

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.

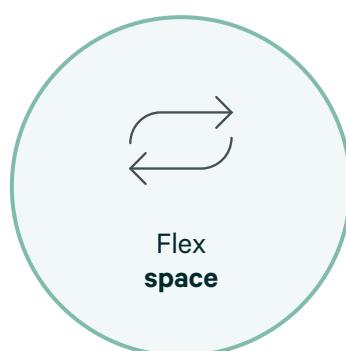
Property Snapshot

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

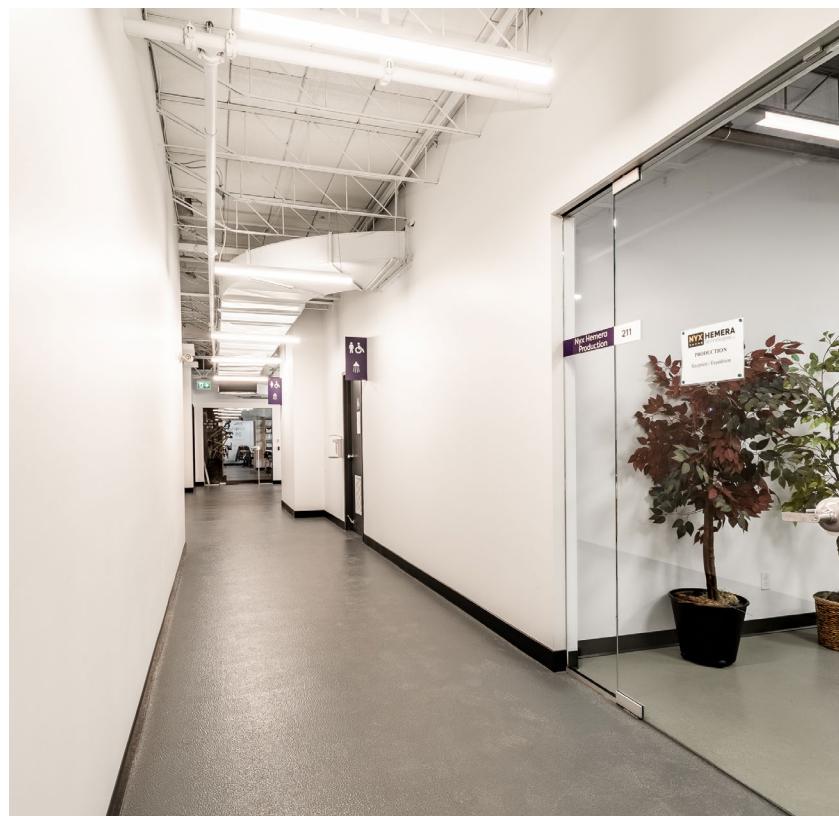
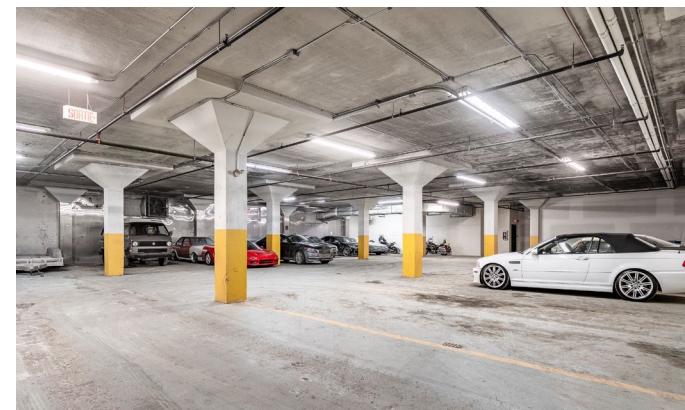


