



2300 D'Estimauville Avenue, Québec | Qc

Modern Laboratories and Offices **For Sale**

Patrick Soucy, SIOR

Executive Vice President
Chartered Real Estate Broker
Dir +1 418 648 0911
Mob +1 581 999 0120
patrick.soucy@colliers.com

Maxime Paquet

Associate Vice President
Commercial Real Estate Broker
Dir +1 418 648 0911
Mob +1 418 573 9974
maxime.paquet@colliers.com

William Grenon

Associate Vice President
Commercial Real Estate Broker
Dir +1 418 648 0911
Mob +1 418 690 6644
william.grenon@colliers.com



Colliers

Upstream

Up to 32,000 plants /day

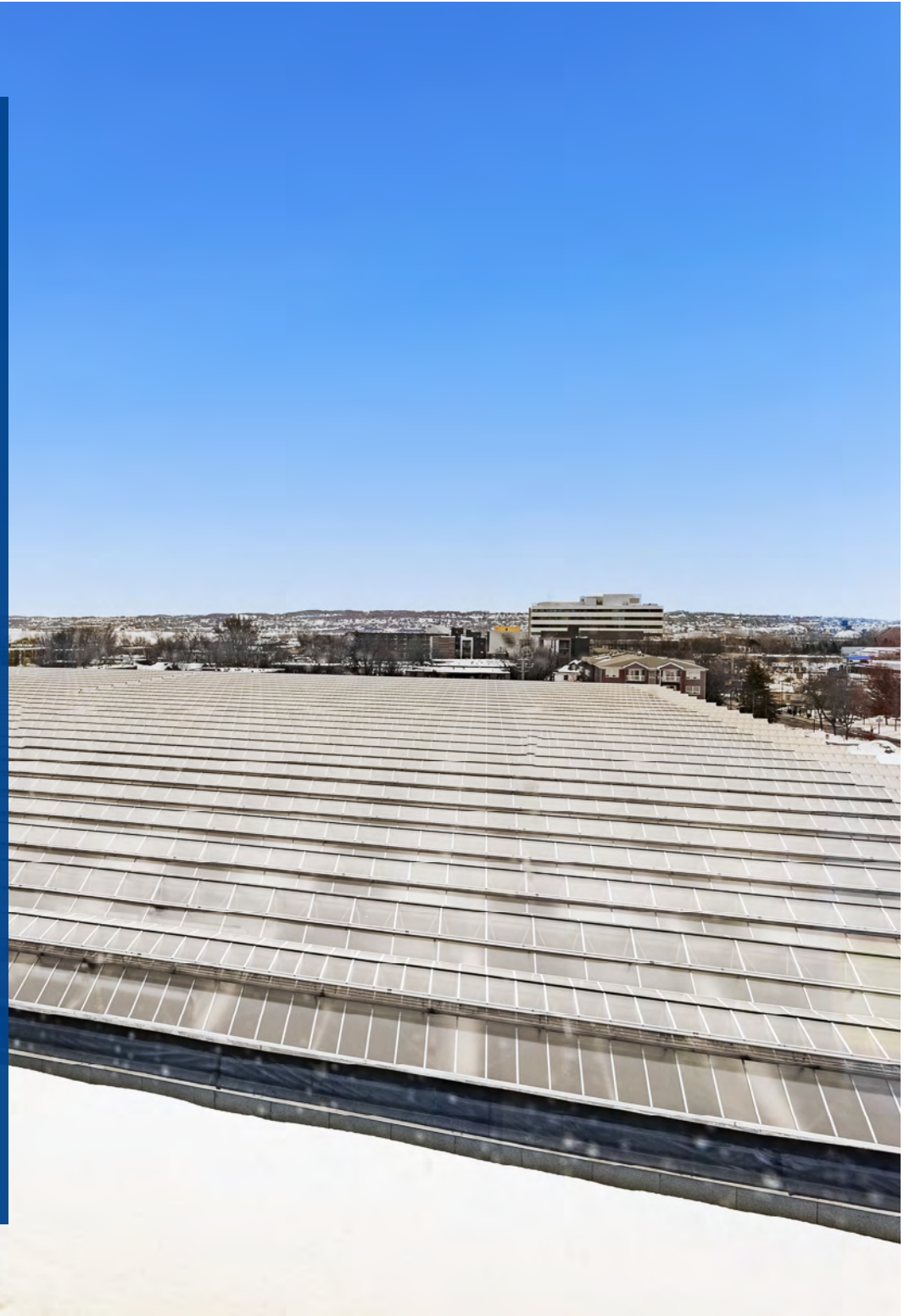
Downstream

Approximately 5 batches of 750Kg
Biomass / week

Available

2023

- Up to 550 employees
- Offices, pilot plant, R&D, amenity space
- 423 parking spaces
(219 inside, 204 outside)
- Low GHC emission facility
- Fully automated process design
- High-performance building mechanics
- 15 Megawatts electrical input





