

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

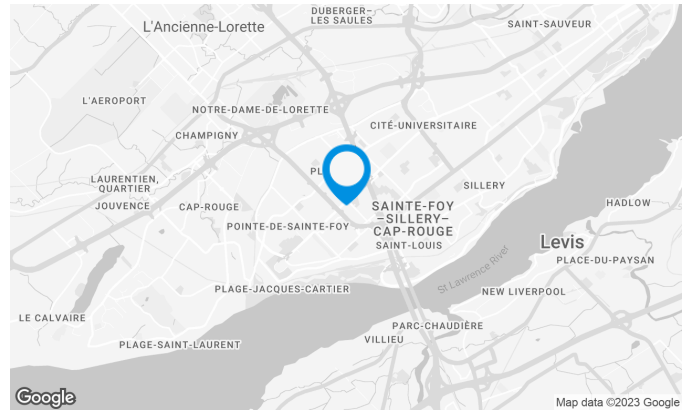
TOTAL LEASING AREA	67,149 sq. ft.
YEAR OF RENOVATION	1996
YEAR OF CONSTRUCTION	1990
NUMBER OF FLOORS	5
ELEVATORS	2
% COMMON AREA	11
OPTICAL FIBER	Yes
SPRINKLERS	Yes
SECURITY	Card system
BUILDING SERVICES	Secure acces with magnetic card. Free parking.

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.

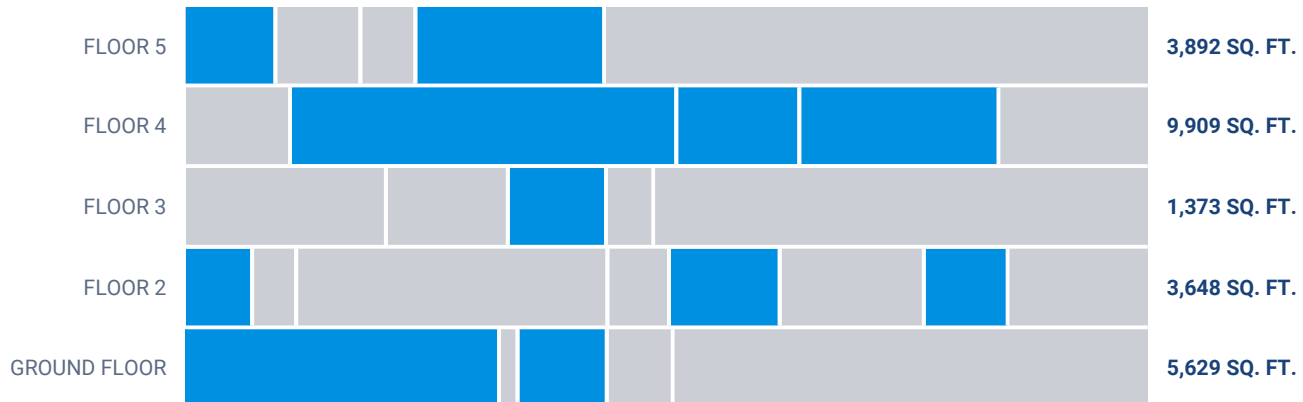


Location Cominar



T 418 681-6300 #2418
E LOCATIONQUEBEC@COMINAR.COM

Available leasing areas from 928 sq. ft. to 8,188 sq. ft.



