

FOR LEASE

303 RUE SAINT-JOSEPH EST

Québec, QC G1K 3B3



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 **ZINATI**
REALTY
COMMERCIAL BROKERAGE



OFFERING SUMMARY

Available SF:	360 - 1,122 SF
Lease Rate:	\$1,800 - 3,328 per month (NNN; MG)
Additional Rent:	\$10.50 - 14.95 SF/yr

PROPERTY OVERVIEW

Positioned prominently at the corner of Rue Saint-Joseph Est and Rue Dorchester in the heart of Québec City's dynamic Saint-Roch district, this exceptional mixed-use corner property offers a rare opportunity to acquire or lease space within one of the city's most vibrant urban corridors. This striking three-storey brick asset commands exceptional visibility with wraparound frontage, abundant glazing at grade, and immediate exposure to both vehicular and pedestrian traffic. Situated along Saint-Roch's principal commercial artery, the property benefits from a highly walkable amenity-rich environment surrounded by established retailers, cafés, restaurants, residential density, boutique hospitality, and office users.

PROPERTY HIGHLIGHTS

- Two ground-floor retail units
- Two upper-floor office/mixed-use suites
- Approx. 3,200 SF+ of leasable area
- Potential residential conversion opportunity for upper floors
- NNN leases (utilities extra)

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Executive Summary



SPACES

303 Saint-Joseph
415 Dorchester
411 Dorchester - 1
411 Dorchester - 2

LEASE RATE

\$3,328 per month
\$1,800 per month
\$2,300 per month
\$2,300 per month

SPACE SIZE

840 SF
100 SF
434 SF
434 SF

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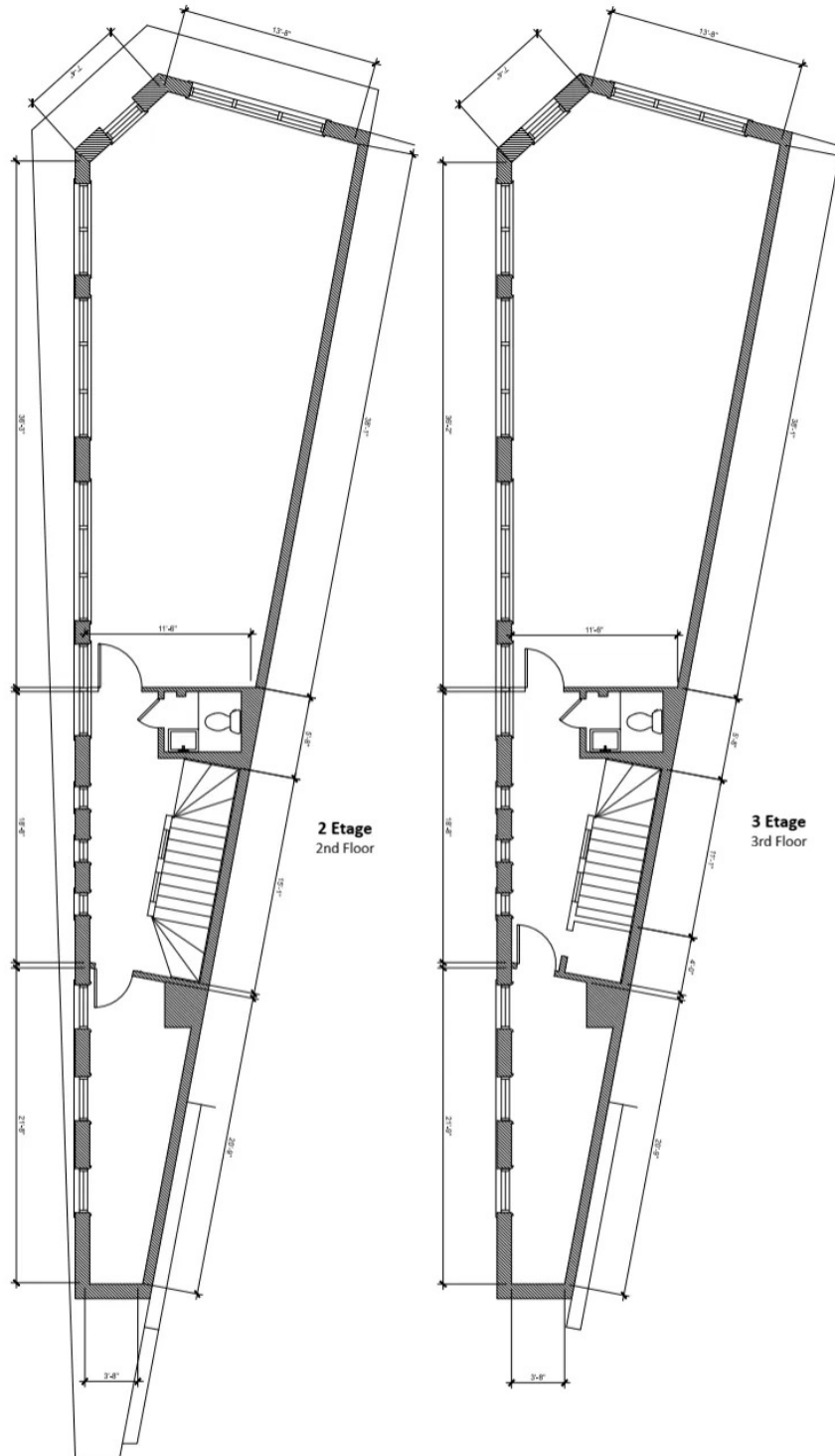
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411 Dorchester - 2nd & 3rd Floor Plans



