

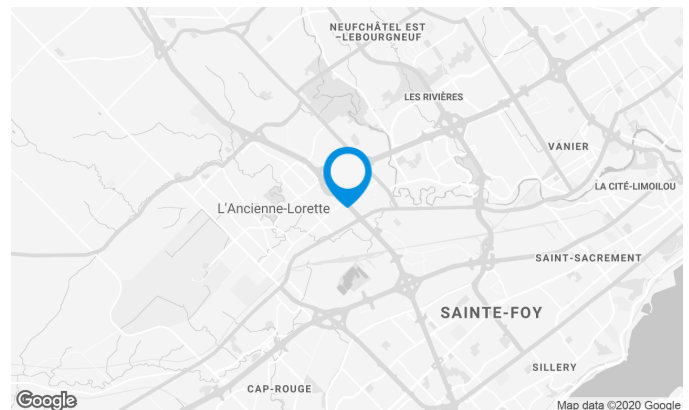
Located on the outskirts of the Henri IV Highway, the building benefits from significant traffic and benefits its occupants. Large free outdoor parking.

Building characteristics

TOTAL LEASING AREA	102,735 ft ²
NUMBER OF FLOORS	2
ASCENCEURS	1
% COMMON AREA	8
OPTICAL FIBER	Yes
SPRINKLERS	Yes
SECURITY	Card system, fire alarm system

BUILDING ACCESSIBILITY

ROAD ACCESS	Henri-IV Highway
BUS	380



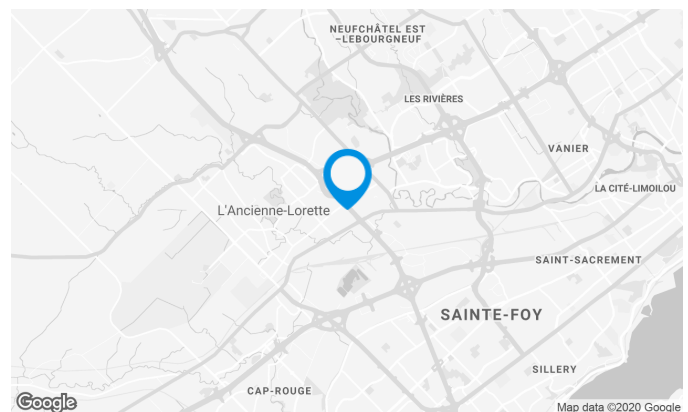
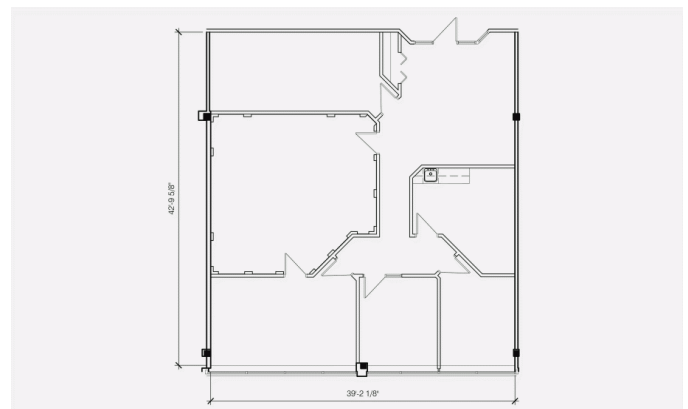
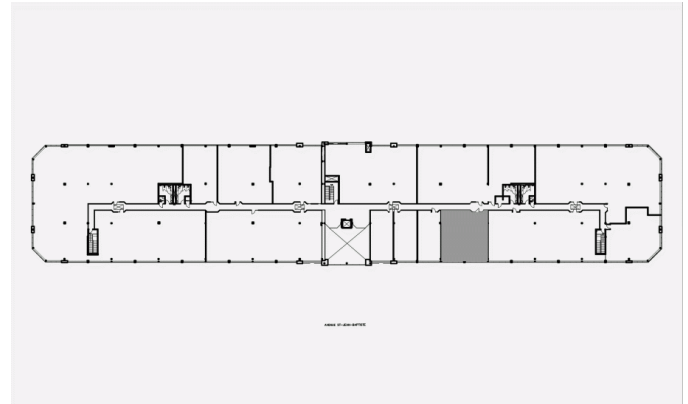
Location Cominar