List of available offices

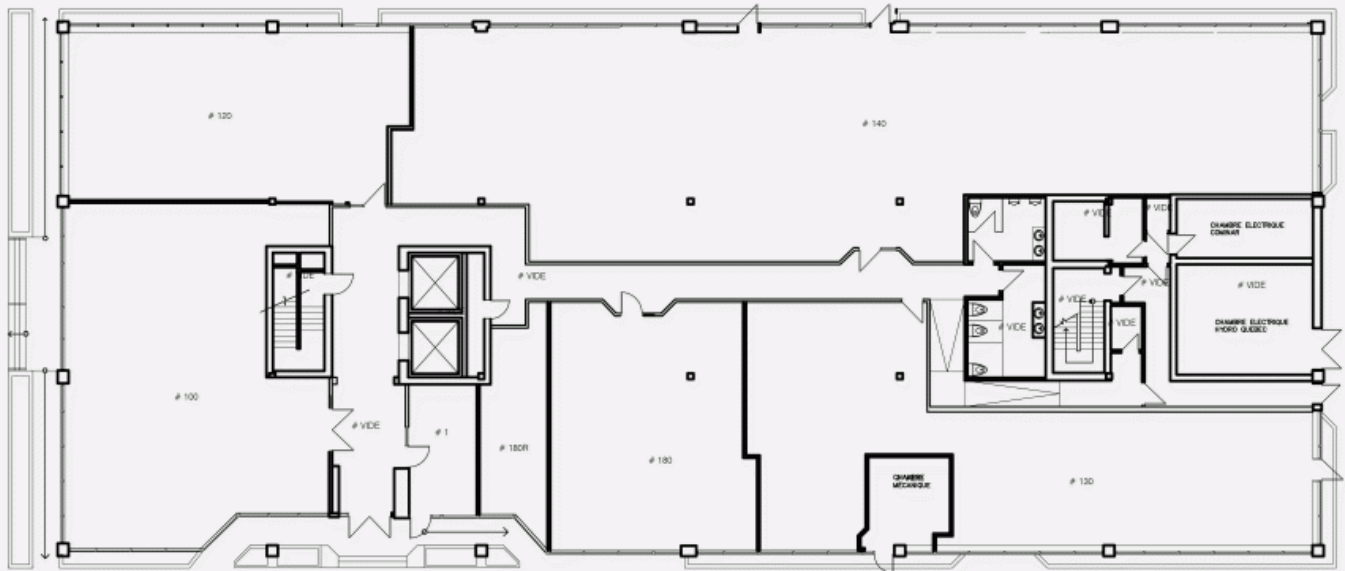
SUITE	FLOOR	AVAILABILITY	AREA
Suite 160	RDC		922 sq. ft.
Suite #130	RDC	Immediate	1,248 sq. ft.
Suite #180R	RDC		259 sq. ft.
Suite #140	RDC	Immediate	4,381 sq. ft.
Suite #270	2		4,353 sq. ft.
Suite #235	2		616 sq. ft.
Suite #220	2	Immediate	1,172 sq. ft.
Suite #205	2		2,016 sq. ft.
Local #250	2	Immediate	1,548 sq. ft.
Suite #230	2		862 sq. ft.
Suite #200	2	Immediate	928 sq. ft.

List of available offices

SUITE	FLOOR	AVAILABILITY	AREA
Studio #360	3	Immediate	1,373 sq. ft.
Suite #340	3		661 sq. ft.
Suite #370	3		2,798 sq. ft.
Suite #380	3		1,706 sq. ft.
Suite #410C	4	Immediate	8,188 sq. ft.
Suite #410	4	Immediate	2,785 sq. ft.
Studio #420	4	June 2023	1,721 sq. ft.
Suite #450	4	Immediate	5,403 sq. ft.
Suite #440	4		1,458 sq. ft.
Suite #547	5		1,189 sq. ft.
Suite #545	5	Immediate	1,253 sq. ft.
Suite #530	5	Immediate	2,639 sq. ft.
Suite #525	5		769 sq. ft.