1

Property Overview

Property History

Facility Conception

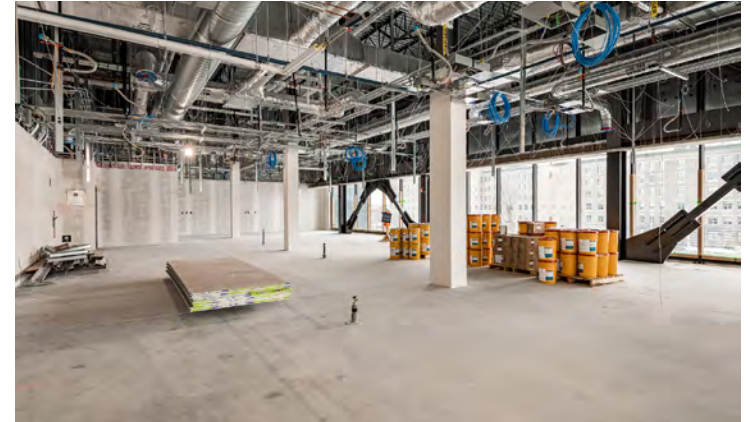
The building is organized around a linear atrium, providing natural light and housing an informal interactive space for meetings and breaks. This atrium effectively connects all departments and the creation of a simple building using prefabricated elements to minimize the construction schedule.

Upon completion of the construction, the said property was intended to encompass the following additions

- Production areas with changing rooms, upstream processing rooms, downstream purification, and manufacturing services.
- Germination area, greenhouse plant growth, and mature plant processing rooms.
- Laboratories for research and innovation (RI), analytical development (AD), analytical immunology (AI), and process development (PD).
- Plant material management, including raw material reception and storage, as well as finished product storage and shipment. It will also include processing and shipping of production waste.
- Offices and support work areas for administrative, management, laboratory, production, greenhouse, maintenance, and engineering staff.
- Facilities include meetings, interactive training rooms, a cafeteria, and a fitness center. Mechanical rooms and underground parking.

LEED

The project did not aim for LEED accreditation. However, features such as energy efficiency and environmental quality for users guided the design process.



Property Overview

The Property

New construction with modern design

Outdoor terrace and relaxation area accessible to employees

Laboratory, office, and pharmaceutical production complex

Indoor parking

With its advanced air handling system, robust electrical capacity, reliable emergency power supply, and abundant drinking water supply, this space can accommodate a wide range of uses.

Reduced costs in non-operational areas



The Sector

Located in Quebec City

D'Estimauville sector occupies a strategic location

Strategically located a few minutes from downtown, the Parliament and Old Quebec

15 minutes from the Jean-Lesage International Airport

The City is transforming this sector into an eco-district

Business-friendly Municipal & Provincial Governments



**Cutting-edge
Design**



Interior Parking



**Strategically
Located**



**Future
eco-district**

Property Overview



Address	2300 D'Estimauville Avenue
Construction Year	2021-2025
Building Area	64,461 m ² (693,852 SF)
Fonctions	Greenhouse, manufacturing, laboratories, administration, warehouse
Land Area	22.28 Acres (970,516 SF)
Emergency Power	Oui, Yes, 3 x 500KVA Critical load
City Water supply	Yes
Natural Gas (heating)	Yes
Fire Sprinklers	Yes (except greenhouse)
Fire/Smoke Detection	Yes
Security Badge Access	Yes
USP Purified Water	2 x 150 lpm, 30 246 L storage

WFI	68 lpm, 30 246 L storage
Pure Steam	1740 kg/hr @ 45psig
Bio Waste Inactivation	Yes
pH Neutralization	Yes
Solid Waste inactivation	Yes
CIP System	Yes
Plant Steam	9072 lbs/hr x 4
Hot Water Heat Boilers	Yes
Chillers, HVAC	4 x 250 tons screw + 3 x 800 tons centrifuge
Compressed air , oil free	2 @ 400 cfm each.

Property Overview

Lot Number 5 955 677

55132Ip (currently authorized uses)

