



For Sublease

Industrial and Retail Space

Prime location in the heart of Quebec City ideal for retail uses, warehousing and distribution

**1750 Newton Avenue,
Québec | QC**

Featured Benefits



Great visibility
on Road 138



Ample parking



Close to the bridges



Property Overview

Civic Address 1750 Newton Avenue,
Québec, QC

Zoning 22503Cb
Permitted Usages: C1,C2,
C3, C20, C32, C33, C34,
C36, C40, P3, R1

Suite #100

Total Area 29,912 SF

Clear Height ±24'

Shipping 6 TL

Availability Immediately

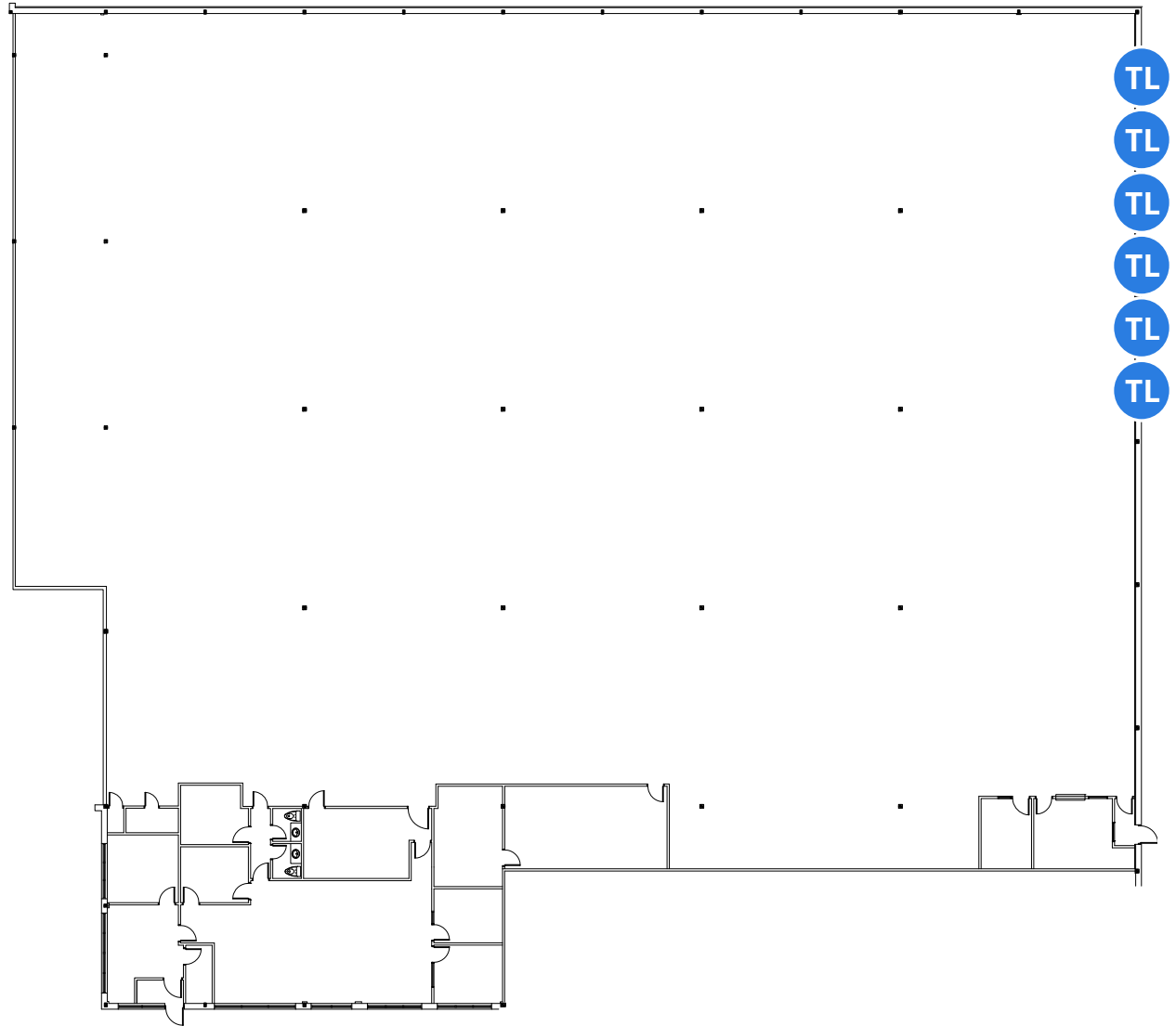
End of lease November 30th 2028

Net Rent To be discussed

OPEX \$6.31/ SF
(Energy: metered)



**Asking Rental Rate:
Contact Broker**





Wilfrid-Hamel Boulevard

Galilée Avenue

Newton Avenue

138





Our Team



Colliers

Colliers is a leading diversified professional services and investment management company.

With operations in 70 countries, our more than 23,000 enterprising professionals work collaboratively to provide expert advice to real estate occupiers, owners, and investors.

With annualized revenues of \$4.8 billion and \$99 billion of assets under management, we maximize the potential of property and accelerate the success of our clients and our people.

collierscanada.com

The Colliers logo is located in the top left corner of the image. It consists of the word "Colliers" in a white serif font, centered within a dark blue rounded rectangle. Below the text are three horizontal stripes in yellow, red, and blue from top to bottom.An orange banner with a white arrow pointing to the right, containing the text "1750 Newton Avenue, Québec, QC" in white sans-serif font.

***Jonathan Moisan, MBA, SIOR**

Vice president

Commercial Real Estate Broker

+1 418 210 0842

jonathan.moisan@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International (Québec) Inc., Agence immobilière.

* Jonathan Moisan Inc.