

Located in a commercial area of Sainte-Foy, at the intersection of Avenue Duchesneau and Chemin des Quatre-Bourgeois, between the Henri-IV and Duplessis highways.

Building characteristics

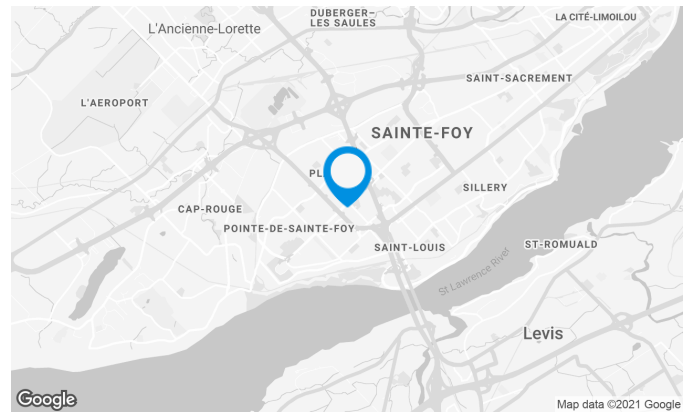
TOTAL LEASING AREA	67,149 ft ²
YEAR OF RENOVATION	1996
YEAR OF CONSTRUCTION	1990
NUMBER OF FLOORS	5
ELEVATORS	2
% COMMON AREA	11
OPTICAL FIBER	Yes
SPRINKLERS	Yes
SECURITY	Card system
BUILDING SERVICES	Secure acces with magnetic card. Free parking.

BUILDING ACCESSIBILITY

OUTDOOR PARKING	145
PARC À VÉLOS DISPONIBLE	Yes
ROAD ACCESS	Chemin des Quatre-Bourgeois / Duplessis Highway
BUS	331/354/800/801

AWARDS

Restaurants, shopping center, grocery and gym nearby.

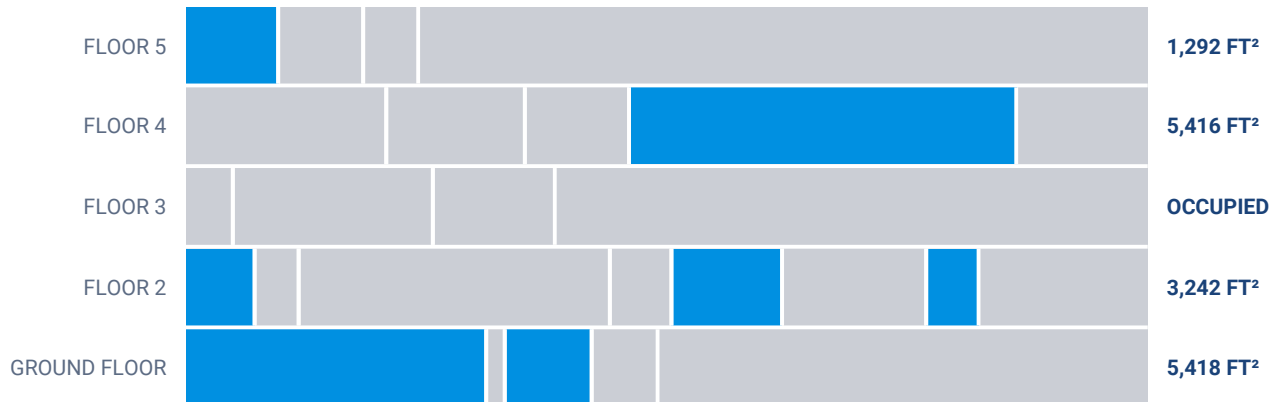


Location Cominar



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Available leasing areas from 732 ft² to 5,416 ft²



List of available offices

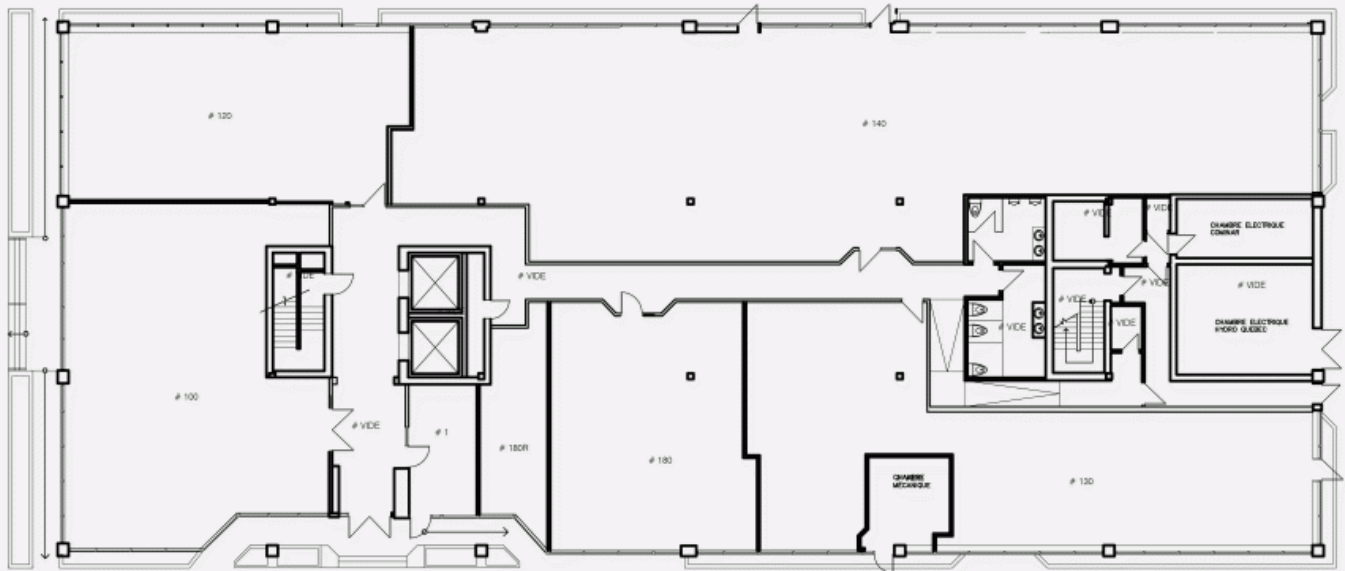
SUITE	FLOOR	AVAILABILITY	AREA
Suite 160	RDC		922 ft ²
Suite #130	RDC	April 2022	1,216 ft ²
Suite #180R	RDC		259 ft ²
Suite #140	RDC	Immediate	4,202 ft ²
Suite #270	2		4,353 ft ²
Suite #235	2		616 ft ²
Suite #202	2	Immediate	732 ft ²
Suite #205	2		2,016 ft ²
Local #250	2	Immediate	1,548 ft ²
Suite #230	2		862 ft ²
Suite #200	2	Immediate	962 ft ²

List of available offices

SUITE	FLOOR	AVAILABILITY	AREA
Suite #340	3		657 ft ²
Suite #370	3		2,798 ft ²
Suite #380	3		1,706 ft ²
Suite #435	4		1,938 ft ²
Suite #410	4		2,804 ft ²
Suite #450	4	April 2022	5,416 ft ²
Suite #440	4		1,458 ft ²
Suite #525	5		769 ft ²
Suite #547	5		1,189 ft ²
Suite #545	5	April 2022	1,292 ft ²

