

**650 Godin Avenue and 450 Desrochers Street, Quebec,
QC, G1M 2K3
Suite #150**

The building is located at the intersection of highway Félix-Leclerc and boulevard Pierre-Bertrand. (Parc Industriel Cardinal).

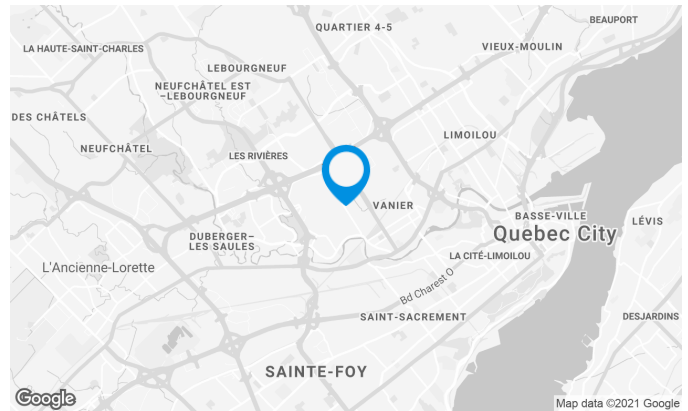
Close to various shops and restaurants.

Building characteristics

LAND AREA	368,720 ft ²
NUMBER OF FLOORS	1
SPRINKLERS	Yes
SECURITY	Intrusion and fire alarm system.

BUILDING ACCESSIBILITY

PARKING - OUTDOOR	118
ROAD ACCESS	Located in Cardinal industrial park.
BUS	85



Location Cominar



T 418 681-6300 #2411
E LOCATIONQUEBEC@COMINAR.COM

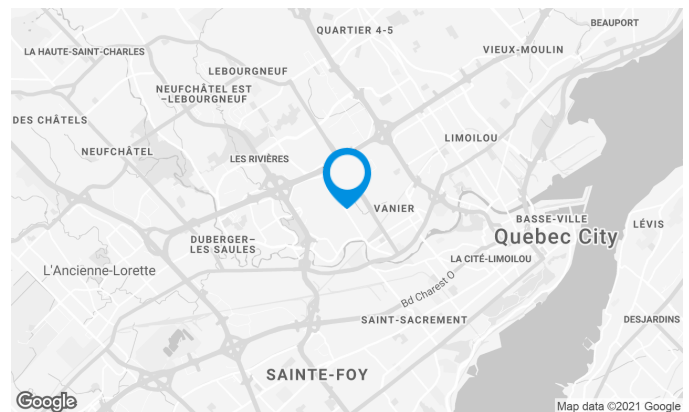
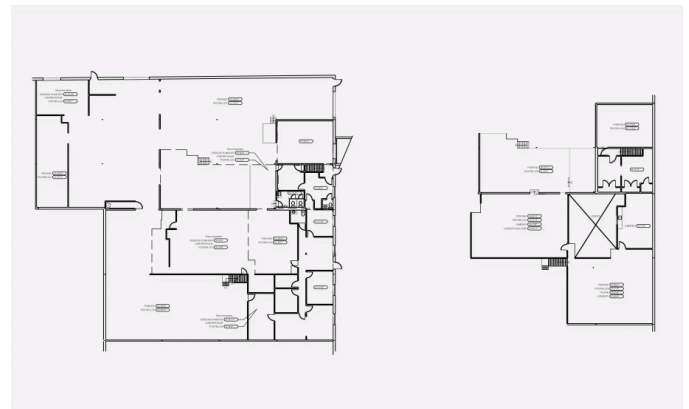
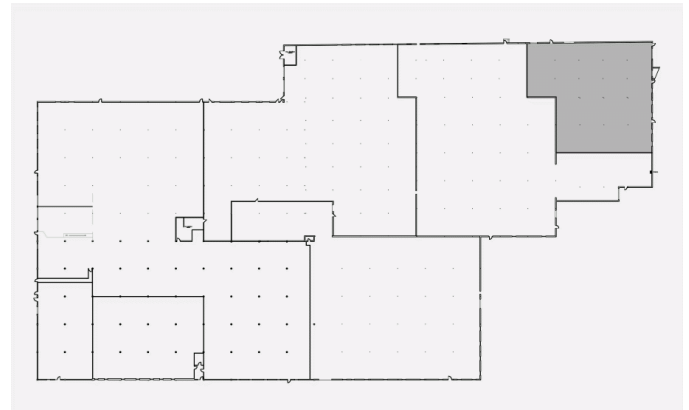
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Space characteristics

NUMBER OF FLOORS	1
HEIGHT	0'
ADDITIONNAL RENT	\$3.29 /ft ²
COMMENTS	It should be noted that the additional rents are an estimate and they do not take into account the costs of office cleaning and energy.

