

FOR LEASE

842 RUE SAINT-JOSEPH EST

Québec, QC G1K 3C9



visuel à titre indicatif

JOHN ZINATI
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 **ZINATI**
REALTY
COMMERCIAL BROKERAGE



OFFERING SUMMARY

Available SF:	464 - 11,511 SF
Lease Rate:	\$1.00 - 23.09 SF/yr (NNN; Gross)
Additional Rent:	approx. \$11.55 - \$23.09 SF/yr

PROPERTY OVERVIEW

Position your business in one of Québec City's most dynamic mixed-use commercial destinations. Located at the prominent intersection of Rue Saint-Joseph Est and Rue Saint-Dominique of high traffic visible retail storefronts within the thriving Saint-Roch neighbourhood. Extensively redeveloped in 2021, the property combines contemporary building systems, upgraded common areas, and modern architectural design with the authenticity and character that define Québec City's urban core. The four-story building accommodates 16 commercial units, including 11 office suites and 5 retail premises.

PROPERTY HIGHLIGHTS

- Mixed-use office and retail complex 4-storey commercial building
- Lot area: approximately 15,837 sq. ft.
- Concrete structural frame, brick masonry and contemporary exterior finishes
- Sprinklered throughout
- Elevator-served building
- Parking available for additional cost
- Zoned 12056Mb for a broad range of commercial uses

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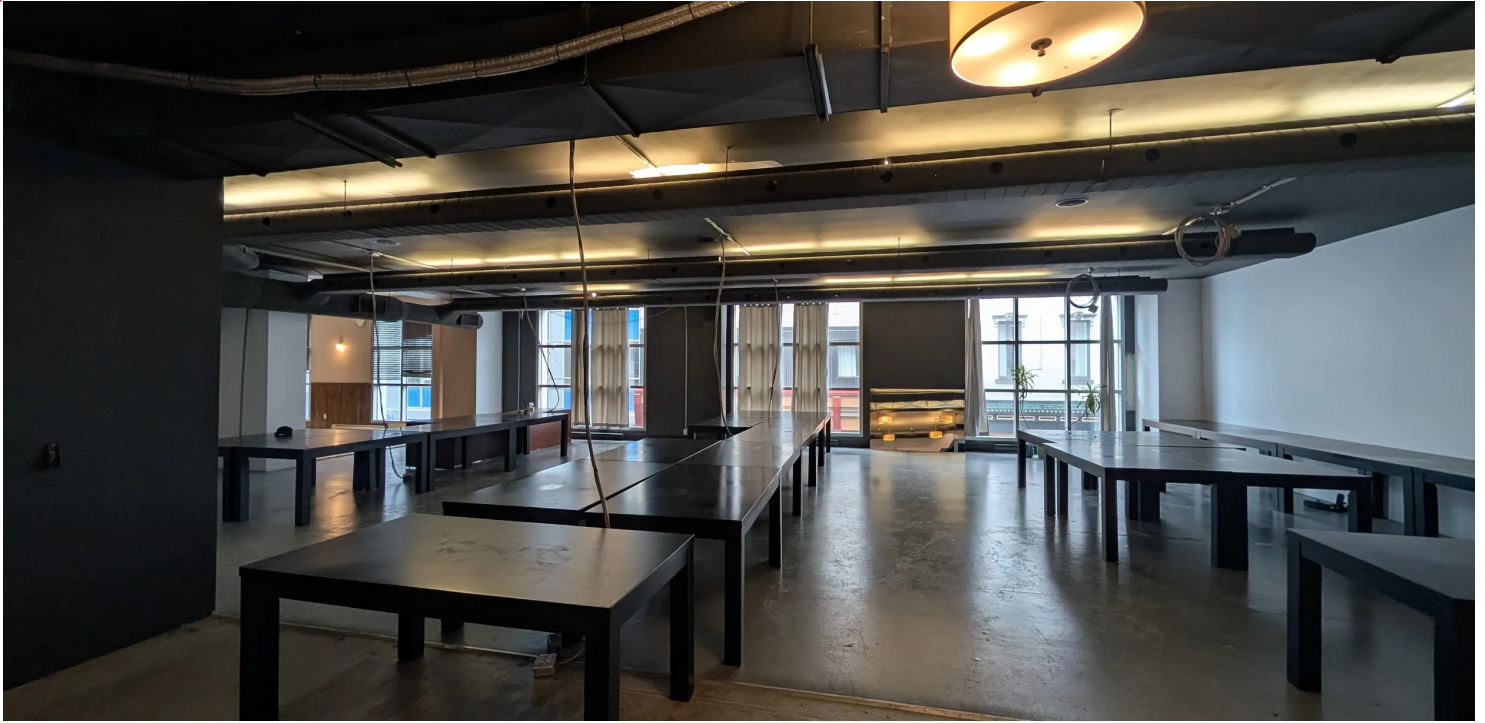
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Available Spaces



SPACES

LEASE RATE

SPACE SIZE

824 Rue Saint Joseph East	\$20.00 SF/yr	2,950 SF
828 Rue Saint Joseph East	\$1.00 SF/yr	961 SF
830 Rue Saint Joseph East - 201	\$1.00 SF/yr	3,294 SF
830 Rue Saint Joseph East - 202	\$1.00 SF/yr	2,914 SF
830 Rue Saint Joseph East - 401	\$1.00 SF/yr	4,178 SF
830 Rue Saint Joseph East - 402A	\$13.00 SF/yr	5,514 SF
830 Rue Saint Joseph East - 403	\$15.50 SF/yr	1,528 SF
830 Rue Saint Joseph East - 500	\$13.41 SF/yr	4,707 SF
834 Rue Saint Joseph East	\$13.50 SF/yr	1,126 SF

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Additional Photos



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