I1 : High-tech industry

R1 : Park

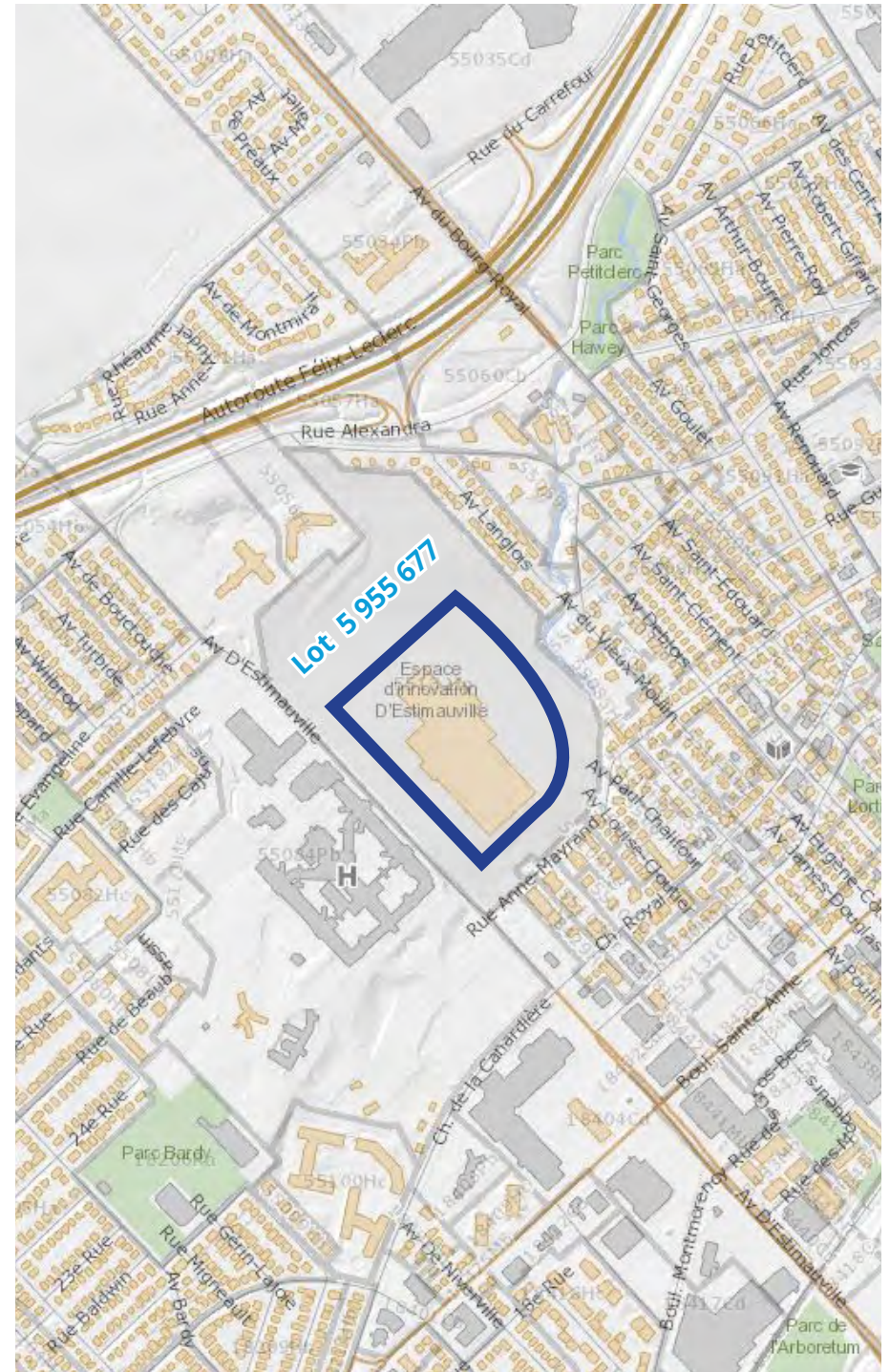
Permitted uses :

- A scientific research and development center in the health field, scientific and technical consulting services
- An industrial establishment whose main activity is the manufacture of medical supplies and equipment
- A medical and diagnostic analysis laboratory
- An industrial establishment related to environmental sciences and wood technologies
- A research center or laboratory
- An industrial establishment related to biotechnology
- An industrial establishment whose main activity is the manufacture of pharmaceutical products and medicines
- An industrial establishment whose main activity is the manufacture of electrical equipment, appliances, and components

Zoning

Property Assessment	Land Value	\$9,705,000
	Building Value	<u>\$82,390,000</u>
	Property Value	\$92,095,000

The building is partially completed, offering the buyer flexibility in terms of finishing touches. It is sold as is, without any representation or warranty.



Nearby Amenities



 2300 D'Estimauville Avenue

 **Futur terminal**
Pôle d'échanges D'Estimauville
(Terminus)

 CIUSSN-CN and Laval University Campus

 Domaine de Maizerets

 Les Galeries de la Canardière

 Tim Hortons

Prime Location



Jean-Lesage
International Airport
18 min | 17 km



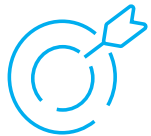
Dorchester Bridge
9 min | 4,4 km



Stores
3 min | 750 m



Quebec City Downtown
11 min | 5,9 km



US Boarders
1:40 hour | 155 km



Zone d'Innovation D'Estimauville



Futur terminal
Pôle d'échanges D'Estimauville
(Terminus)



