

2500 Jean-Perrin Street, Quebec, QC, G2C 1X1

Suite #250

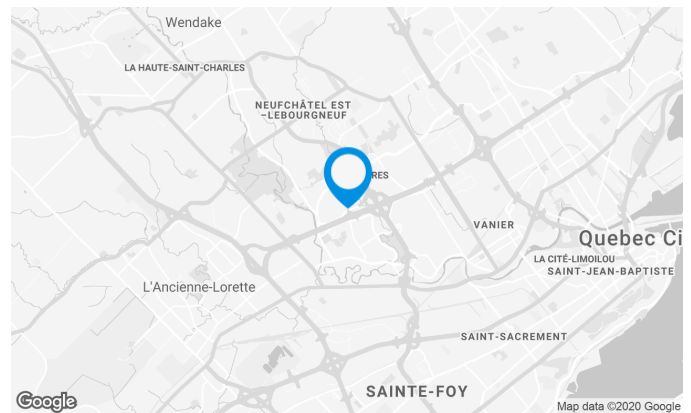
Located along the Félix-Leclerc Highway at the intersection of the Robert-Bourassa Highway (Métrobec). Neighbor of Lebourgneuf district.

Building characteristics

TOTAL LEASING AREA	76,103 ft ²
YEAR OF RENOVATION	2000
NUMBER OF FLOORS	2
ASCENCEURS	1
% COMMON AREA	6
OPTICAL FIBER	Yes
SPRINKLERS	Yes
SECURITY	Card system

BUILDING ACCESSIBILITY

OUTDOOR PARKING	150
ROAD ACCESS	Félix-Leclerc Highway / Robert-Bourassa Highway



Location Cominar



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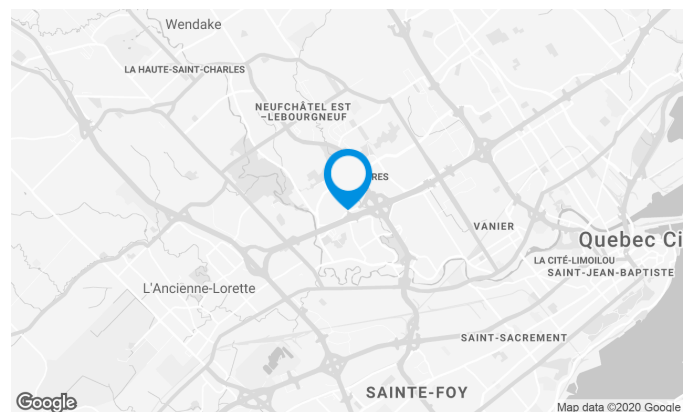
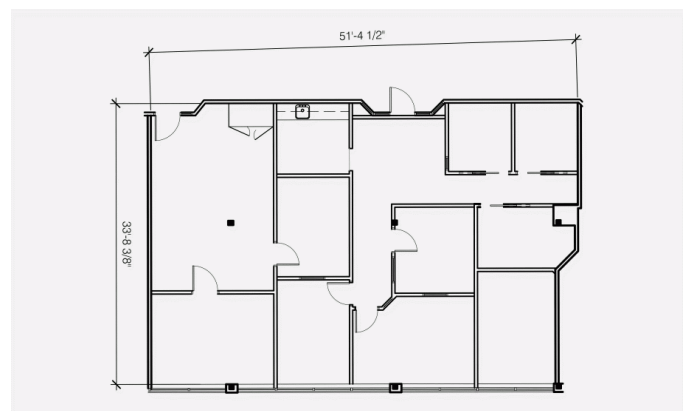
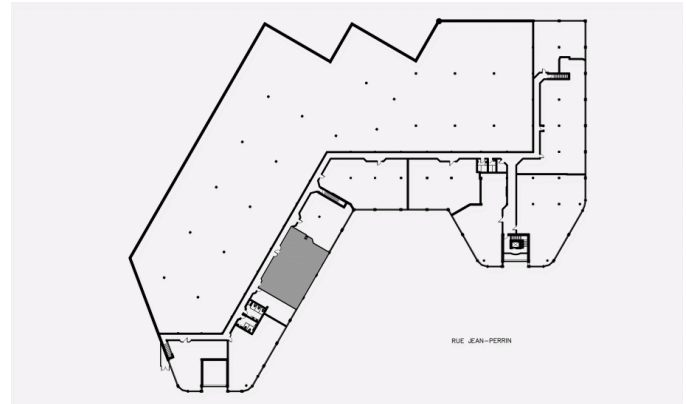
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The space is adjacent to room 240 for a possible area of 3 450 square feet.

Space characteristics

AVAILABLE LEASING AREA	2,051 ft ²
AVAILABILITY	Immediate
NUMBER OF FLOORS	1
FLOOR AREA	38,051 ft ²
ADDITIONAL RENT	\$5.54 /ft ²
COMMENTS / NOTES	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.

