

455 du Marais Street, Quebec, QC, G1M 3R1

Suite #180

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

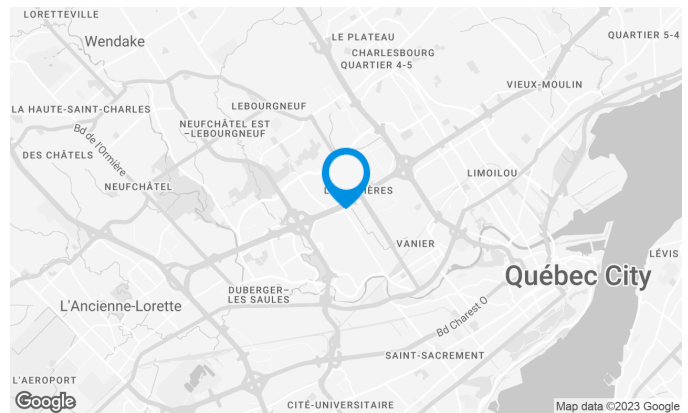
TOTAL LEASING AREA	61,883 sq. ft.
LAND AREA	109,706 sq. ft.
YEAR OF CONSTRUCTION	1990
NUMBER OF FLOORS	2
ASCENCEURS	1
% COMMON AREA	8
OPTICAL FIBER	Yes
SPRINKLERS	Yes
SECURITY	Card system

BUILDING ACCESSIBILITY

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

AWARDS

Boma Best, Boma Best certified building.



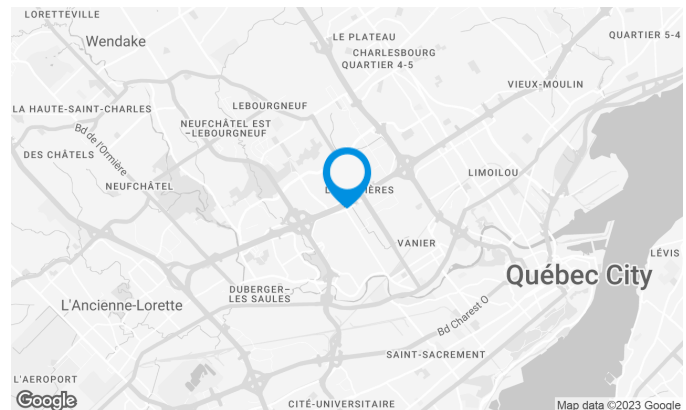
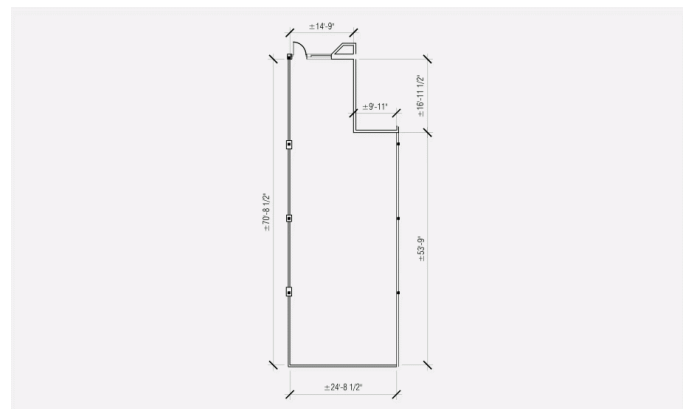
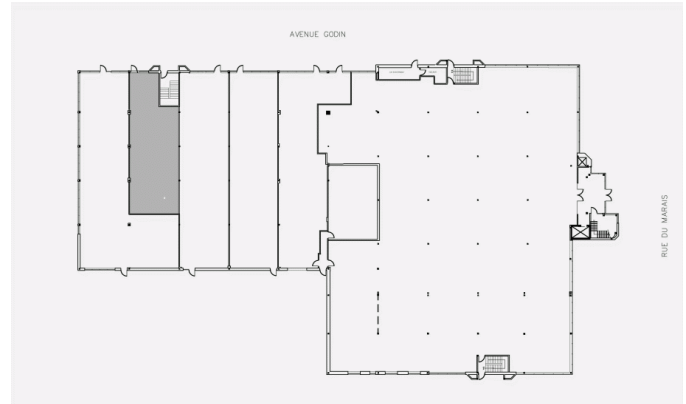
Location Cominar