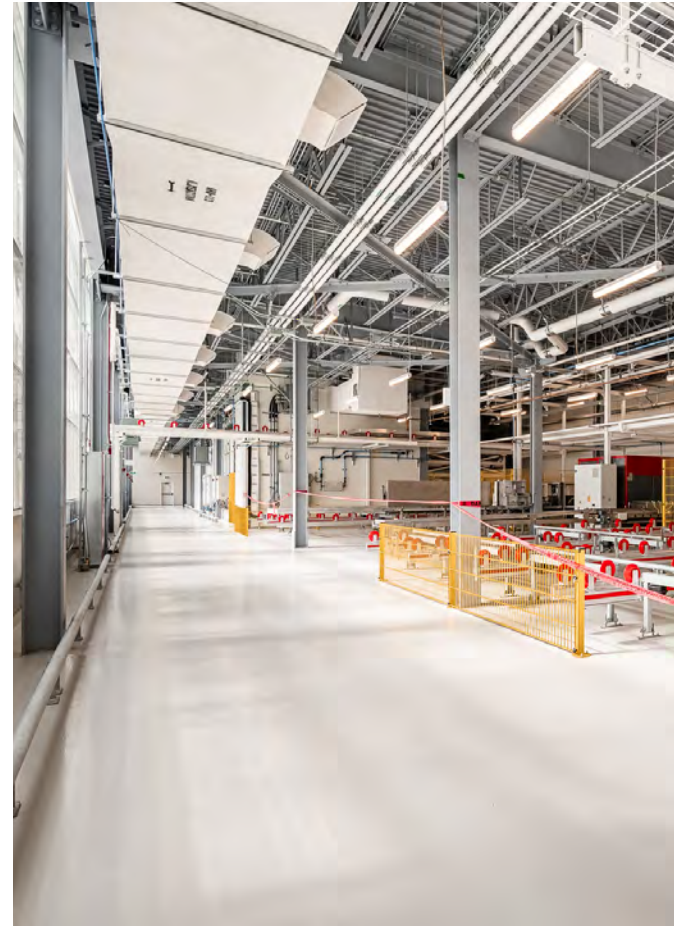
2

Photo Gallery





Greenhouse



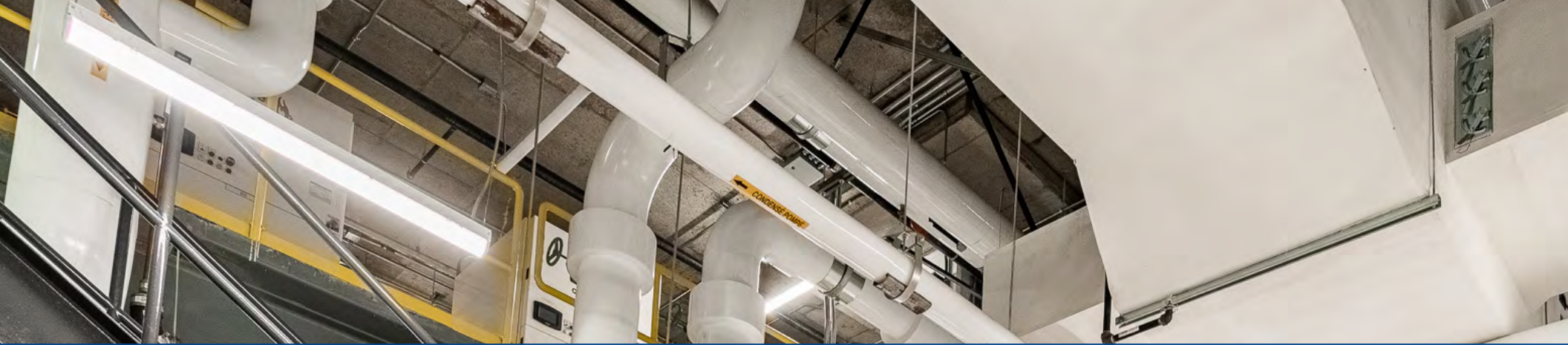
Greenhouse











3

Space Plans

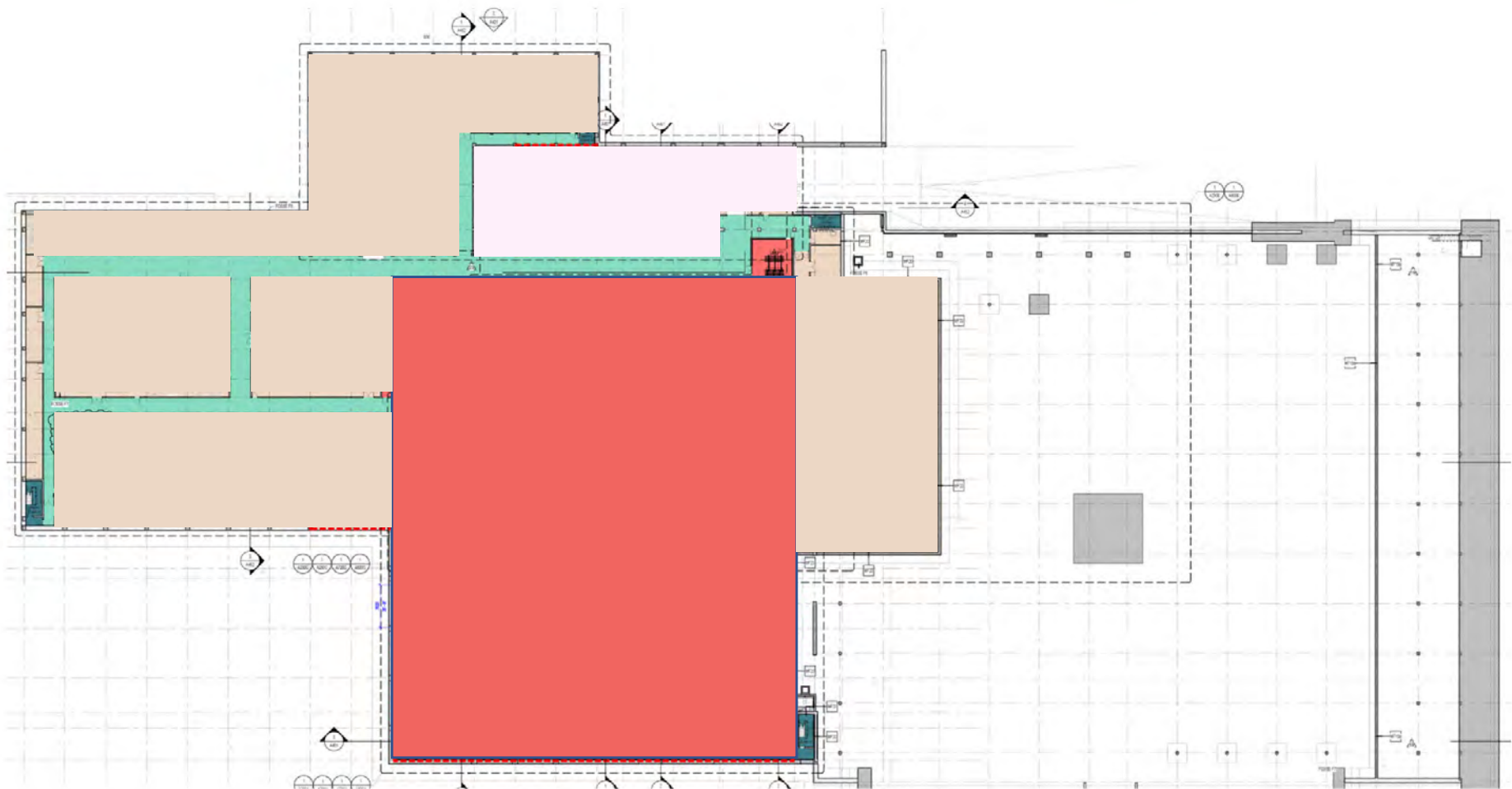


Floor Plan - Basement

ADMINISTRATIVE
AMENITIES
GREENHOUSE
PRODUCTION
QUALITY CONTROL

MATERIAL MANAGEMENT
PILOT PLANT
RESEARCH AND DEVELOPMENT
BUILDING SERVICES
WASHROOMS

MECHANICAL AND ELECTRICAL SHAFTS
GENERAL CIRCULATION
PLANT CIRCULATION
GREENHOUSE
PARKING