Photo Gallery



Demographics

In a 5 km radius



2024
Population
198,020

Average
Age
42

2029 Population
Forecast
201,682

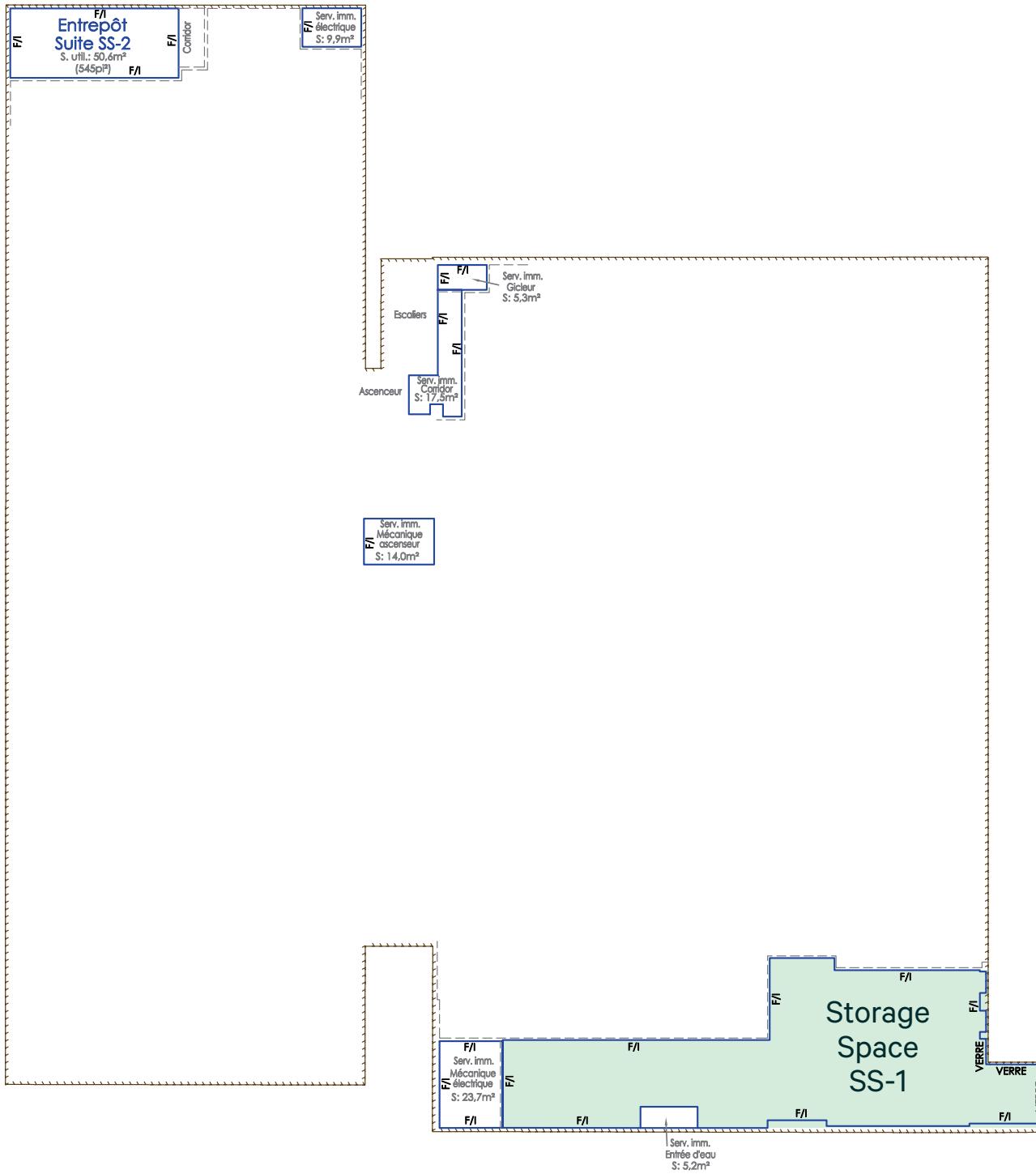