AVAILABLE LEASING AREA: 14,170 FT²

WAREHOUSE	14,170 ft ²
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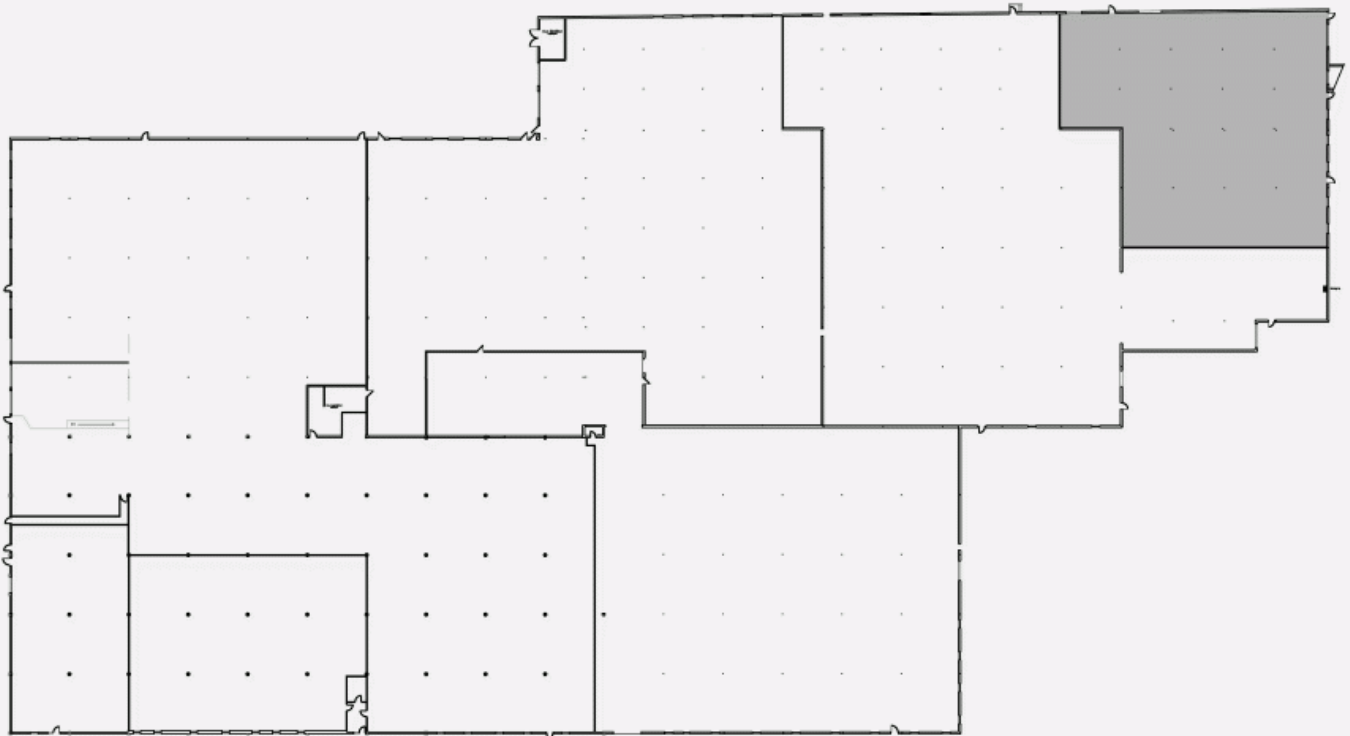
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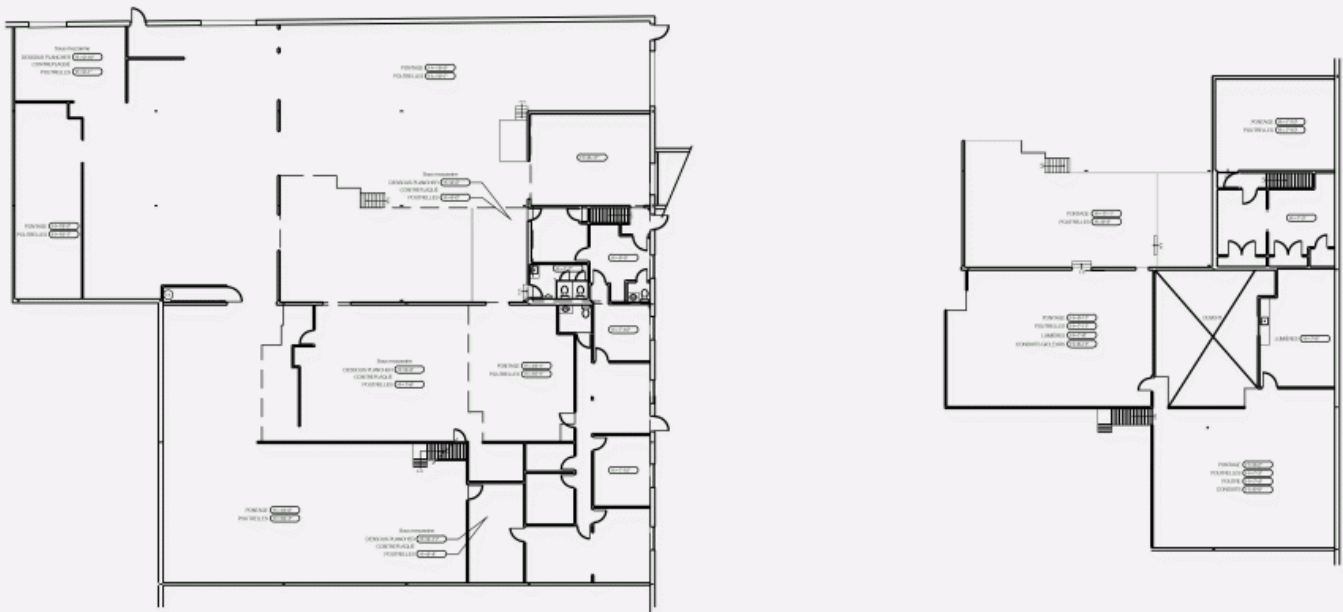
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GROUND FLOOR PLAN



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