



Complex benefiting from excellent accessibility in Québec City

- Take advantage of this opportunity to sublease 5,936 sf of office space starting February 1, 2026. The property, certified BOMA Best Silver, benefits from free outdoor parking and offers the possibility of signage on the building.
- Located on Lebourgneuf Boulevard, a strategic artery in the heart of the area, this property benefits from excellent visibility and direct access. This area is distinguished by its economic dynamism and great convenience, making it a prime location for business establishments.
- The complex is easily accessible by car via the main highways in the area: the Robert-Bourassa (740), Félix-Leclerc (40) and Laurentienne (175/73) highways.



Office area of
5,936 square feet



Lease expiry
December 31, 2026



Furniture available,
to be discussed



Space available
on February 1st, 2026

**Get more
information**

David Savard-Fortier

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Sublease details

Available area	5,936 sf
Floor / Suite	3 rd floor / Suite 301
Availability	February 1 st , 2026
Lease expiry	December 31, 2026
Asking rent	Contact broker
Additional rent	Contact broker
Daily cleaning	Included
Electricity	Included
Indoor parking	4 spaces (monthly rate)
Outdoor parking	Free

Features

- Possibility of including a storage space with the sublease, subject to discussion.
- Several services are offered in the building, such as restaurants, a daycare, and a gym (\$).
- For more amenities and services, the property is a 4-minute (less than 2 km) drive from Galeries de la Capitale.



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Location



Several bus lines at the door
(lines 82, 82a, 272, 803)