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Additional Photos: Third Floor



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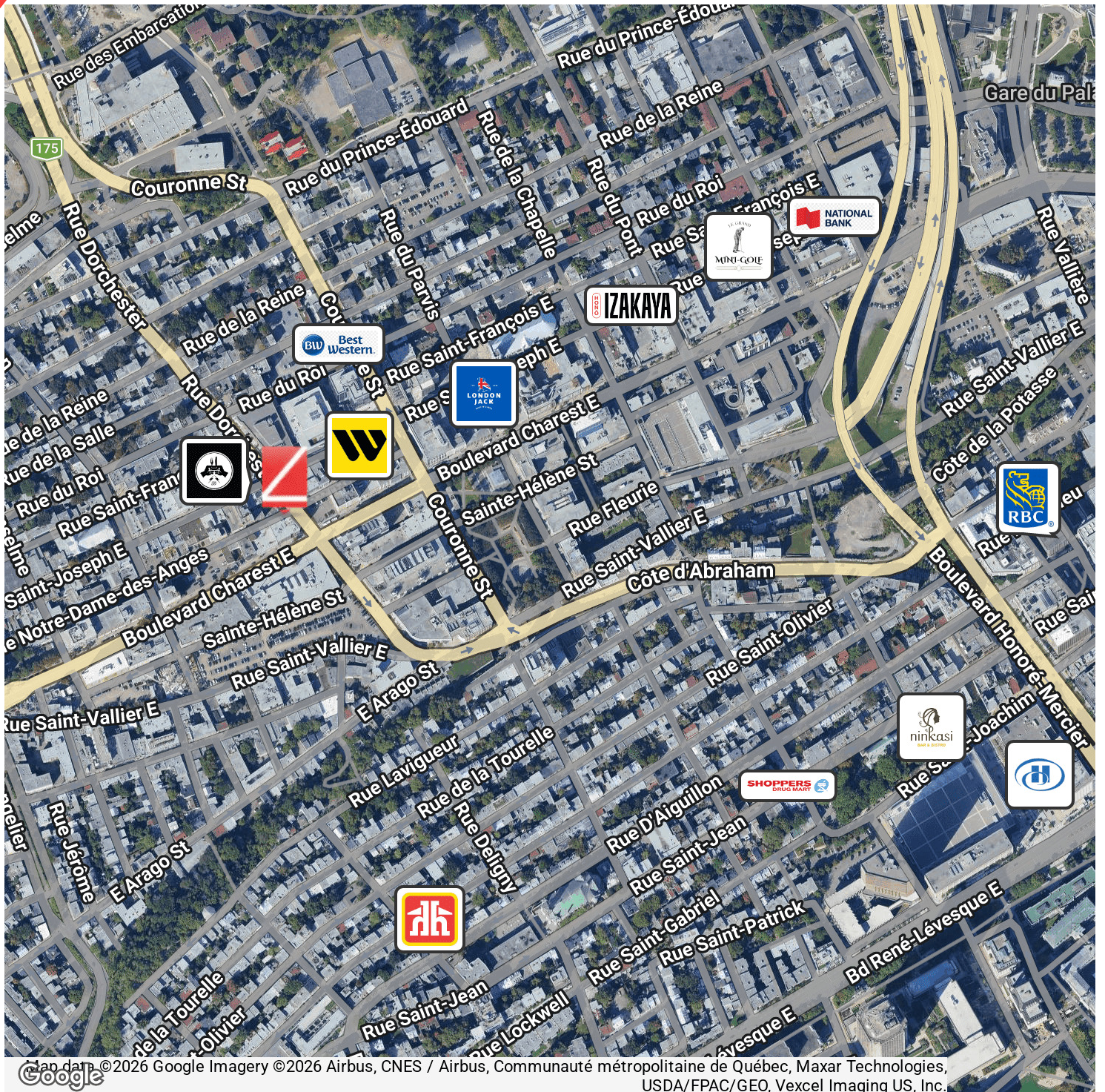
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Retailer Map



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