

Located in a commercial area of Quebec City, there are commercial arteries lined with restaurants, bistros and specialty shops. Well served by the public transport network, its proximity including the Lebourgneuf sector make it a pleasant and unique place for workers in the sector.

The building has been recently renovated and holds the BOMA BEST certification.

Building characteristics

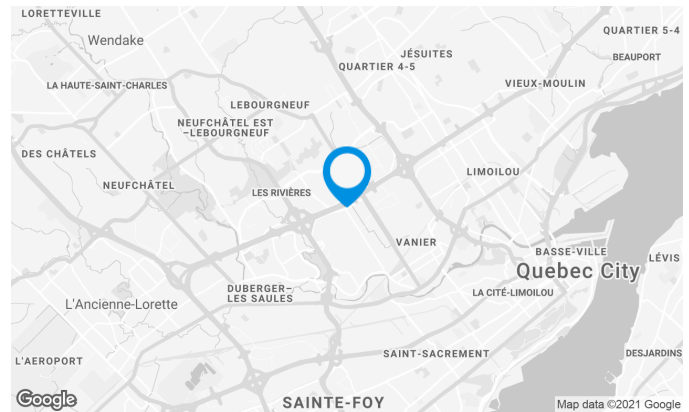
TOTAL LEASING AREA	61,883 ft ²
LAND AREA	109,706 ft ²
YEAR OF CONSTRUCTION	1990
NUMBER OF FLOORS	2
ELEVATORS	1
% COMMON AREA	8
OPTICAL FIBER	Yes
SPRINKLERS	Yes
SECURITY	Card system

BUILDING ACCESSIBILITY

OUTDOOR PARKING	216
ROAD ACCESS	Felix-Leclerc Highway / Pierre-Bertrand Boulevard
BUS	85

AWARDS

Boma Best, Boma Best certified building.

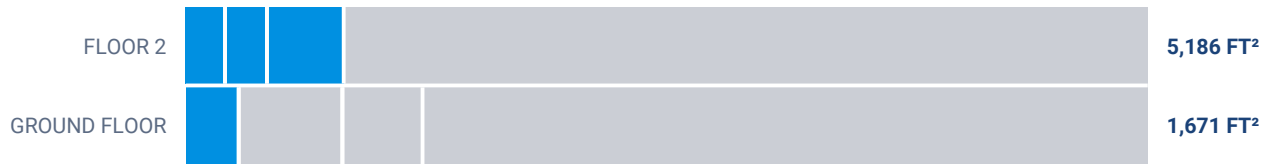


Location Cominar



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Available leasing areas from 1,288 ft² to 2,522 ft²



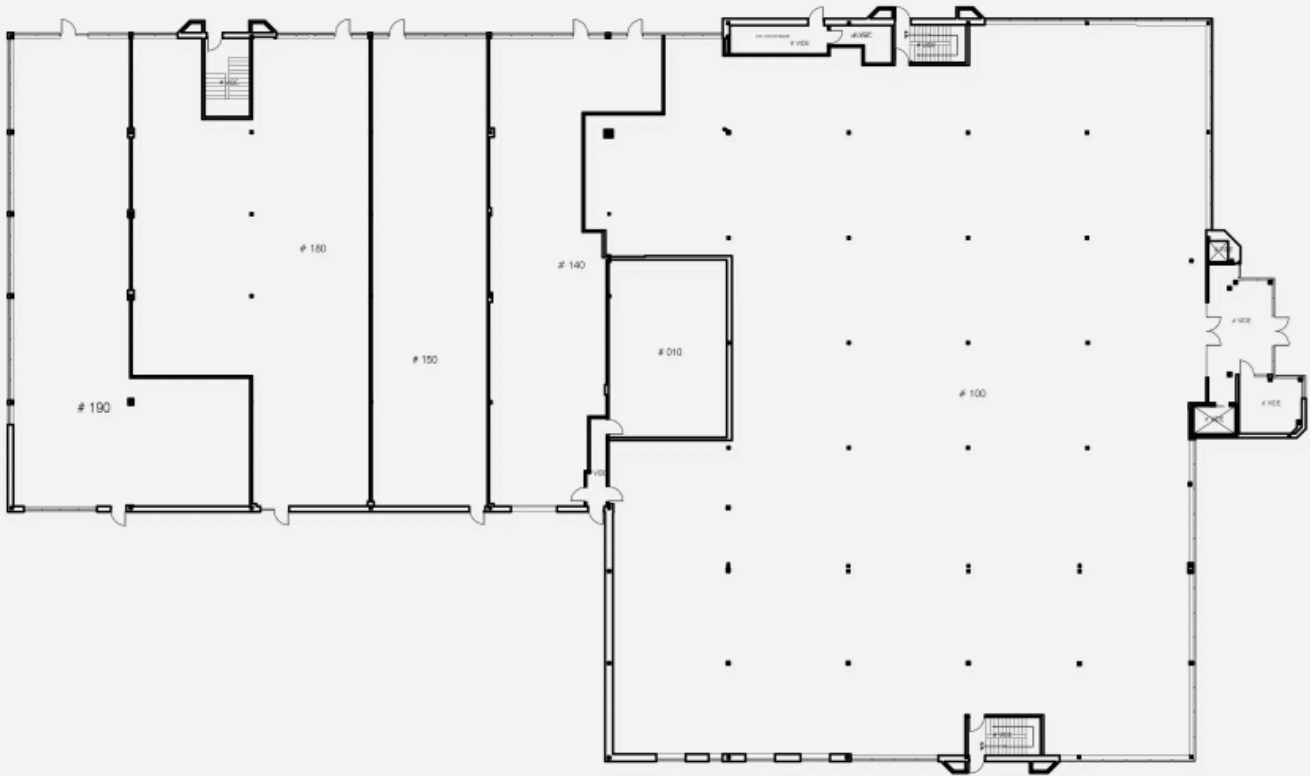
List of available offices

SUITE	FLOOR	AVAILABILITY	AREA
Suite #140	1		2,533 ft ²
Suite #180	1	Immediate	1,671 ft ²
Suite #190	1		3,278 ft ²
Suite #205	2	Immediate	2,522 ft ²
Suite #240	2	Immediate	1,288 ft ²
Suite #250	2	January 2022	1,376 ft ²



BUILDING PICTURE

RDC PLAN



FLOOR 2 PLAN

