



For Lease

Loft-Style Office Space in Saint-Roch

125 Charest Boulevard East | Québec, QC

Prestigious and contemporary building which integrates the best practices of sustainable development and meets the LEED Silver Certification. It offers loft-style office space with wood columns and open ceiling with wood structures, and abundant natural light. Extremely well located in Nouvo Saint-Roch, it also offers interior parking.

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Superb loft-style office spaces with wooden columns, open ceilings with exposed structures and abundant natural light.

DYNAMISER

FACILITER

FINANCIER

Property Highlights



Built in 2009



Located in the Nouvo Saint-Roch neighborhood



6-storey office building



Silver LEED Certification



Prestigious building with innovative architecture



Loft-style office spaces



Large fenestration



Interior Parking Available

Available Spaces

Suite	Area (SF)	Availability
GF #101	2,259 SF	Immediate
#303	502 SF	July 1st, 2026
#306	692 SF	Immediate
#402	2,172 SF	Immediate
#601	5,368 SF	January 2027

Asking Net Rent

Negotiable

Property Taxes

\$5.50 / SF

Operating Expenses

\$11.03 / SF

Total Additional Rent (est. 2025/26)

\$16.53 / SF

Electricity

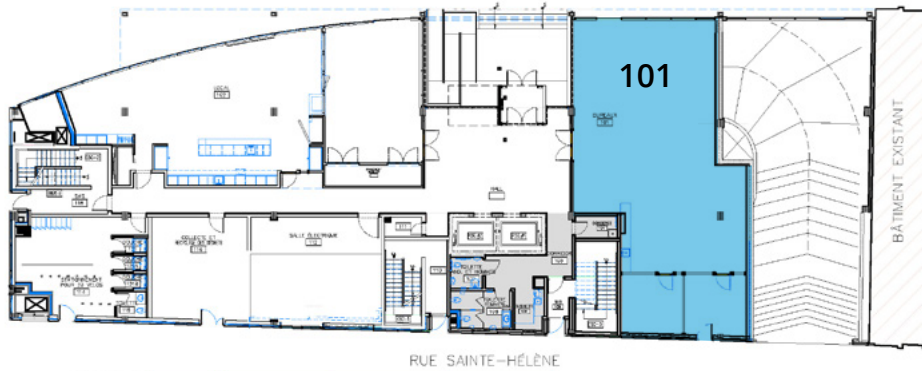
Included

Cleaning of common areas

Excluded

Floor Plans

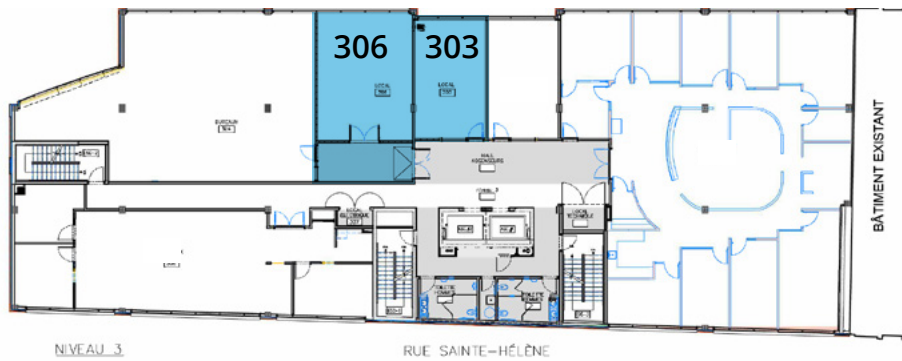
Ground Floor



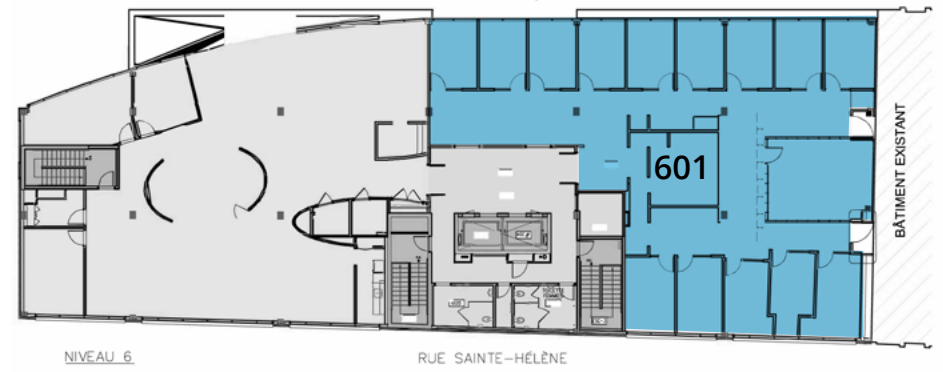