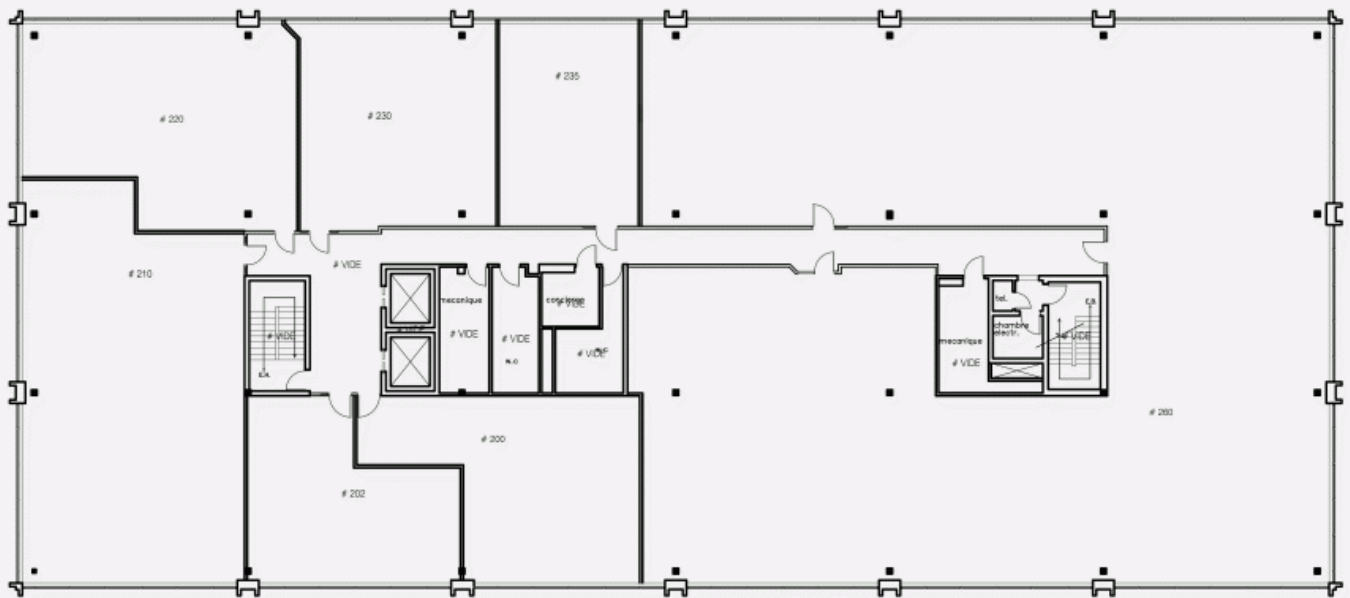


RDC PLAN

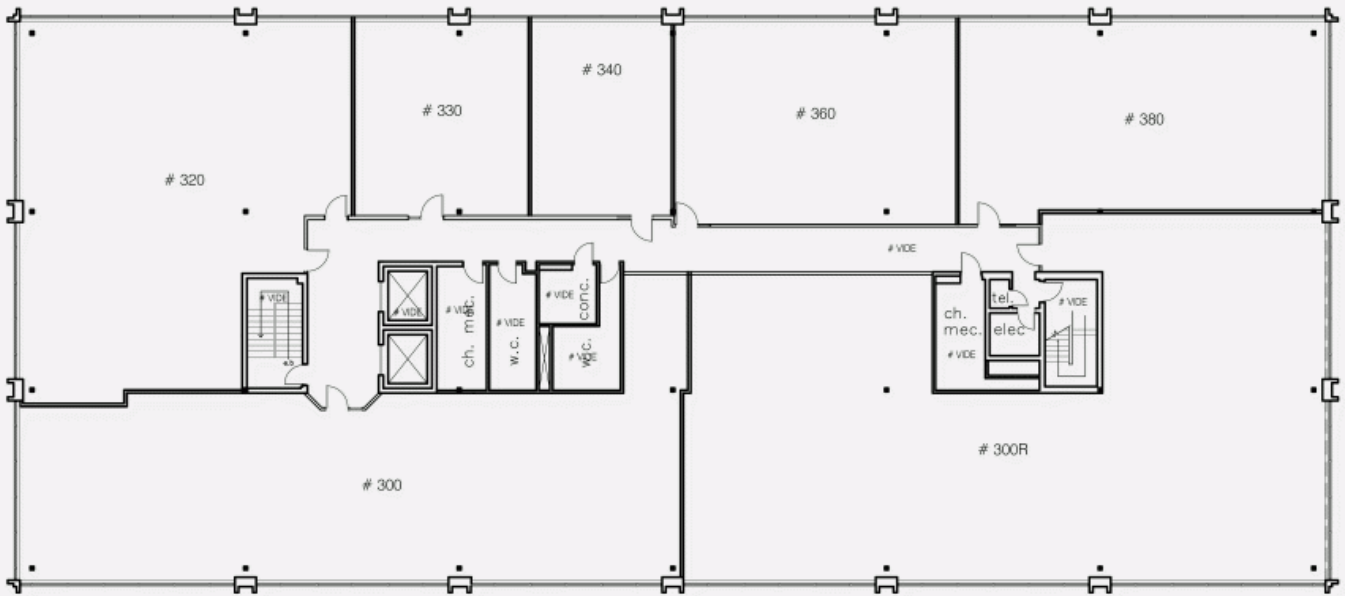


RUE DU PASSAGE

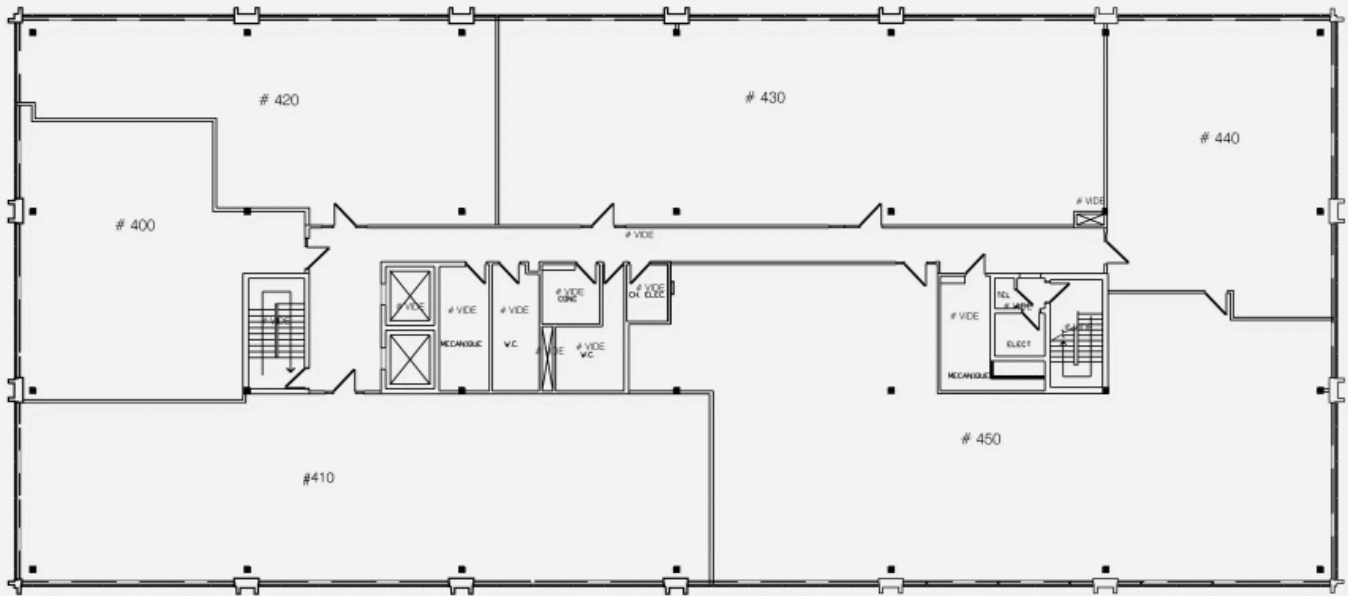
