North American big cities.



## Existing Developments

## Developers

1	Terasse St-Louis	Logicom
2	Le Flo 1	Contraste Immobilier
3	Le Gabriel	GCS Développement Immobilier
4	Le Philippe 1	EXIMM
5	Le Wow	DMA
6	La Vigie 2	Immeubles Roussin
7	Trilogia 1	Immeubles Simard
8	L'Aromate	Immeubles Roussin
9	Le Solstice	Société Immobilière Arbois Inc.
10	Le Matto	Nicolas Cortina
11	Le Liénard	GM Développement
12	L'Uni	Société d'Investissement Gilbert
13	L'Ardoise	Utile
14	Le Mu	Immostar

## Future projects

## Developers

15	Terrain Ozone	Groupe Dallaire
16	Trilogia 2	Immeubles Simard
17	Trilogia 3	Immeubles Simard
18	Le Flo 2	Contraste Immobilier
19	Le Philippe 2	EXIMM
20	Place Laforest	Statera
21	Le Michaelangelo	S.O.
22	Laurier-Québec	DMA
23	Terrain JARO	For sale
24	Terrain Jarjour	For Sale



## Choosing the city with the fastest growth in the province

Quebec city will rise to the top of the growth census by 2030.

This momentum is attributable to innovative residential developments built in strategic locations across the city, as well as to its sustainable living communities that meet the aspirations and constantly evolving needs of citizens.

Forecast of population growth



Targeted number of apartments



# Local Expertise. Global Dimension.

Our team is made up of sales professionals who are experts in the multiple facets of the Quebec City's real estate market.

They can count on cutting-edge tools, real-time data and a global network. We will make every effort to organize an informed and transparent sales process for all participating parties.



The property is being marketed through a call for bids with no asking price.

Further technical, financial and real estate information on the property will be provided to interested parties who have executed the confidentiality agreement.

## OUR TEAM IN NUMBERS



**875+**  
Number of transactions



**12.7 M+ SF**  
Leased and sold real estate



**\$518 M+**  
Total transactional value



**\$213 M**  
Our largest transaction



**Patrick Soucy**  
Executive Vice President



**Philippe Lambert**  
Vice president



**William Grenon**  
Associate Vice President



**Maxime Paquet**  
Associate Vice President



**Maxime St-Pierre**  
Associate Vice President

# Invest in a community-driven future in Quebec City



## Contact our team

### Patrick Soucy, SIOR<sup>1</sup>

Executive Vice President  
+1 581 999 0120  
patrick.soucy@cbre.com

### Philippe Lambert<sup>2</sup>

Vice President  
+1 418 570 4627  
philippe.lambert@cbre.com

### William Grenon<sup>3</sup>

Associate Vice President  
+1 418 690 6644  
william.grenon@cbre.com

### Maxime Paquet<sup>4</sup>

Associate Vice President  
+1 418 573 9974  
maxime.paquet@cbre.com

### Maxime St-Pierre<sup>5</sup>

Associate Vice President  
+1 418 564 7465  
maxime.st-pierre@cbre.com

1. Chartered Real Estate Broker carrying out his activities with the business corporation Patrick Soucy inc.

2. Commercial Real Estate Broker

3. Commercial Real Estate Broker carrying out his activities with the business corporation William Grenon inc.

4. Commercial Real Estate Broker carrying out his activities with the business corporation Maxime Paquet services immobiliers inc

5. Commercial Real Estate Broker carrying out his activities with the business corporation Maxime St-Pierre Services Immobiliers inc.

CBRE Limited, Real Estate Agency | 2600 Laurier Boulevard, Suite 810, Quebec City, Quebec G1V 4W2

This disclaimer shall apply to CBRE Limited, Real Estate Agency, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping