 **JLL** SEE A BRIGHTER WAY

For Sublease

2,715 SF office

Suite 205, 979 De Bourgogne Avenue
Québec City

jll.com/en

979 De Bourgogne Avenue

JLL is pleased to offer office space for sublease within a building with a total area of approximately 69,000 square feet, spread across five floors. Built in 1976, the building offers functional and flexible spaces that can be adapted to various development projects.

The space was renovated in 2022 and allows for immediate occupancy. The offices are offered furnished, with closed and open workspaces: open space, private offices, meeting room, kitchen, and reception area.

Occupants benefit from 115 free outdoor parking spaces, accommodating employees and visitors.

The building also provides several services and amenities, including locker rooms with showers as well as outdoor bicycle storage, promoting alternative modes of transportation.



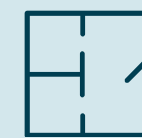
Environment

Ideally located at 979 Avenue de Bourgogne, on the edge of the Sainte-Foy sector, this office building is situated in the heart of a dynamic and well-established urban environment. The immediate area offers a wide range of services contributing to the occupants' quality of life, including healthcare facilities, restaurants, sports clubs, and local shops such as grocery stores.

The building also benefits from optimal accessibility. It is located just 4 minutes walking distance from bus lines 800, 801, and 805, ensuring a quick and efficient connection to the public transportation network.

Road accessibility is another major asset, thanks to the immediate proximity of highways 540 and 73, accessible in approximately 5 minutes, facilitating regional travel. Finally, the location near the Pierre-Laporte and Quebec bridges allows for efficient connection between both shores.

Main Highlights



Flexible Spaces



Turnkey Offices



Numerous Services



Strategic Location

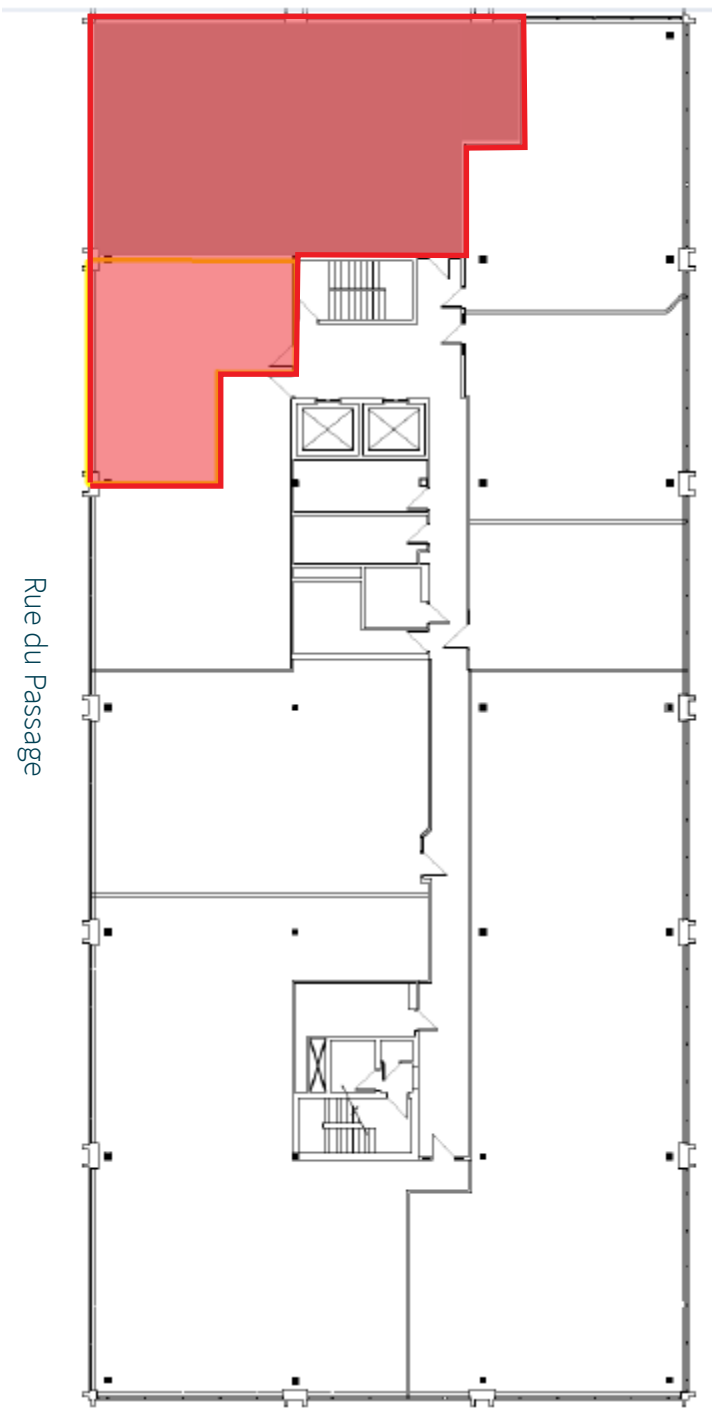


Optimal Accessibility

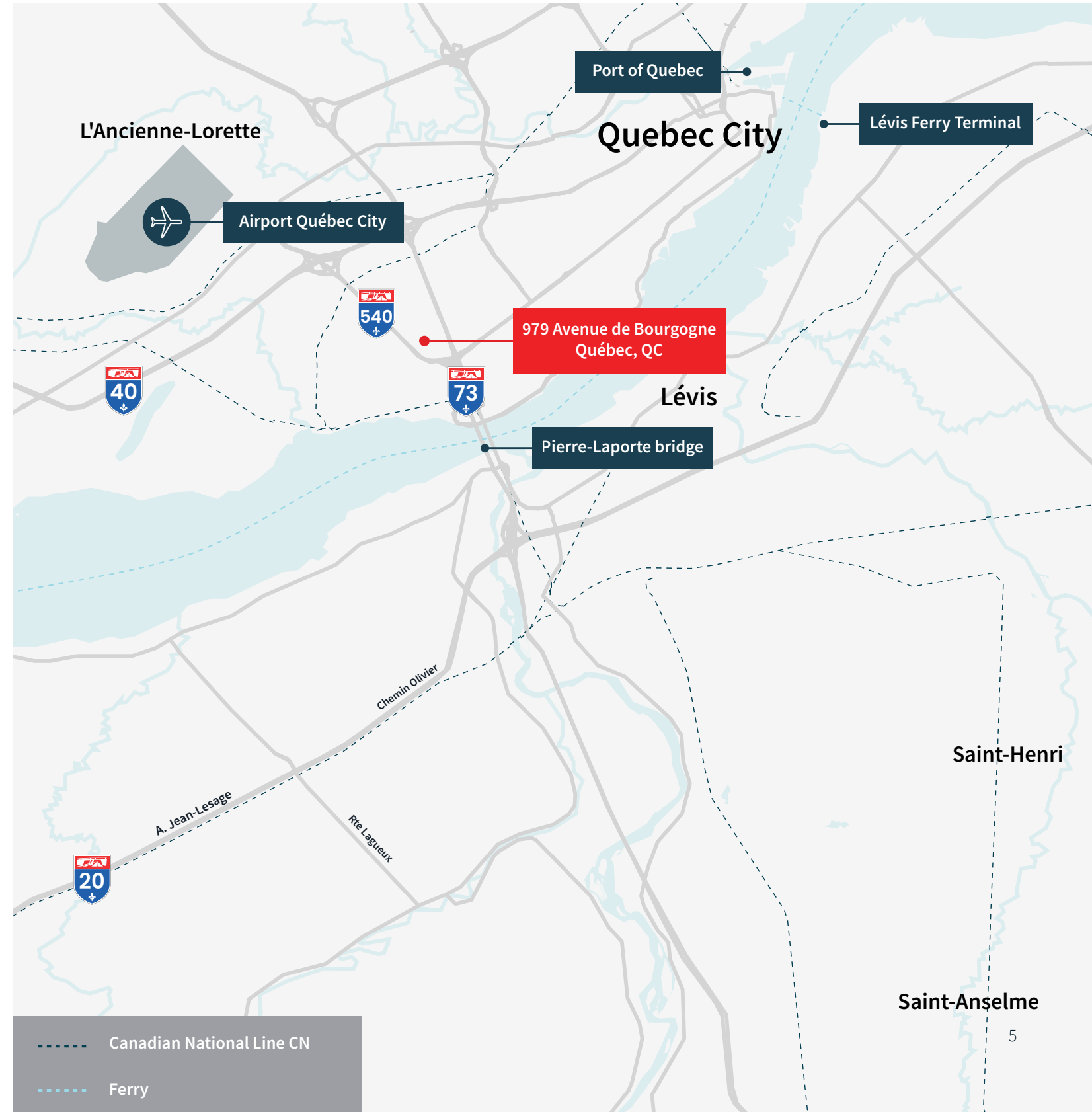


High-quality tertiary environment

Floor Plan

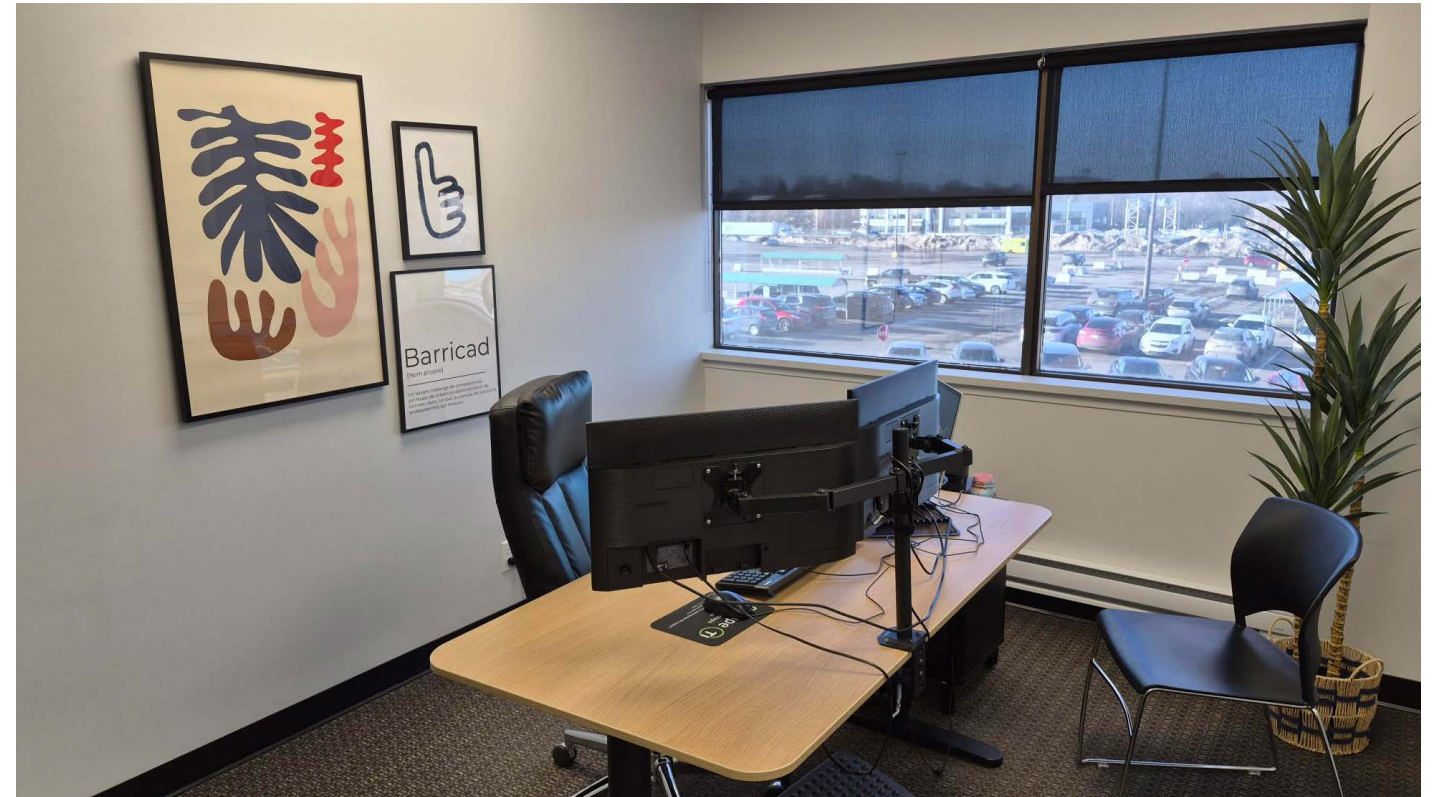
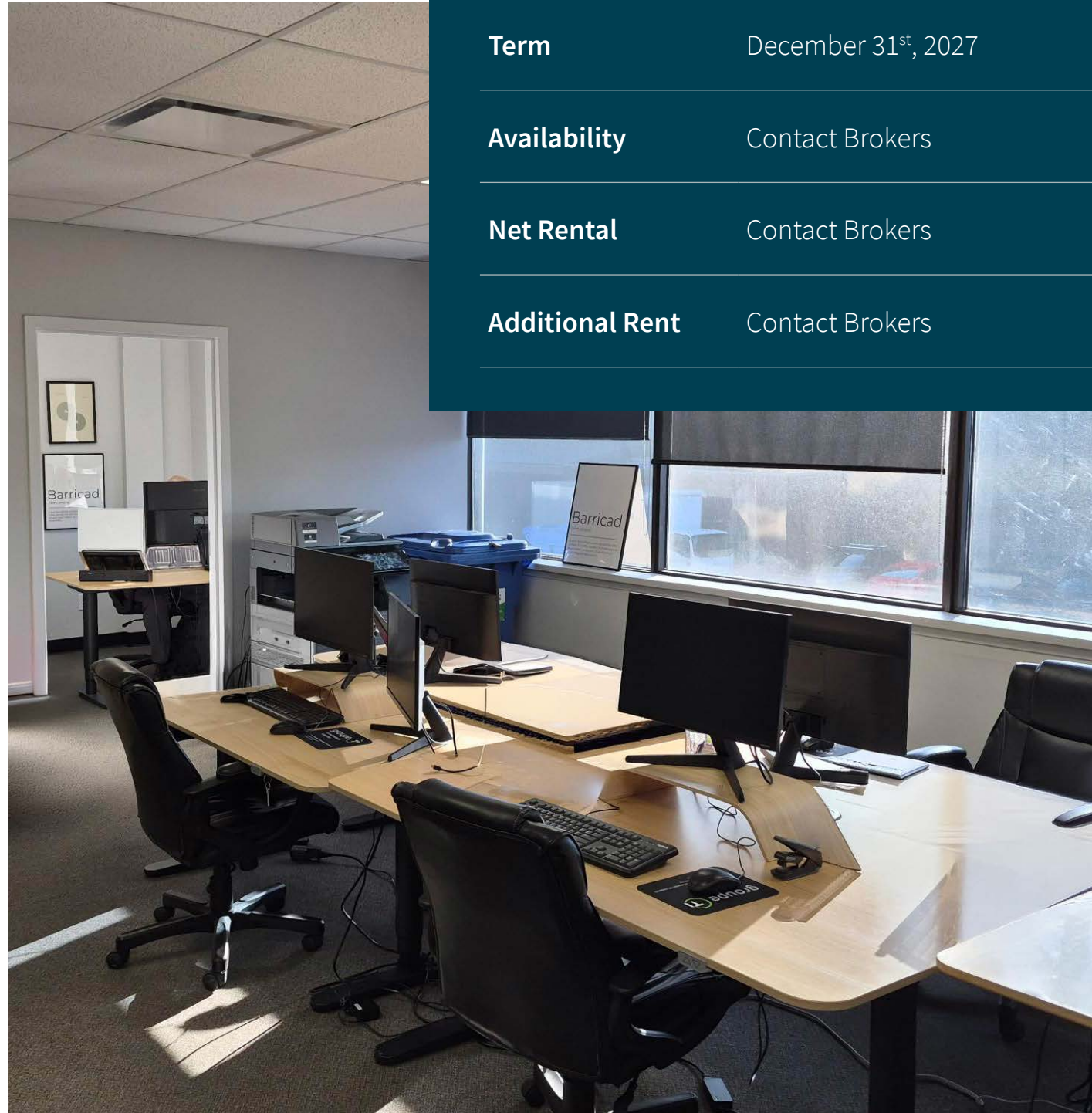


Location & Connectivity



Space Overview

Floor	2 nd floor - 2,715 SF
Term	December 31 st , 2027
Availability	Contact Brokers
Net Rental	Contact Brokers
Additional Rent	Contact Brokers



For more information, please contact:

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