FLOOR 2 PLAN



FLOOR 3 PLAN

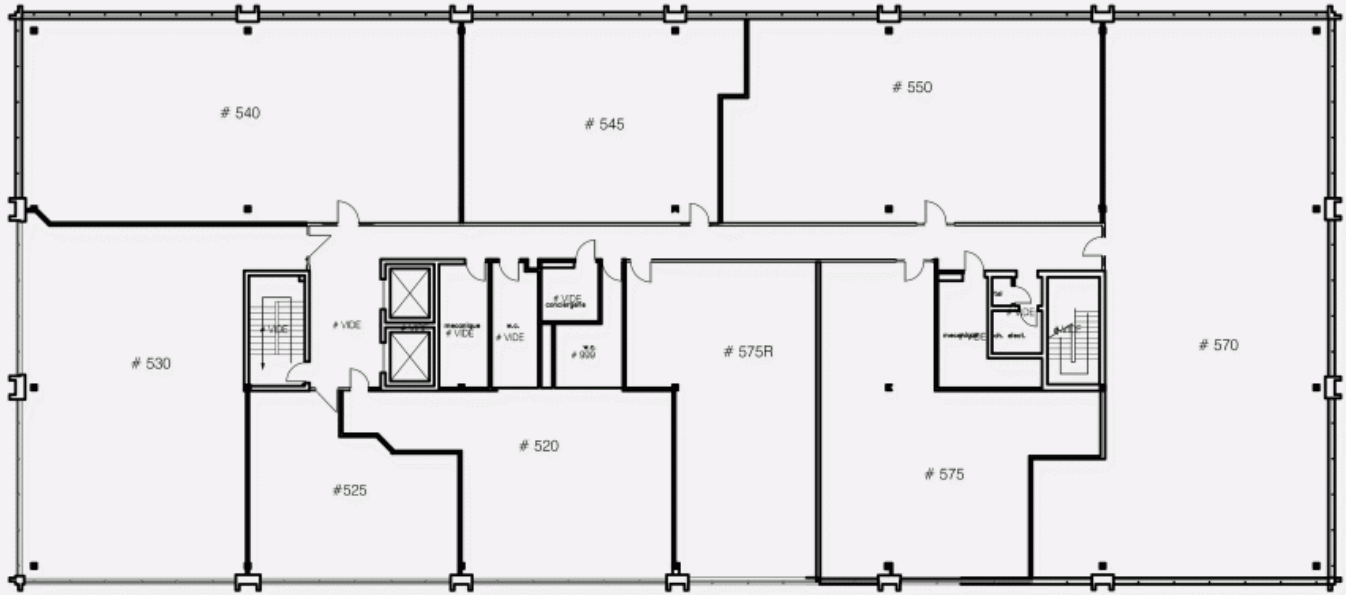


FLOOR 4 PLAN



RUE DU PASSAGE

FLOOR 5 PLAN



RUE DU PASSAGE