 JLL SEE A BRIGHTER WAY

For lease

Plug & Play Office space for sublease
18,547 SF, ideal for tech companies

330 Saint-Vallier Street E.
Québec City, Québec

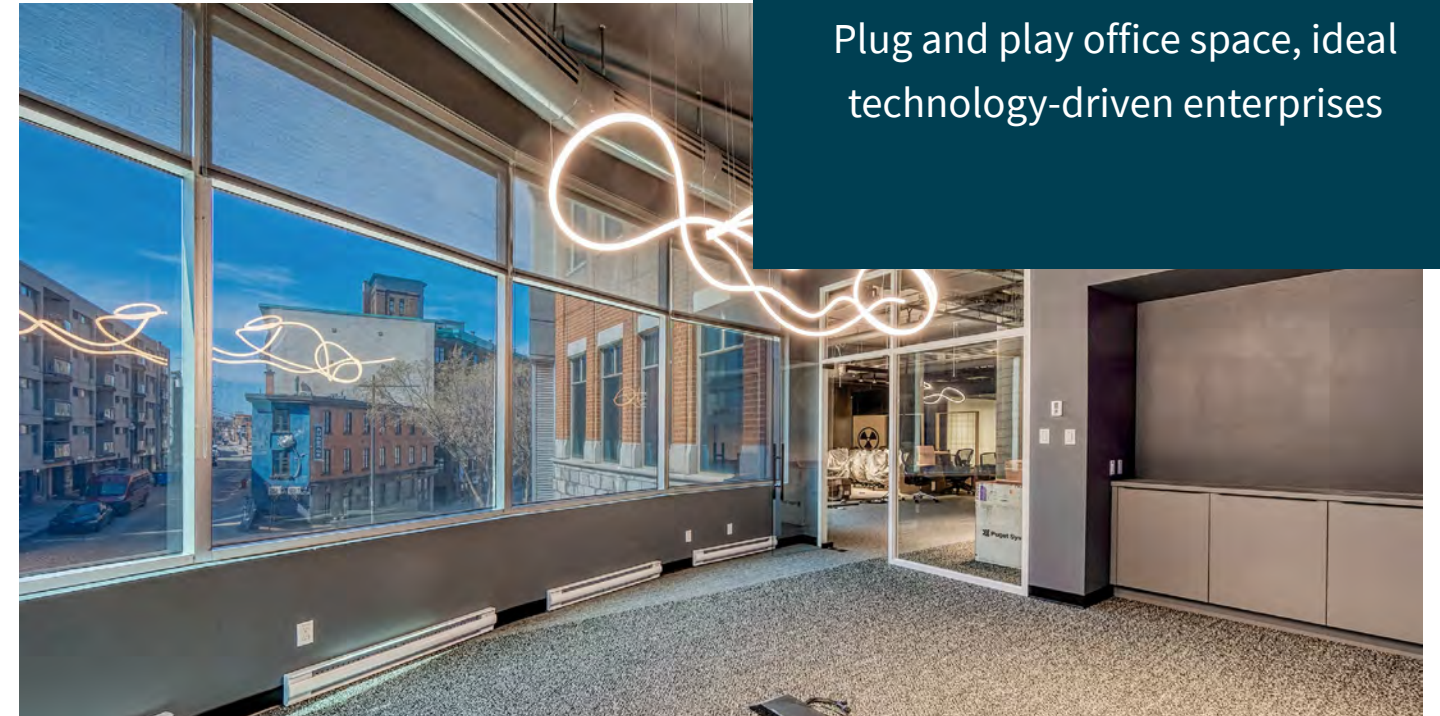
[jll.com](https://www.jll.com)

330 Saint-Vallier E.

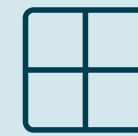
This Class A building, situated in Québec City's desirable Nouveau Saint-Roch neighborhood, embodies urban elegance through its modern architecture and design. It houses prestigious high-tech tenants such as Oracle, Frima, and Carefusion, cementing its status as a hub for innovation. The property's sophisticated aesthetic and prime location in one of the city's most sought-after commercial sectors make it a standout choice for businesses seeking a distinguished presence. With its blend of architectural refinement and strategic positioning, this building represents the pinnacle of commercial real estate in Québec City, offering an environment that both impresses and inspires.