VERTICAL CIRCULATION

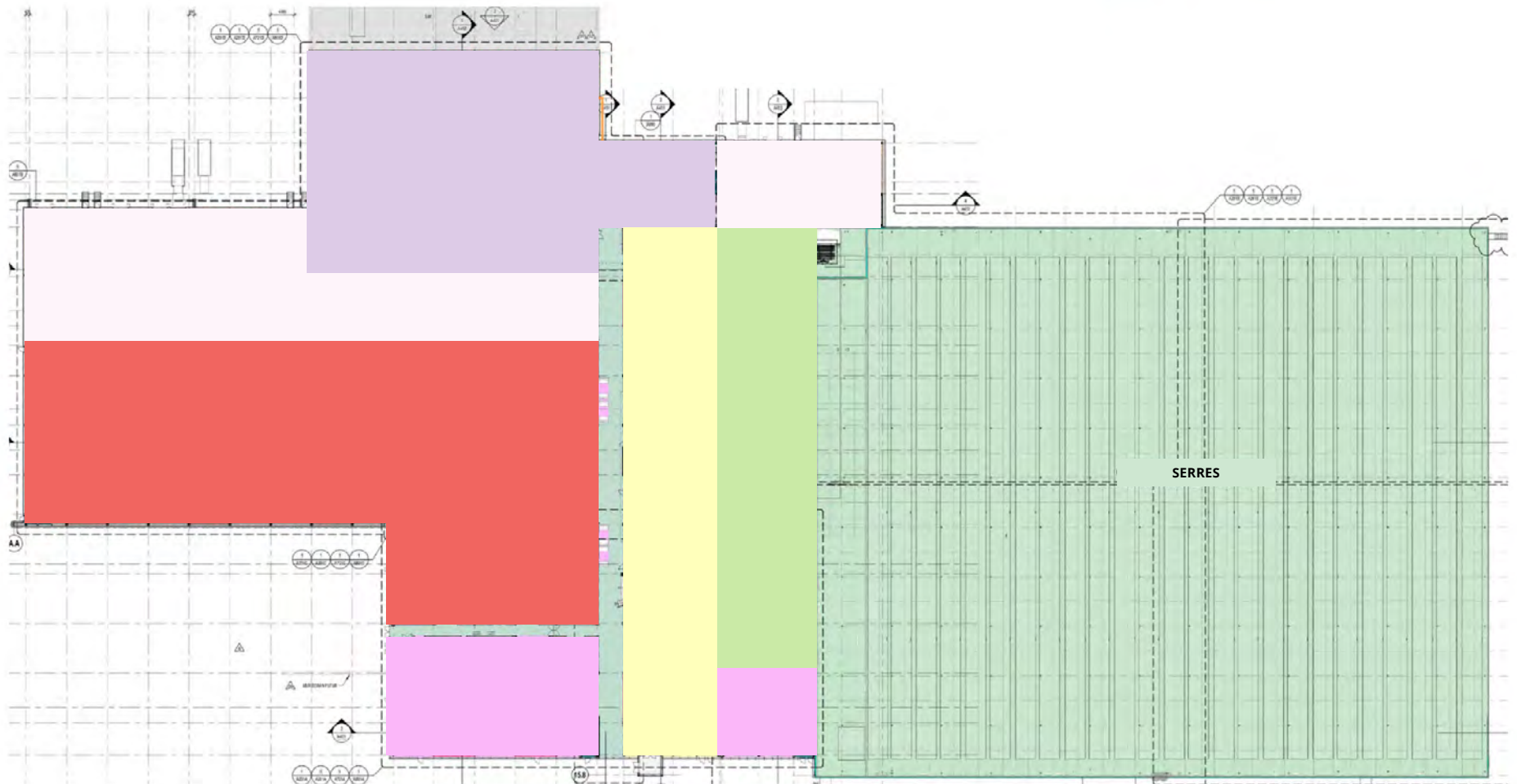


Floor Plan - Ground Floor

ADMINISTRATIVE
AMENITIES
GREENHOUSE
PRODUCTION
QUALITY CONTROL

MATERIAL MANAGEMENT
PILOT PLANT
RESEARCH AND DEVELOPMENT
BUILDING SERVICES
WASHROOMS

MECHANICAL AND ELECTRICAL SHAFTS
GENERAL CIRCULATION
PLANT CIRCULATION
GREENHOUSE
PARKING
VERTICAL CIRCULATION

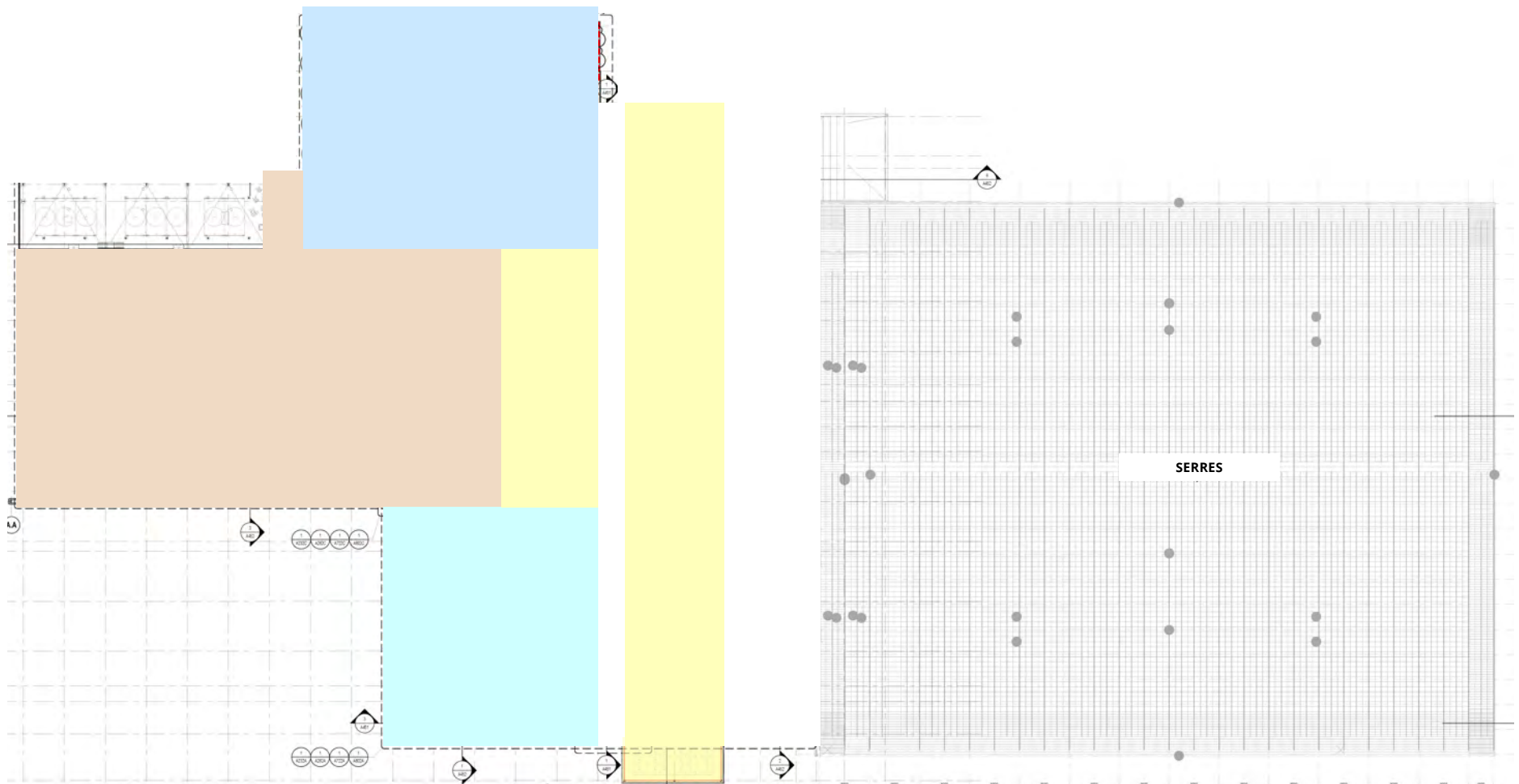


Floor Plan - Second Floor

ADMINISTRATIVE
AMENITIES
GREENHOUSE
PRODUCTION