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

Space characteristics

AVAILABLE LEASING AREA	1,671 sq. ft.
NUMBER OF FLOORS	1
FLOOR AREA	30,344 sq. ft.
HEIGHT	9'2"



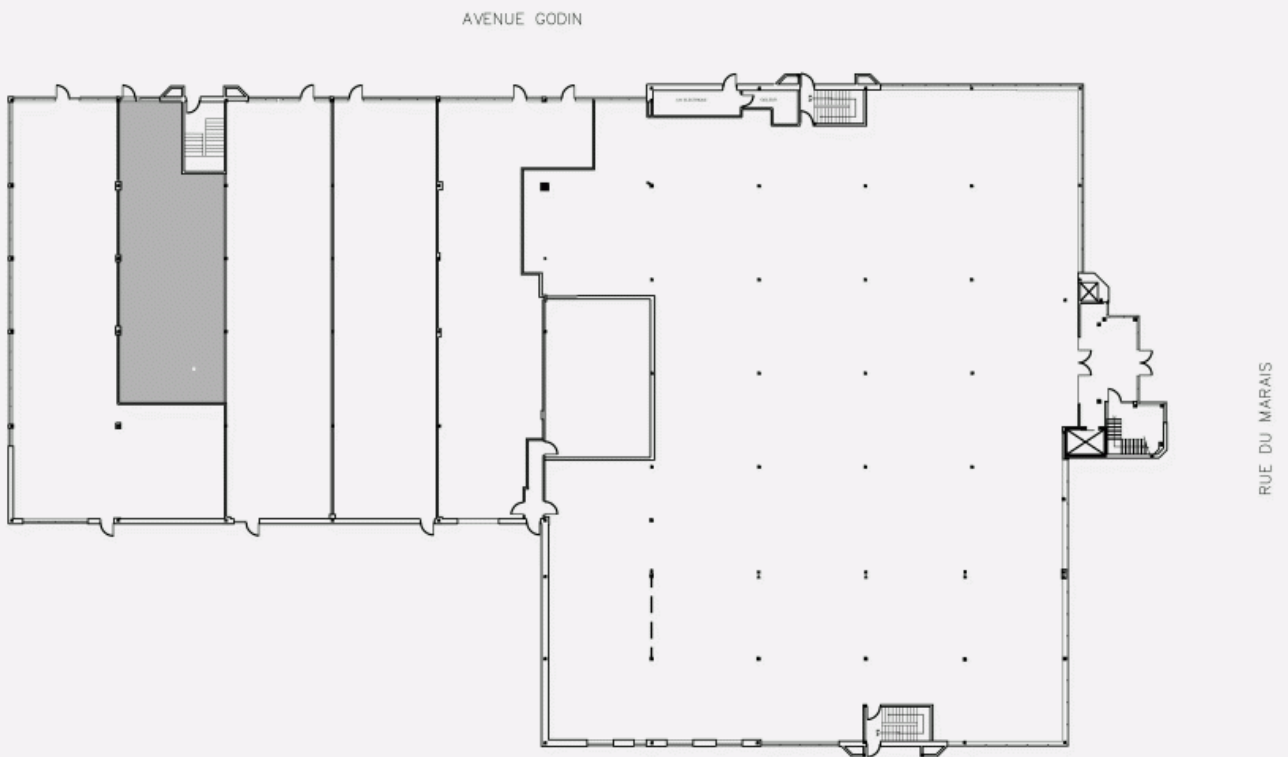
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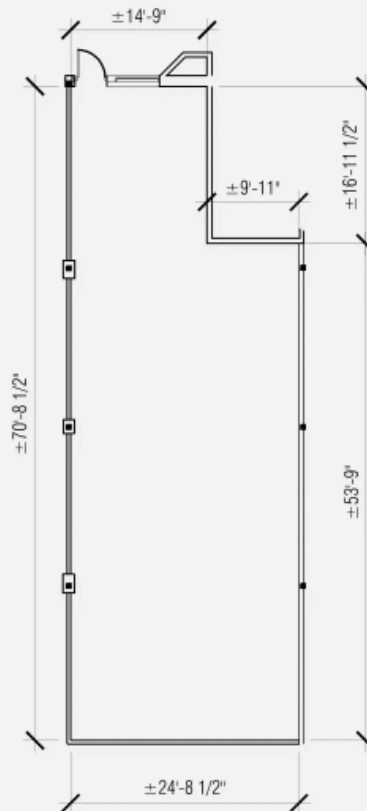
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LOCATION PLAN



LAYOUT PLAN





Building picture