

875

Charest Boulevard West
Quebec City, Quebec

77 068 sq. ft.

100 % LEASED FACILITY




The Property

Located in the heart of Quebec City, this exceptional investment opportunity features a modern and well-maintained flex office building offering unparalleled visibility and access. The 77,068 square foot building made of bright and spacious office spaces is currently 100% leased to quality tenants.


Property Snapdshot

Transaction Type	Investement Sale
Asset Type	Office and Commercial Property
Lot Number	1 303 119
Building Area	77 068 sq. ft.
Land Area	119 982 sq. ft.
Indoor Parking	± 37 stalls
Outdoor Parking	± 140 stalls
Sale Price	Contact the broker
Zoning	C1, C2, C3, C20, C30, C31, C33, C35 - P1, P3, P5 - I1 - I2 - Lodging


Highlights




In proximity to
**services and
commodities**



Flex
space



Direct access to
**Charest
Boulevard**



Fully
leased

Photo Gallery



Photo Gallery



Demographics

In a 5 km radius



2024
Population
198,020



2029 Population
Forecast
201,682



Daytime
Population
298,805



Average
Age
42



Average
Household
Income
\$ 88,838

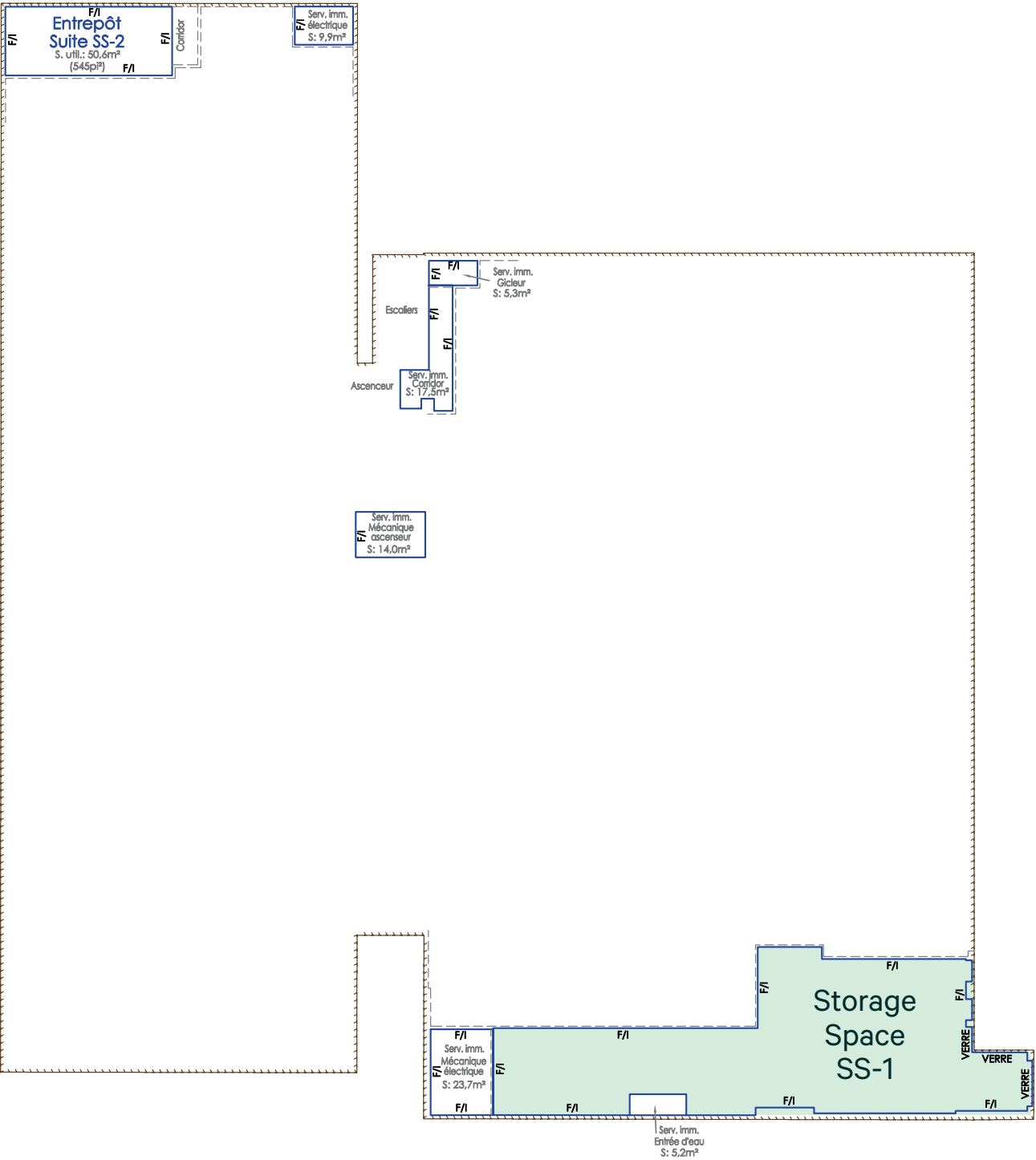