QUALITY CONTROL

MATERIAL MANAGEMENT
PILOT PLANT
RESEARCH AND DEVELOPMENT
BUILDING SERVICES
WASHROOMS

MECHANICAL AND ELECTRICAL SHAFTS
GENERAL CIRCULATION
PLANT CIRCULATION
GREENHOUSE
PARKING
VERTICAL CIRCULATION

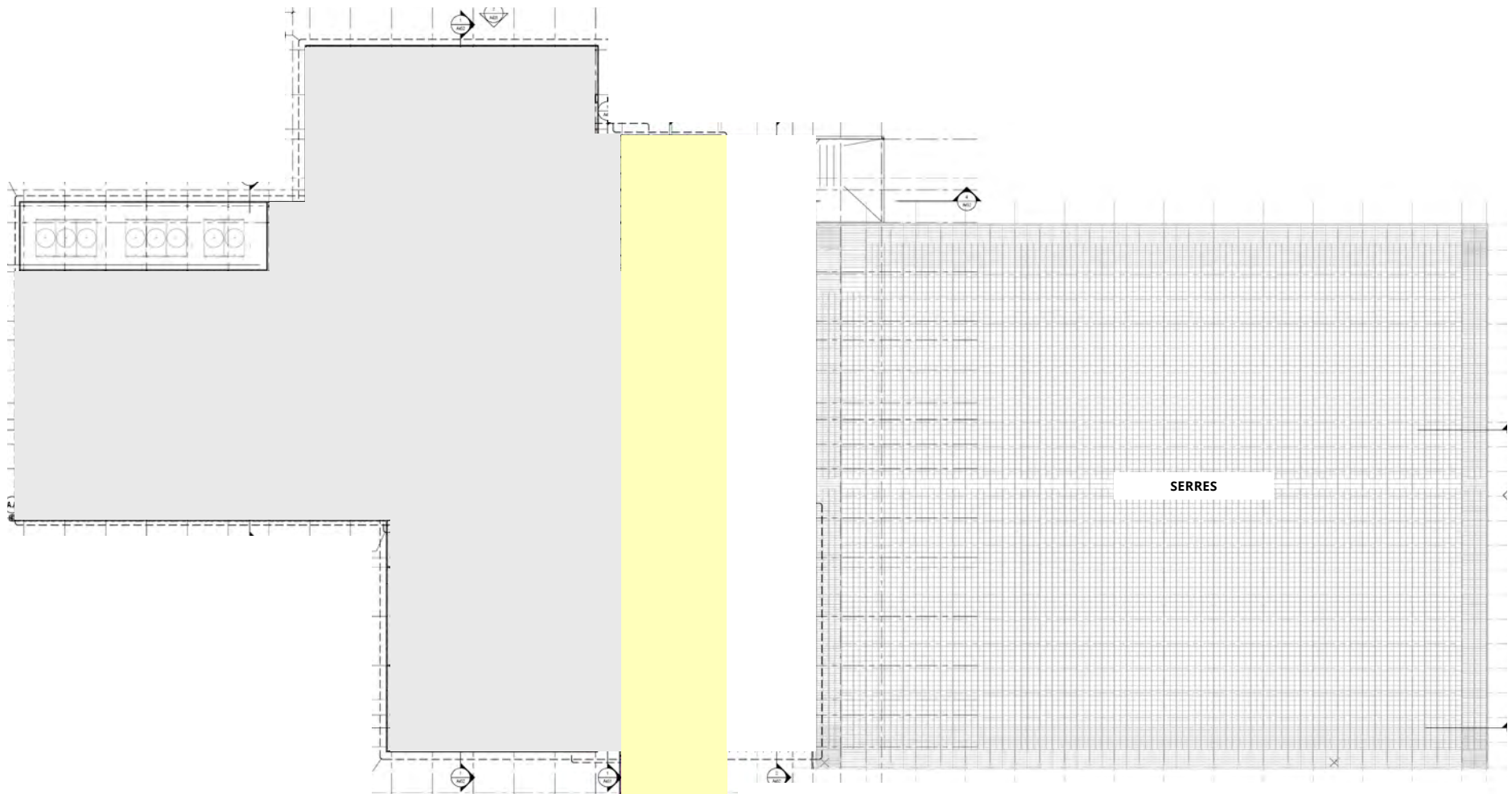


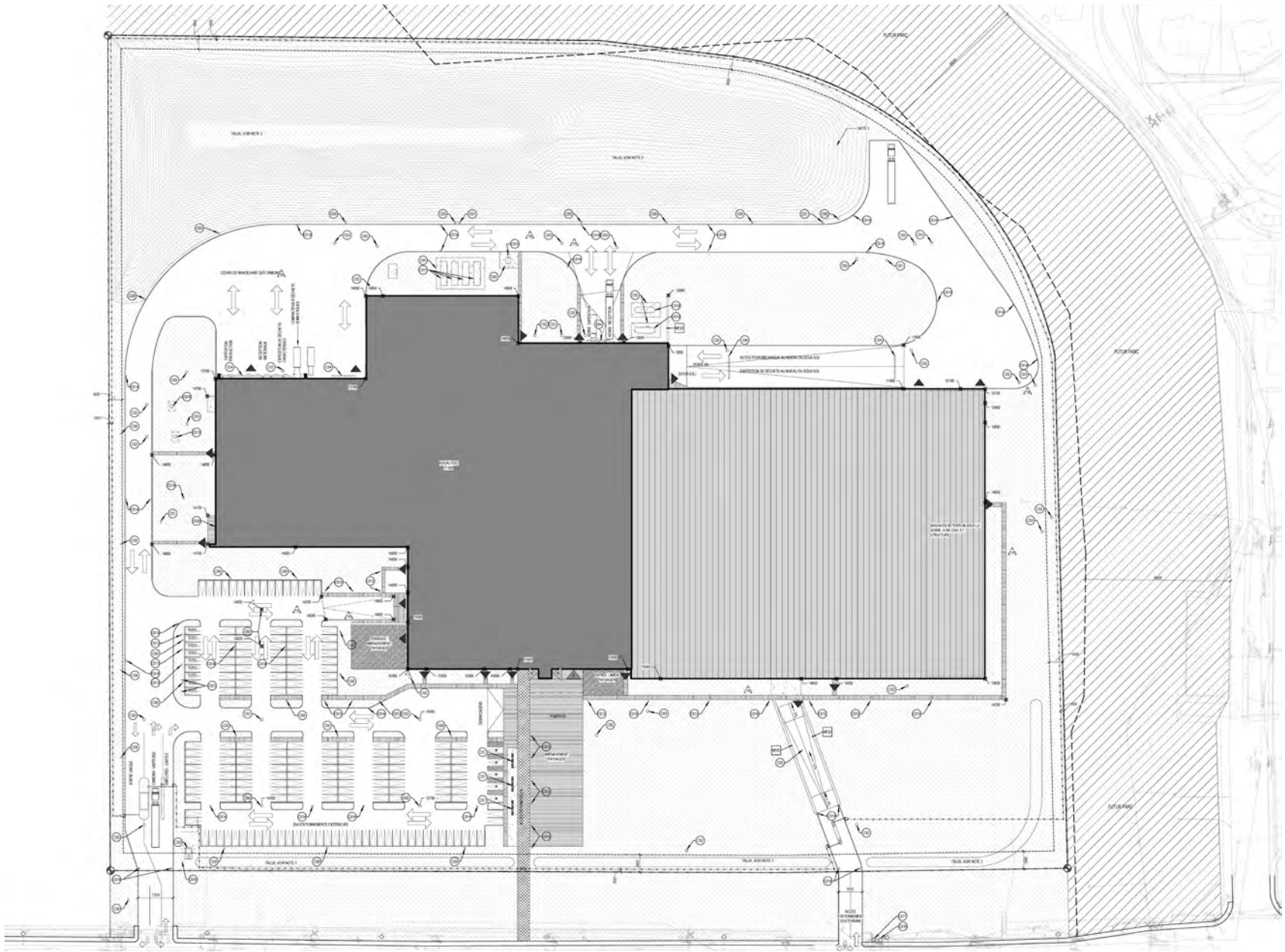
Floor Plan - Second Floor and Offices

ADMINISTRATIVE
AMENITIES
GREENHOUSE
PRODUCTION
QUALITY CONTROL

MATERIAL MANAGEMENT
PILOT PLANT
RESEARCH AND DEVELOPMENT
BUILDING SERVICES
WASHROOMS

MECHANICAL AND ELECTRICAL SHAFTS
GENERAL CIRCULATION
PLANT CIRCULATION
GREENHOUSE
PARKING
VERTICAL CIRCULATION





D'Estimauville Avenue

Layout Plan



Highway 40
and Road 138



693,852 SF



Surrounded by
green spaces



2300 D'Estimauville Avenue, Québec | Qc

Patrick Soucy, SIOR*

Executive Vice President
Chartered Real Estate Broker
Dir +1 418 648 0911
Mob +1 581 999 0120
patrick.soucy@colliers.com

Maxime Paquet**

Associate Vice President
Commercial Real Estate Broker
Dir +1 418 648 0911
Mob +1 418 573 9974
maxime.paquet@colliers.com

William Grenon***

Associate Vice President
Commercial Real Estate Broker
Dir +1 418 648 0911
Mob +1 418 690 6644
william.grenon@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). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International (Québec) Inc.*Patrick Soucy inc. **Maxime Paquet Services Immobiliers inc. ***William Grenon inc.



collierscanada.com