

# 979 de Bourgogne Avenue, Quebec, QC, G1W 2L4

## Suite 160

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

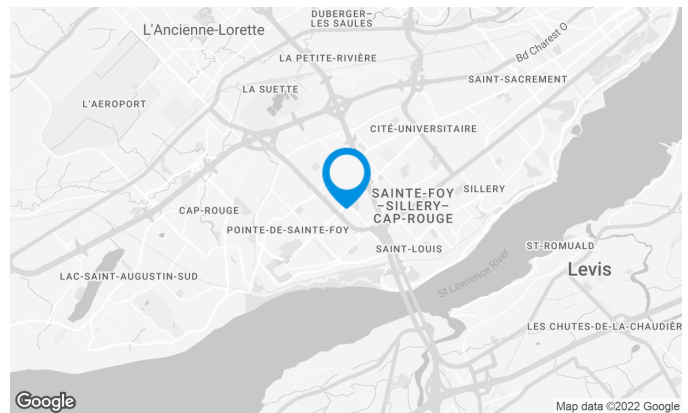
TOTAL LEASING AREA	67,149 ft <sup>2</sup>
YEAR OF RENOVATION	1996
YEAR OF CONSTRUCTION	1990
NUMBER OF FLOORS	5
ASCENCEURS	2
% COMMON AREA	11
OPTICAL FIBER	Yes
SPRINKLERS	Yes
SECURITY	Card system
BUILDING SERVICES	Secure acces with magnetic card. Free parking.

### 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.



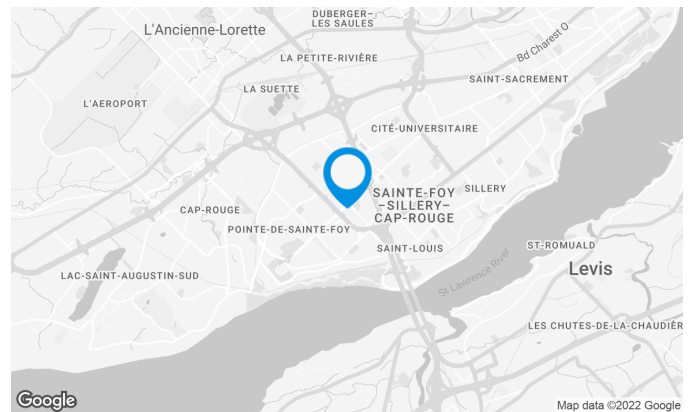
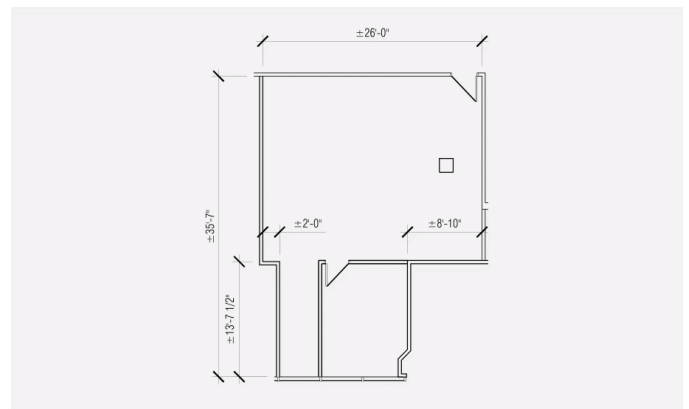
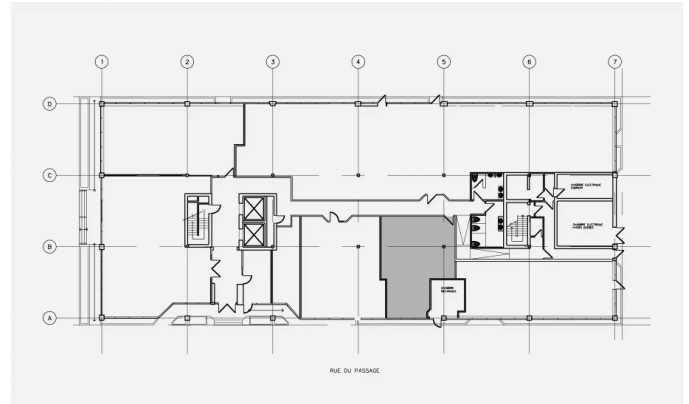
### Location Cominar



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E LOCATIONQUEBEC@COMINAR.COM