Unemployment
Rate
4.5 %

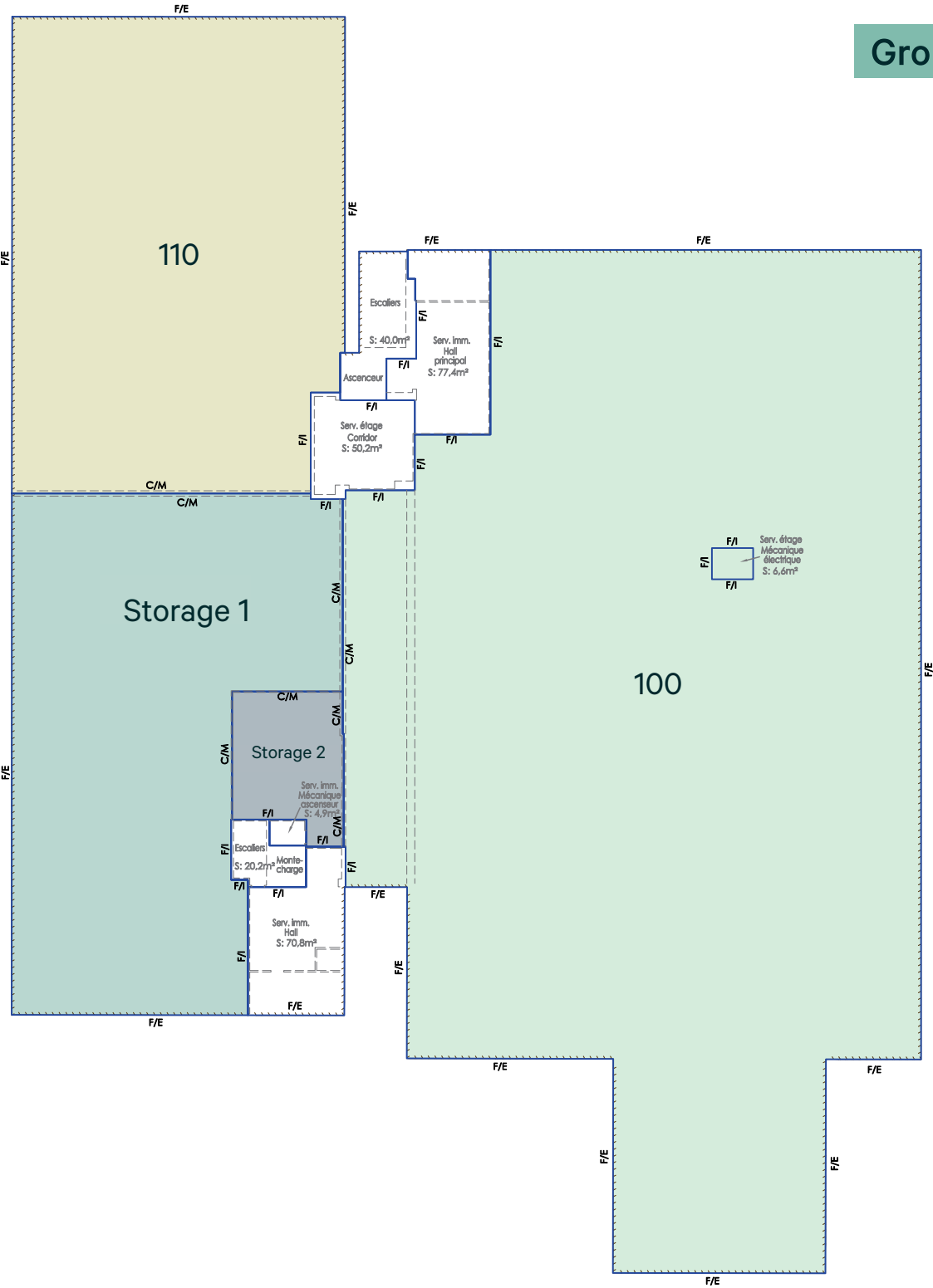


Plans

Basement



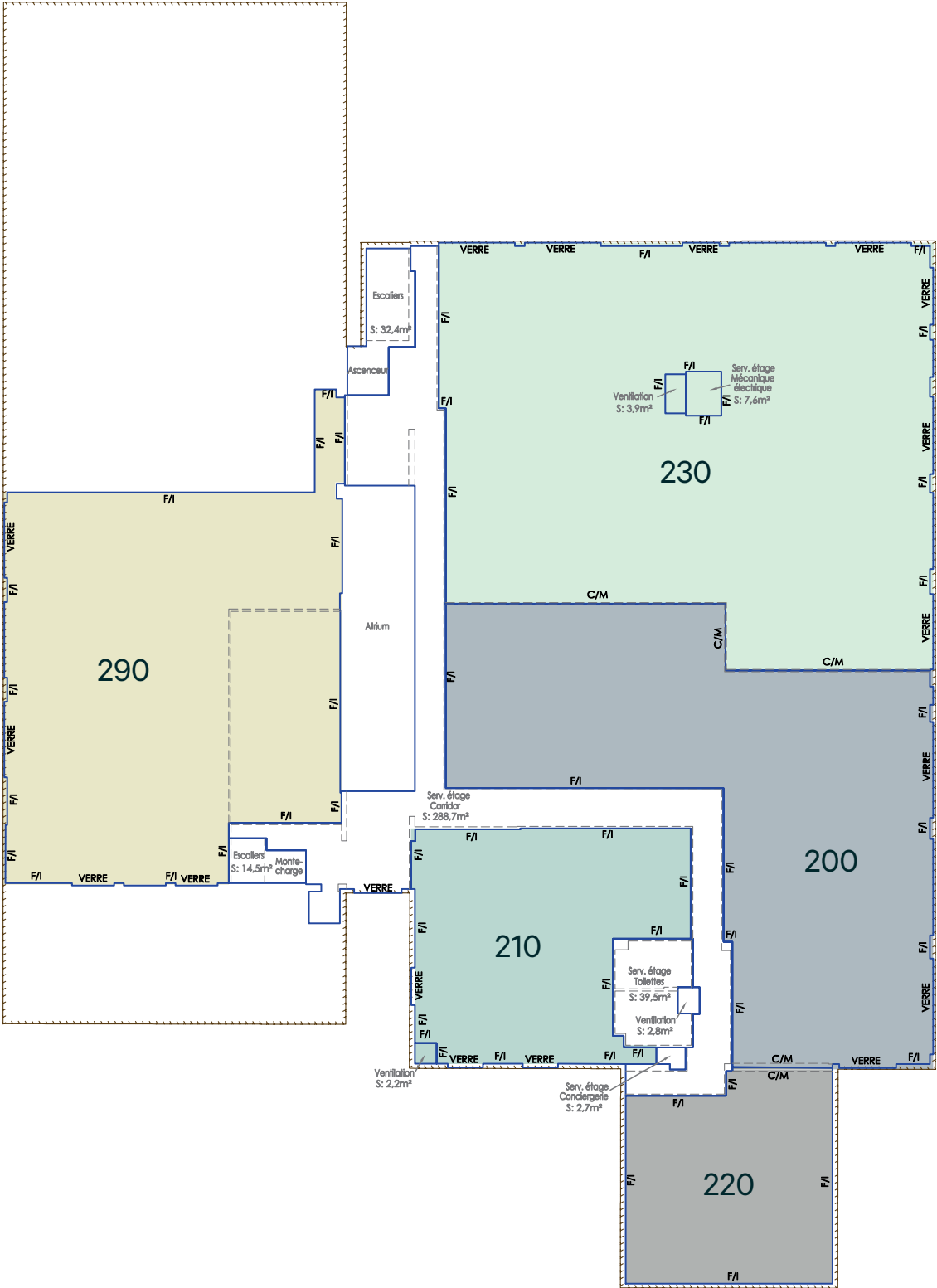
Ground Floor



Plans

Photo Gallery

2nd floor



Flex Office Space located at a sought-after neighbourhood



Highway 740
6 min | 4 km



Jean-Lesage International Airport
15 min | 11.7 km



Des Braves Park
4 min | 1.5 km

1. Metro
2. Saint-Sacrement Hospital
3. Normandin Restaurant
4. Jean-Talon Industrial Park
5. Tim Horton
6. Arsenal & Co. Restaurant



Contact us for more information

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