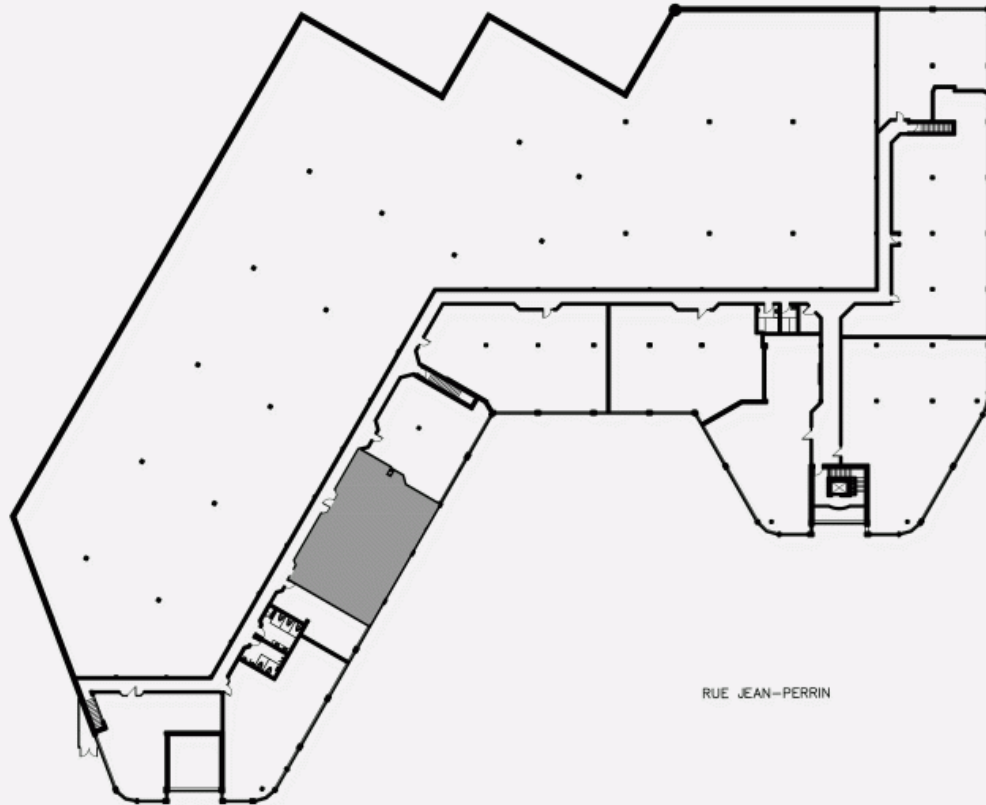


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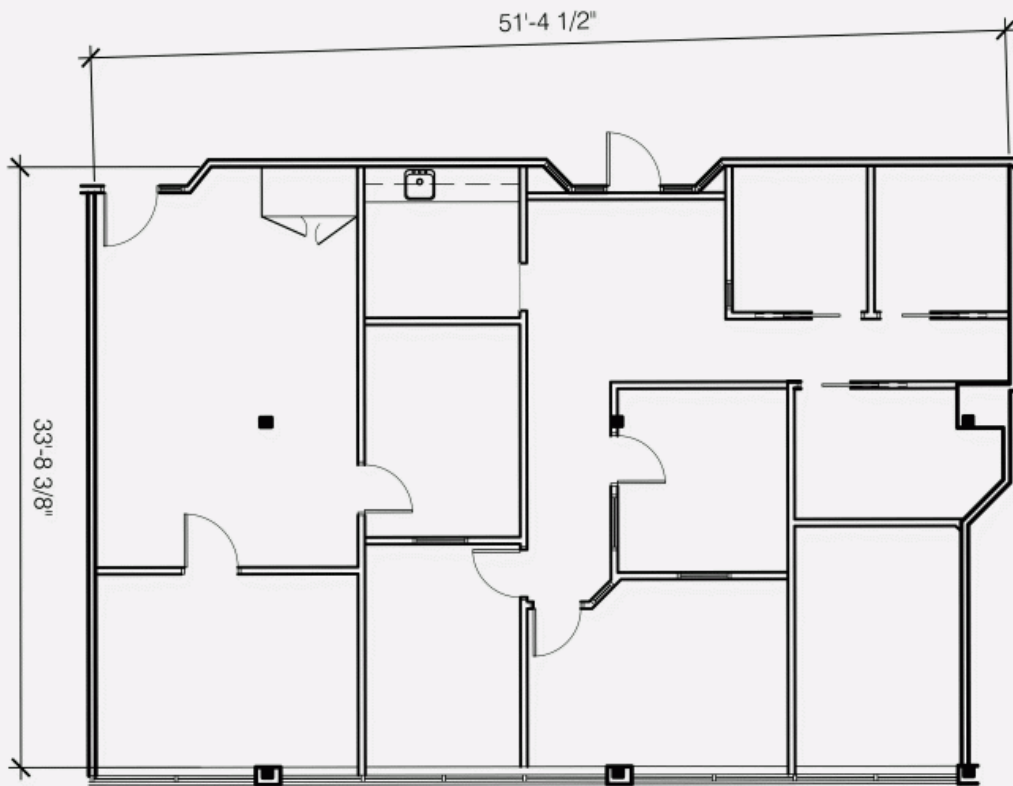


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PLAN - 1



PLAN - 2



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