Highlights

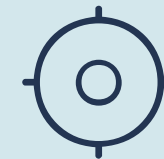


Plug and play office space, ideal technology-driven enterprises



Fenestration

Ample fenestration with abundant natural light



Location

Located in one of the city's most sought-out commercial sectors



Connectivity

Directly accessible from Road 175, close to Highway 440



Parking

250 interior
200 exterior



Outdoor

Private outdoor terrace



Public Transit

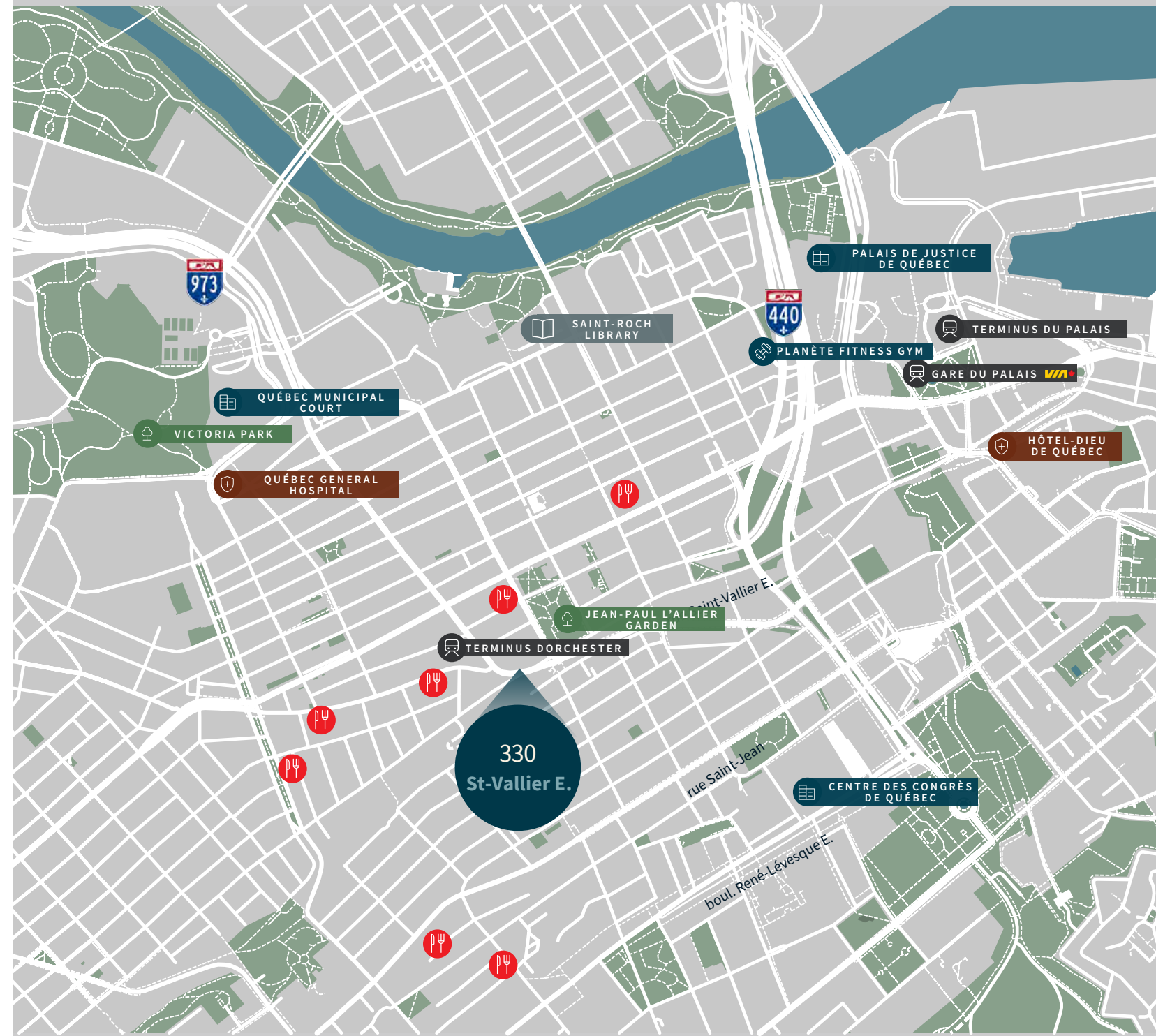
2-min walk from bus stops:
3, 4, 12, 28, 65, 86, 230