T 418 681-6300 #2411
E LOCATIONQUEBEC@COMINAR.COM

Space characteristics

AVAILABLE LEASING AREA	1,984 ft ²
AVAILABILITY	Immediate
NUMBER OF FLOORS	1
FLOOR AREA	52,351 ft ²
ENERGY	Included
COMMENTS / NOTES	Located on the edge of the Henri IV highway, the building benefits significant and beneficial traffic for its occupants. Large free outdoor parking.

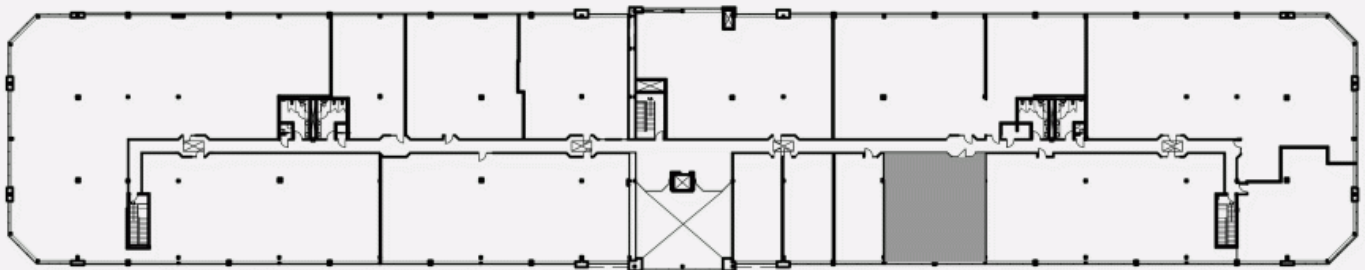


Location Cominar



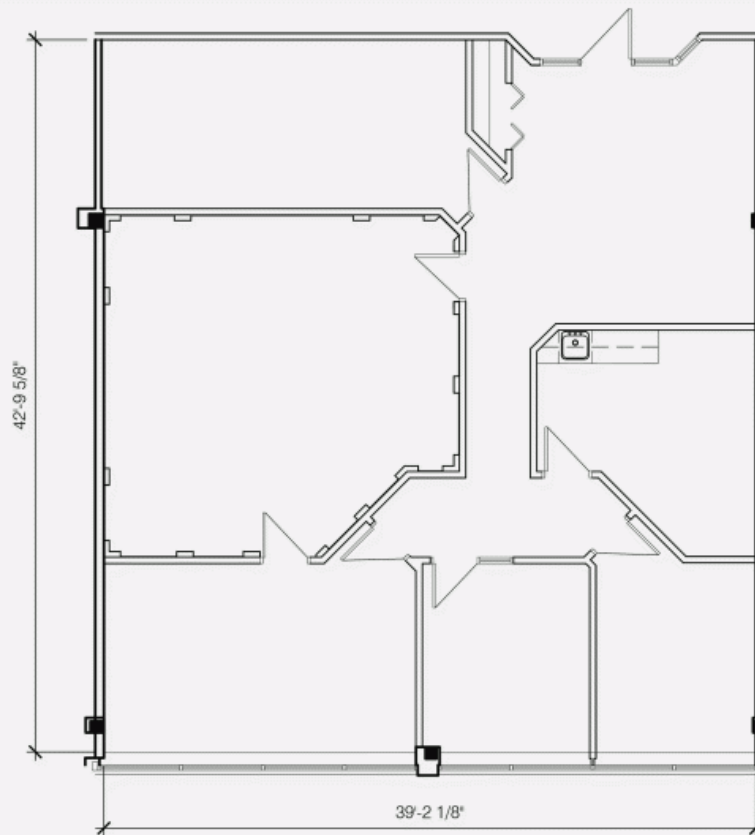
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PLAN - 1



AVENUE ST-JEAN-BAPTISTE

PLAN - 2



2800 Saint-Jean-Baptiste Avenue, Quebec, QC, G2E 6J5
Suite #220



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