Average
Household
Income
\$ 88,838

Daytime
Population
298,805

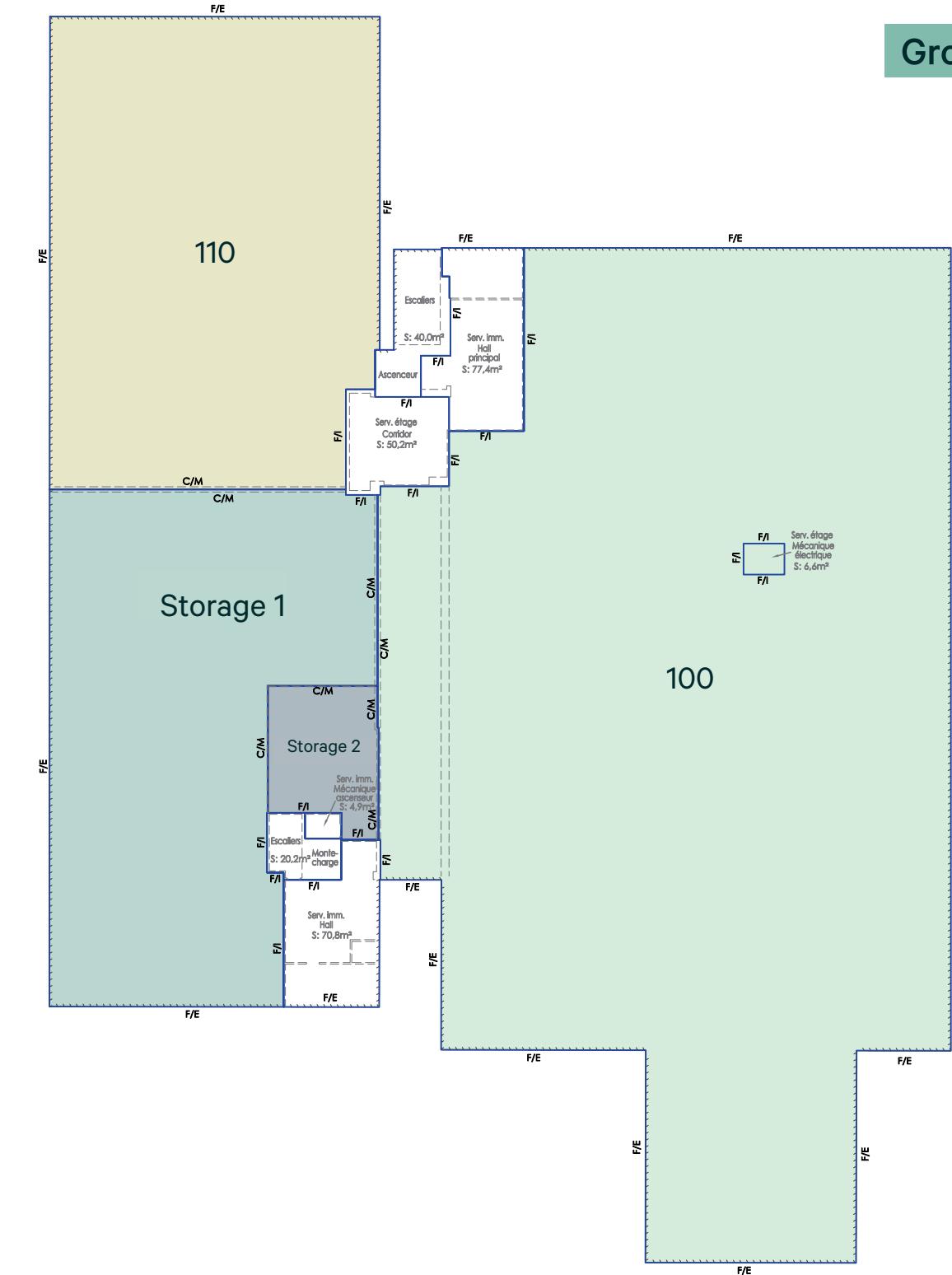
Unemployment
Rate
4.5 %

Plans

Basement



