

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

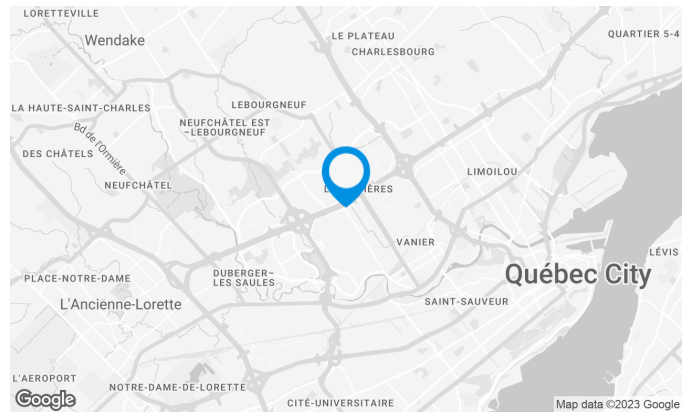
TOTAL LEASING AREA	61,883 sq. ft.
LAND AREA	109,706 sq. ft.
YEAR OF CONSTRUCTION	1990
NUMBER OF FLOORS	2
ELEVATORS	1
% COMMON AREA	8
OPTICAL FIBER	Yes
SPRINKLERS	Yes
SECURITY	Card system

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 1,430 sq. ft. to 4,948 sq. ft.



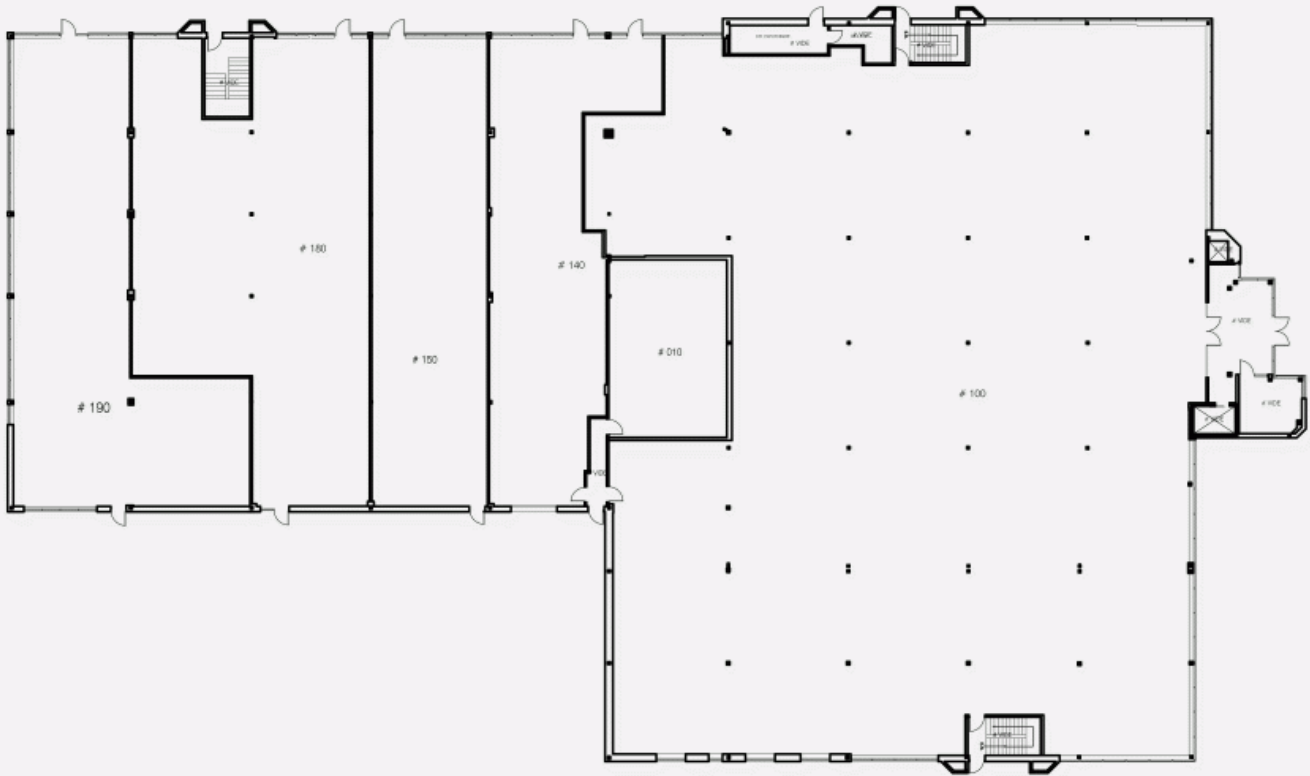
List of available offices

SUITE	FLOOR	AVAILABILITY	AREA
Suite #140	1		2,533 sq. ft.
Suite #180	1		1,671 sq. ft.
Suite #190	1	Immediate	4,948 sq. ft.
Suite #212	2	January 2025	1,996 sq. ft.
Suite #205	2		2,522 sq. ft.
Suite #240	2		1,288 sq. ft.
Suite #250	2	Immediate	1,430 sq. ft.



BUILDING PICTURE

RDC PLAN



FLOOR 2 PLAN