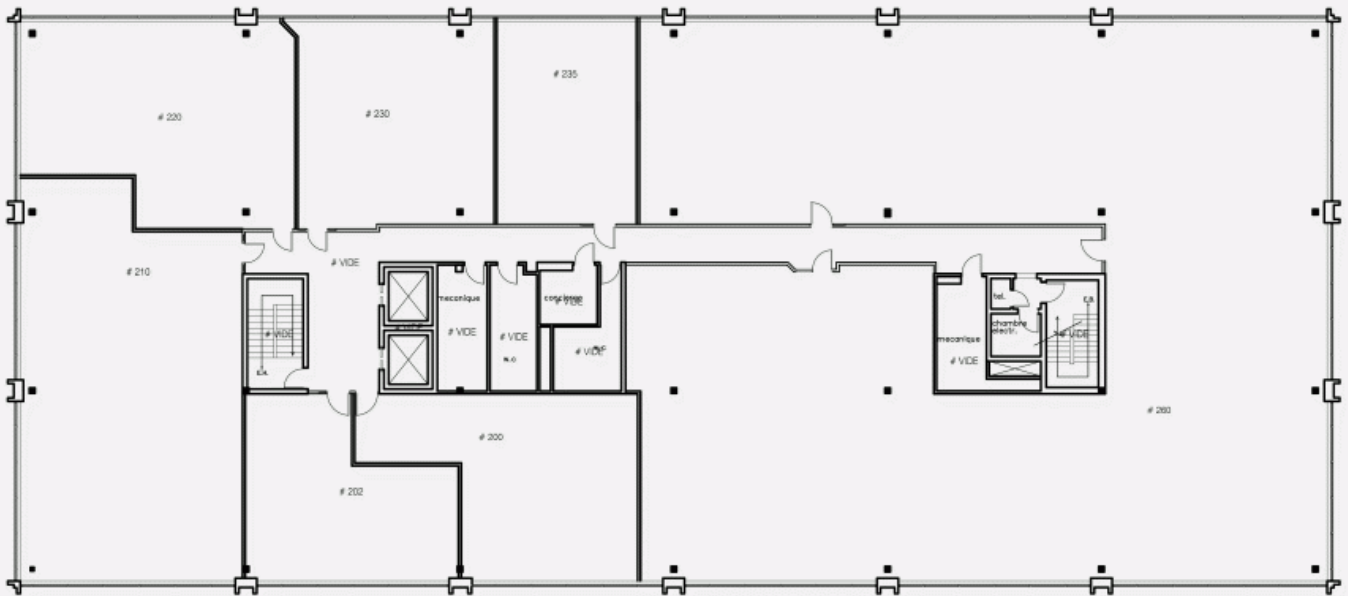


RDC PLAN

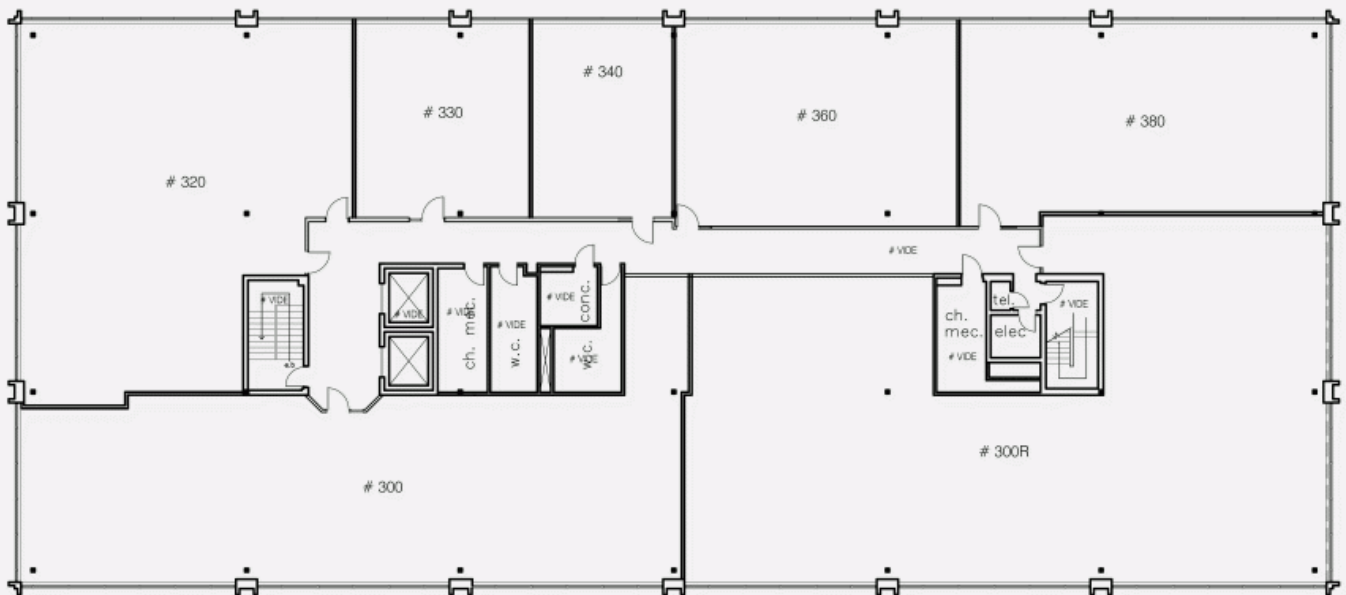


RUE DU PASSAGE

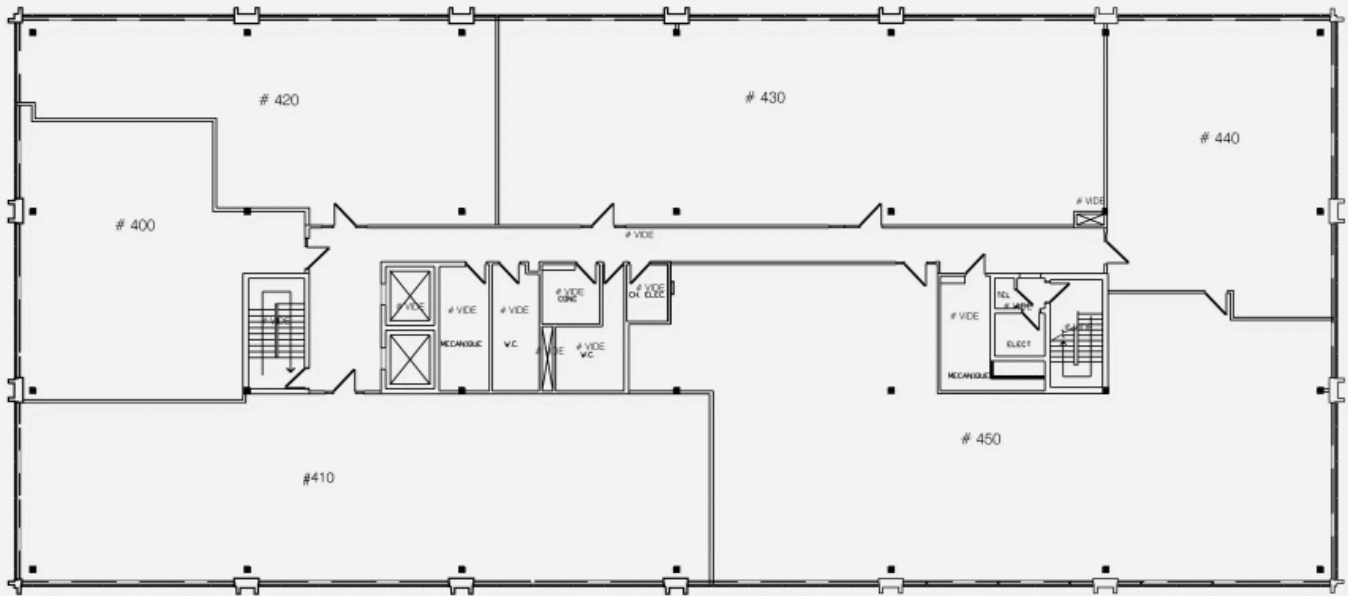