4th floor



3rd floor



6th floor





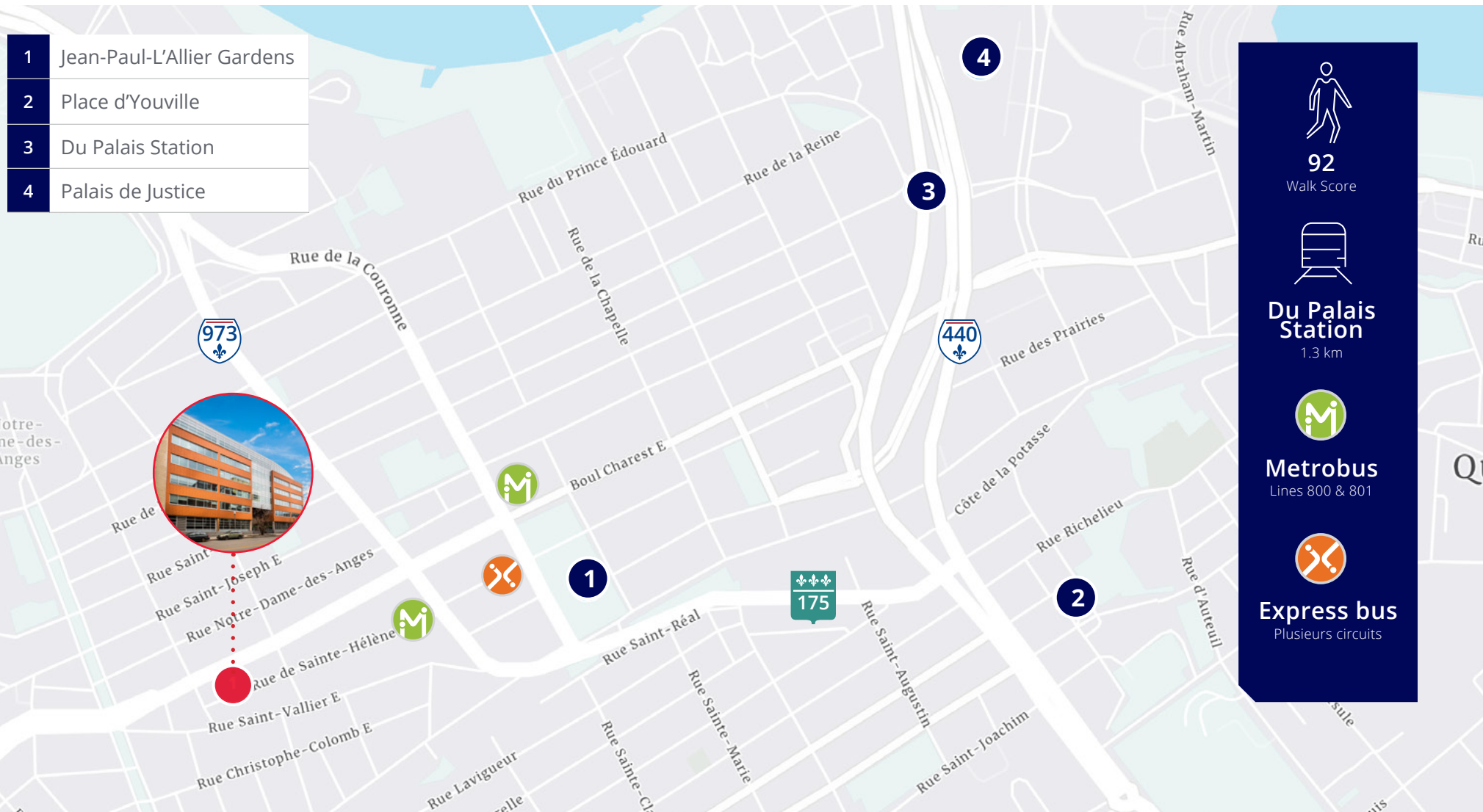


Suite 601



The Saint-Roch Neighborhood

Saint-Roch is a trendy neighbourhood with many small restaurants, cafés and lively bars. Saint-Joseph Street is the shopping destination of choice with its many boutiques selling designer clothes, jewelry and furniture. It is also known for its exhibitions, shows and cultural events with an ecological and local flavor. Concert halls, theaters and contemporary art galleries are scattered throughout the neighbourhood. Within walking distance, the Jean-Paul-L'Allier garden will captivate you: a true oasis of greenery in the heart of the city with its artificial waterfall, it is the ideal place to gather or simply relax. Several major companies, renowned in the technology and video game industry, have chosen this area to set up shop, such as Ubisoft, Beenox and Rodéo-Fx.





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125 Charest Boulevard East | Québec, QC

Jonathan Moisan, MBA, SIOR ⁽¹⁾

Vice President
Commercial Real Estate Broker
+1 418 210 0842
jonathan.moisan@colliers.com

André G. Plourde ⁽²⁾

Executive Vice President
Chartered Real Estate Broker
+1 514 764-8199
andre.plourde@colliers.com

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(1) Jonathan Moisan Inc. (2) Services Immobiliers André G. Plourde Inc.



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