## Space characteristics

AVAILABLE LEASING AREA	922 ft <sup>2</sup>
FLOOR AREA	13,429 ft <sup>2</sup>

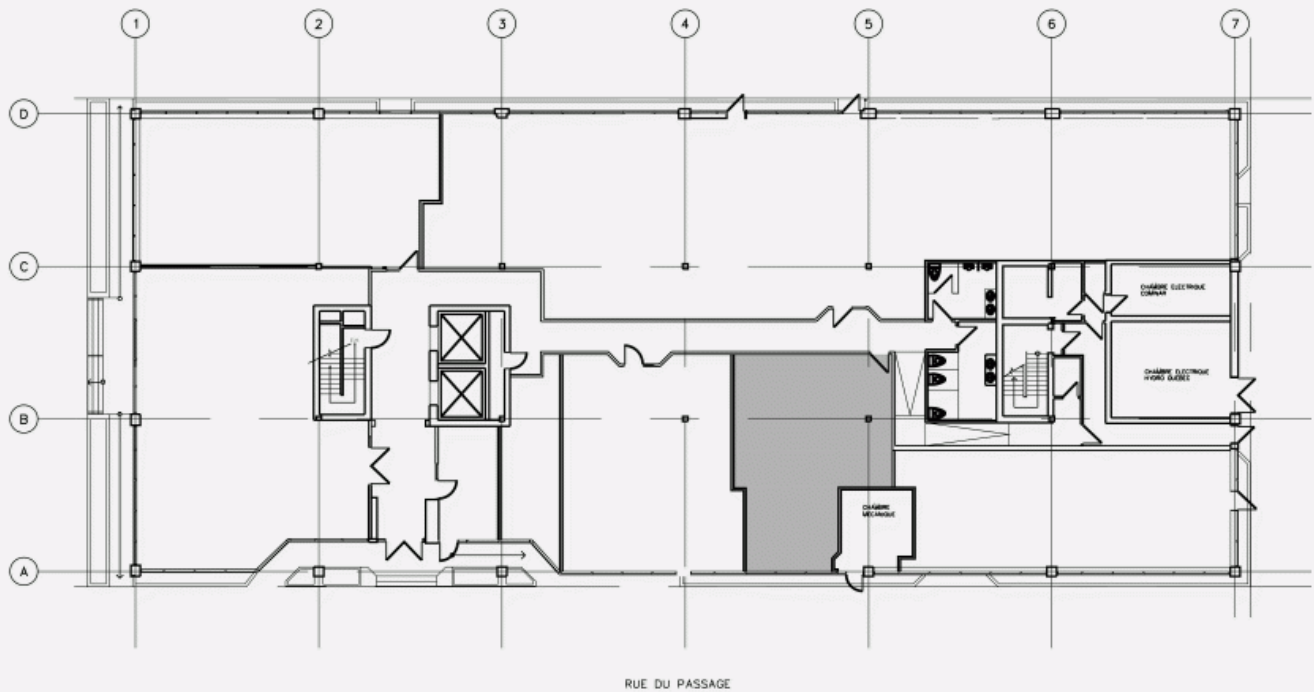


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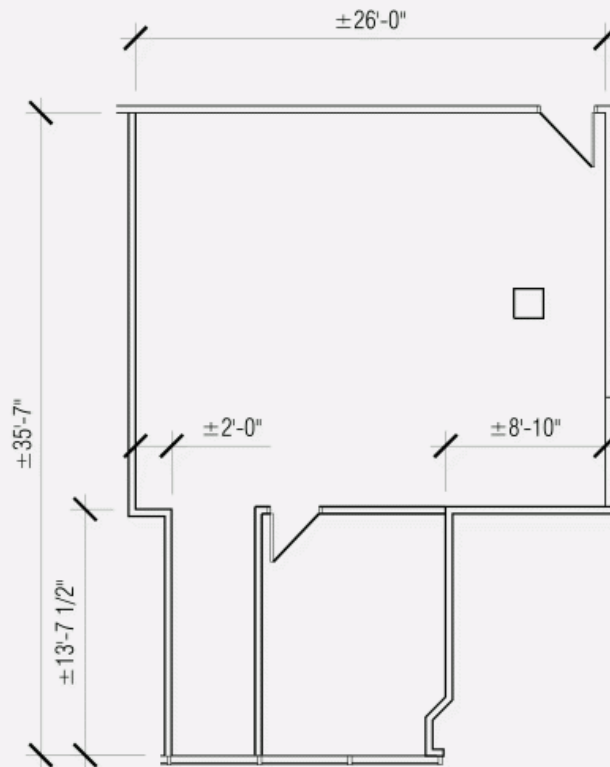


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LOCATION PLAN



DEVELOPMENT PLAN



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