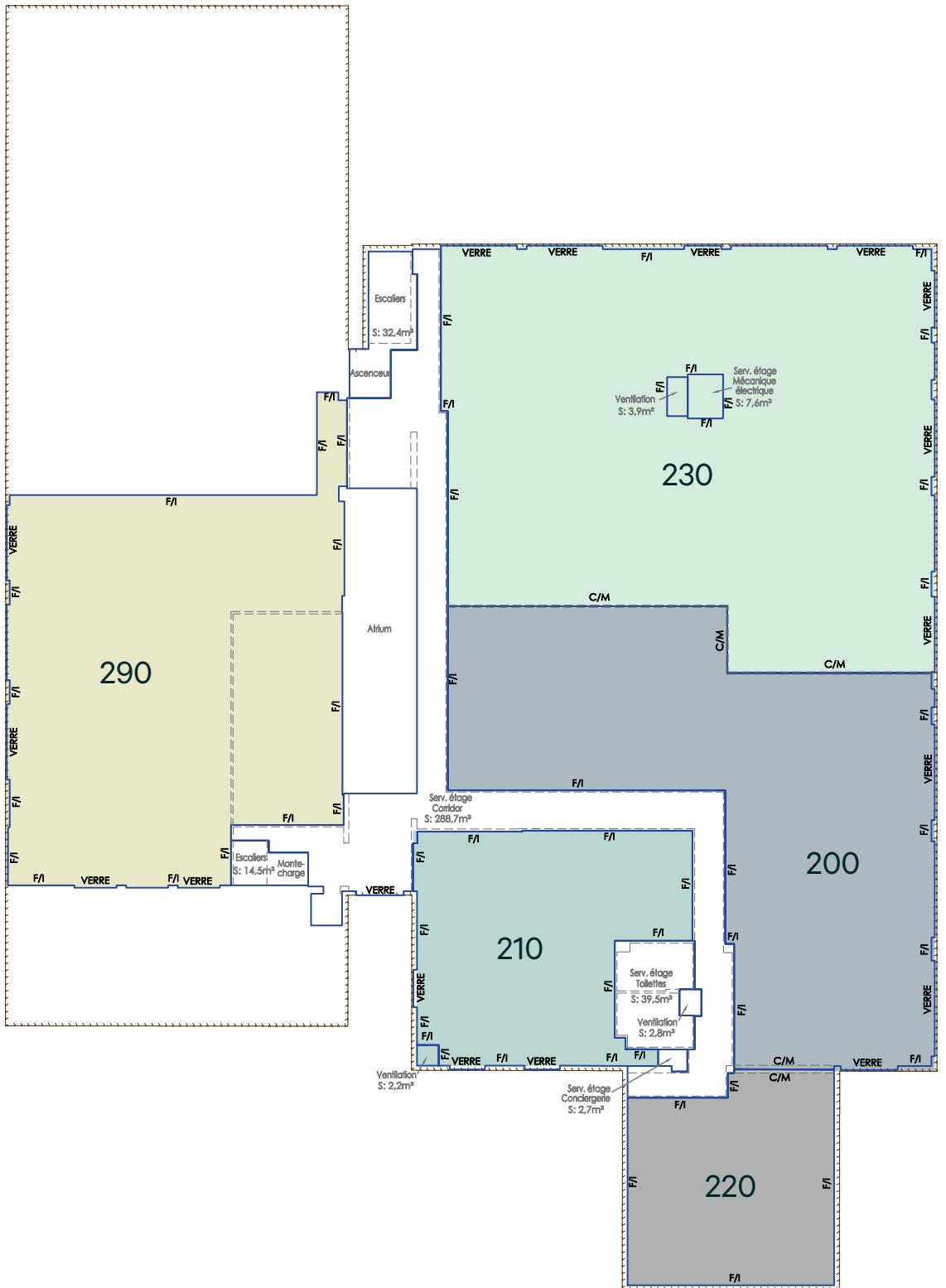
Ground Floor



Plans

Photo Gallery

2nd floor





Contact us for more information

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