Floor plan

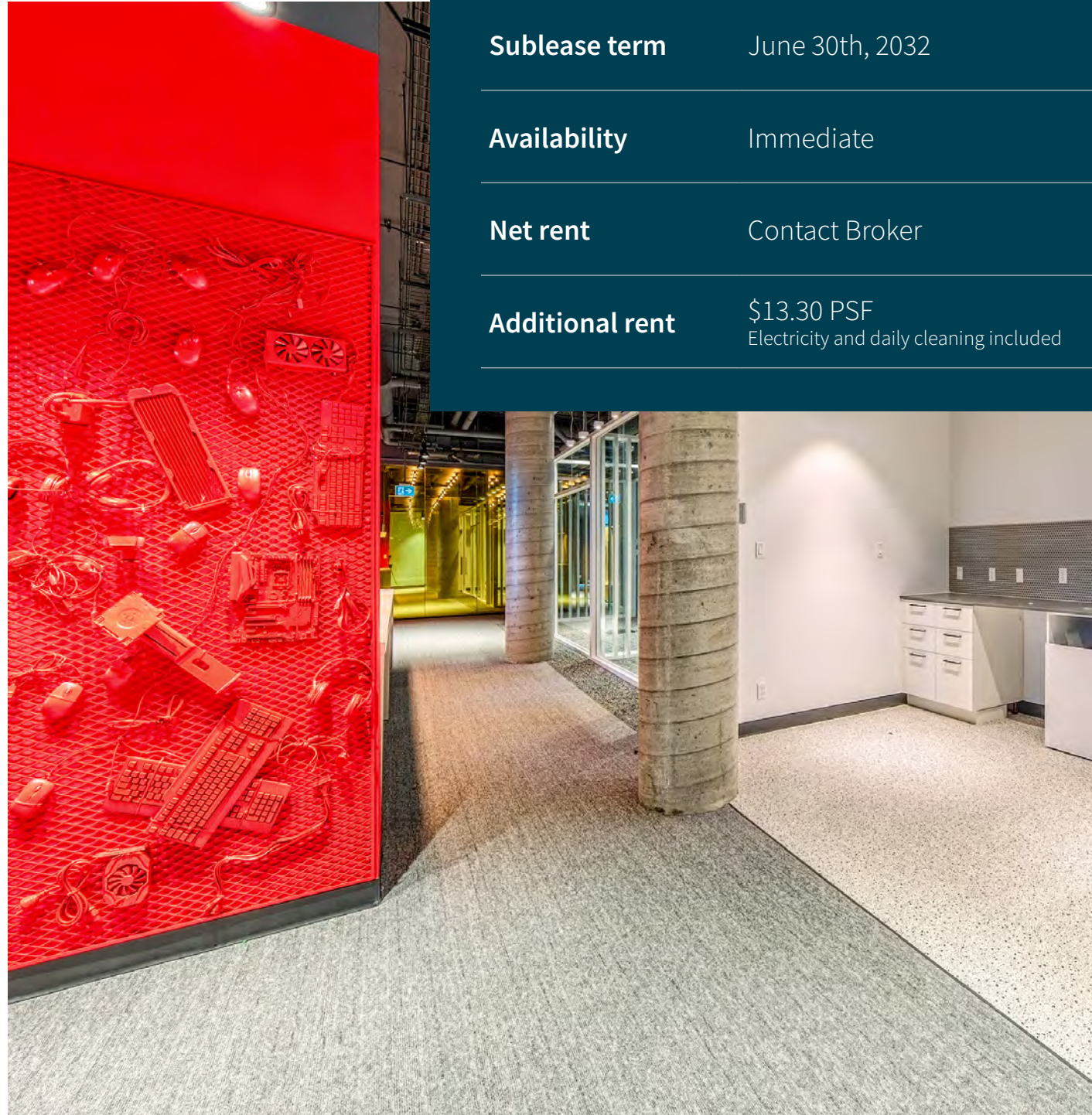


Location and accessibility



Space overview

Floor	1 st floor - 18,547 SF
Sublease term	June 30th, 2032
Availability	Immediate
Net rent	Contact Broker
Additional rent	\$13.30 PSF Electricity and daily cleaning included



For more information, please contact:

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