15 minutes from the Québec and
Sainte-Foy train stations



15-minute drive from Québec City
Jean Lesage International Airport

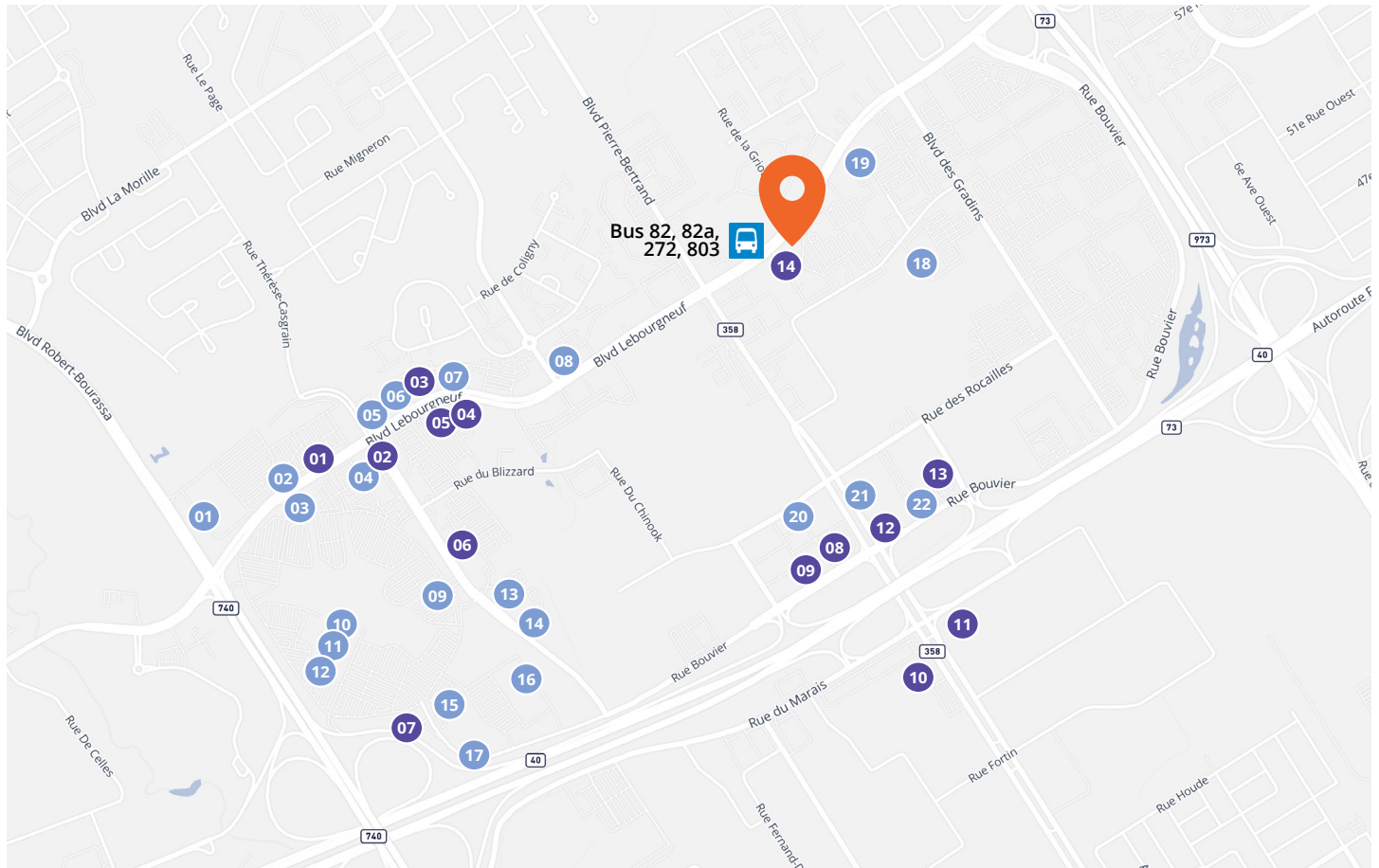


Close to the Félix-Leclerc (40) and
Robert-Bourassa (740) highways



Located near Galeries de la Capitale
shopping centre and several services





Close to all services and amenities

Cafés and restaurants

01 Cochon Dingue
02 Cosmos
03 Subway
04 Blaxton
05 Les Moulins La Fayette
06 Shogun Sushi
07 Bâton Rouge
08 Starbucks
09 Saint-Hubert
10 Cécile et Ramone
11 La Voie Maltée Brewery
12 Normandin
13 McDonald's
14 Chez Victor

Shops and services

01 Walmart Supercentre
02 Banque de Montréal
03 Esso
04 MEC
05 Banque Nationale
06 Familiprix
07 Clinique MT
08 Canada Post
09 Bus terminal
10 Galeries de la Capitale
11 Méga Parc
12 Cinéplex Cinema
13 Grand Hôtel Times
14 Tanguay

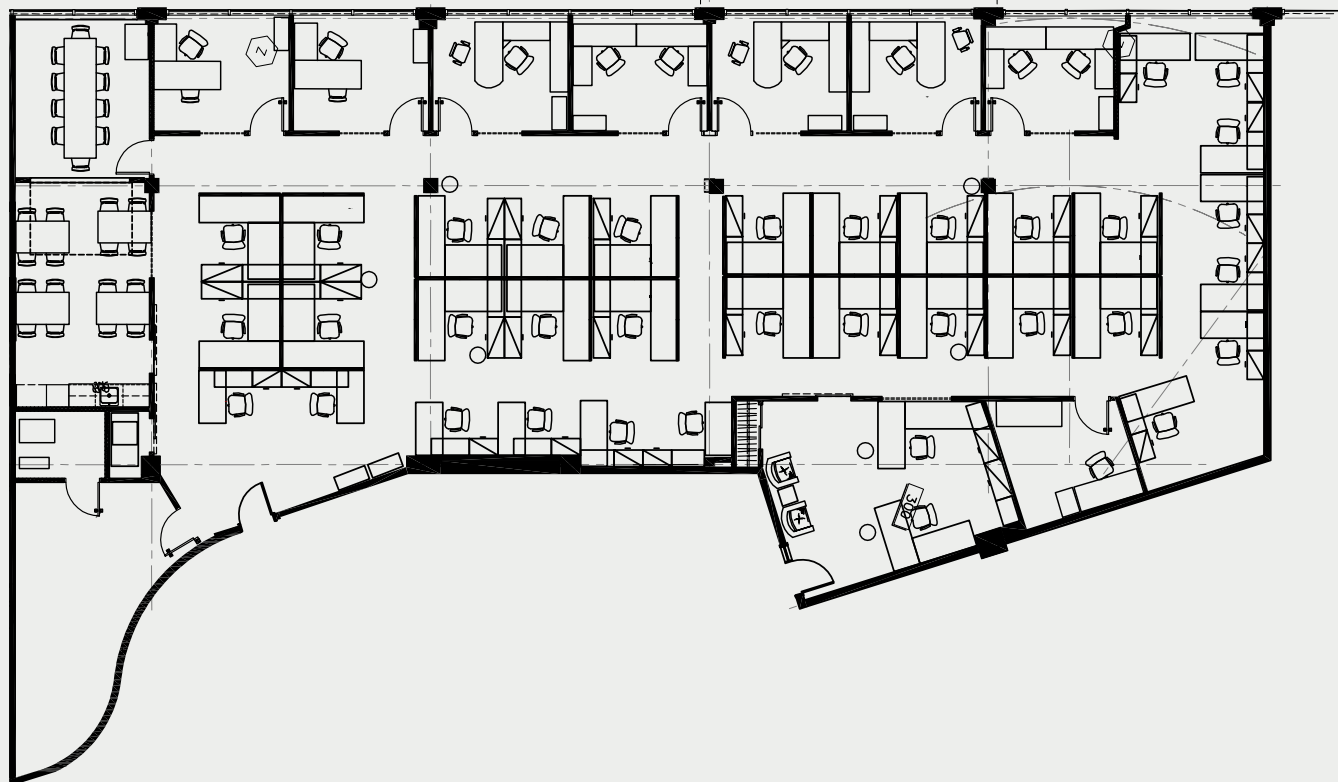
15 Adonis
16 RONA+
17 Hôtel Quality Suites
18 IGA supermarket
19 Desjardins service centre
20 Avril supermarket
21 Normandin Hotel and Suites
22 Shell

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Contact us

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