FLOOR 2 PLAN



FLOOR 3 PLAN

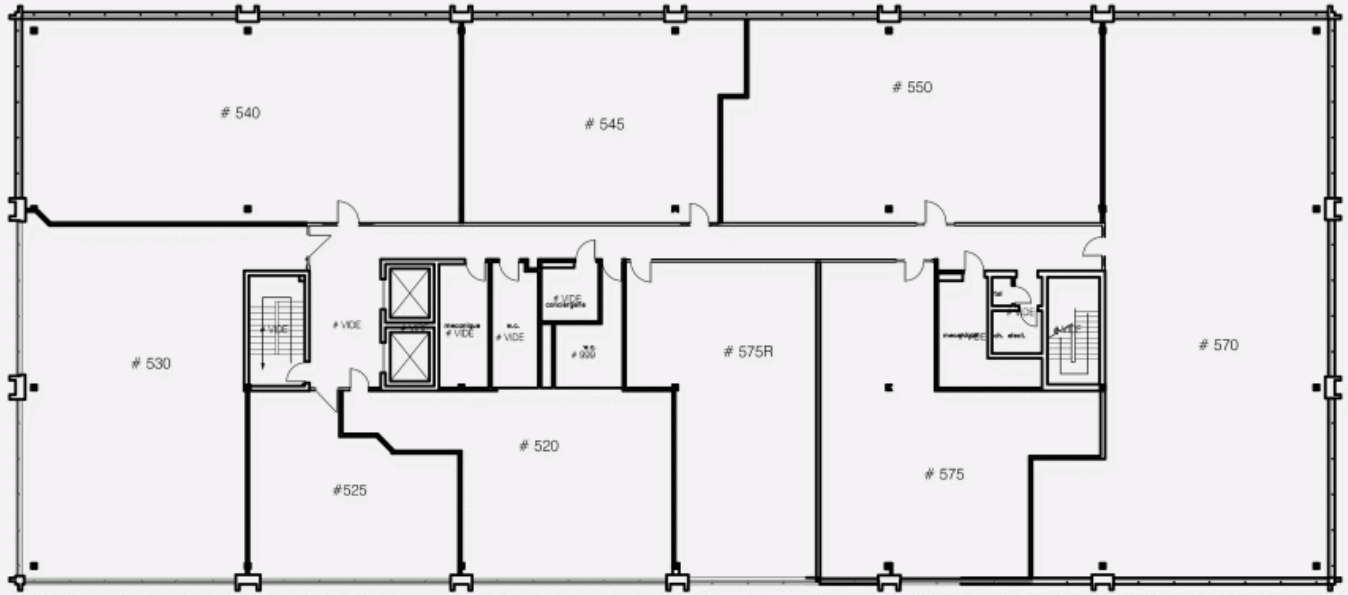


FLOOR 4 PLAN



RUE DU PASSAGE

FLOOR 5 PLAN



RUE DU PASSAGE