

# 325 du Marais Street, Quebec, QC, G1M 3R3

## Suite #240

Located along autoroute Félix-Leclerc at the intersection of Boul. Pierre-Bertrand. Neighboring the Lebourneuf district.

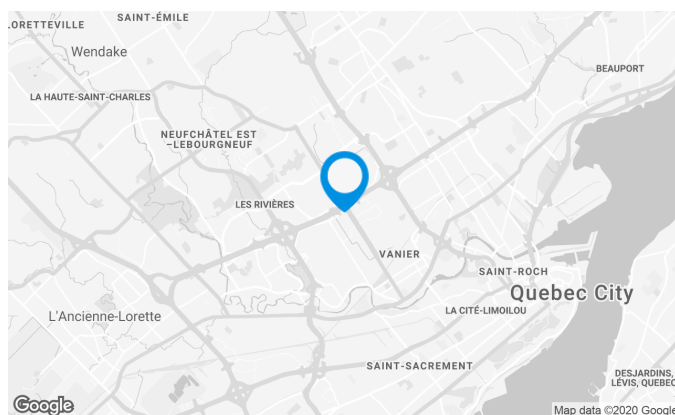
This building offer a luxury hall with a atrium and a fountain, a panoramic elevator and a large free outdoor parking.

### Building characteristics

|                    |   |
|--------------------|---|
| TOTAL LEASING AREA | 38,373 ft <sup>2</sup>  |
| BUILDING AREA      | 80,152 ft <sup>2</sup>  |
| LAND AREA          | 117,214 ft <sup>2</sup>   |
| NUMBER OF FLOORS   | 2   |
| ASCENCEURS         | 1   |
| SPRINKLERS         | Yes   |
| SECURITY           | Central alarm system.<br>Opening system with access control.    |
| BUILDING SERVICES  | Hydraulic elevator with 2000 pounds capacity.<br>4 ground door. |

### BUILDING ACCESSIBILITY

|                 |  |
|-----------------|--|
| OUTDOOR PARKING | 114  |
| ROAD ACCESS     | Felix-Leclerc highway<br>Pierre-Bertrand highway |
| BUS             | 64, 82, 82A, 185, 85                             |



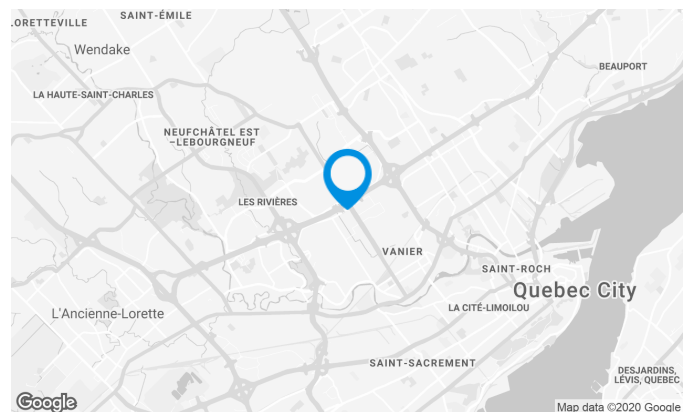
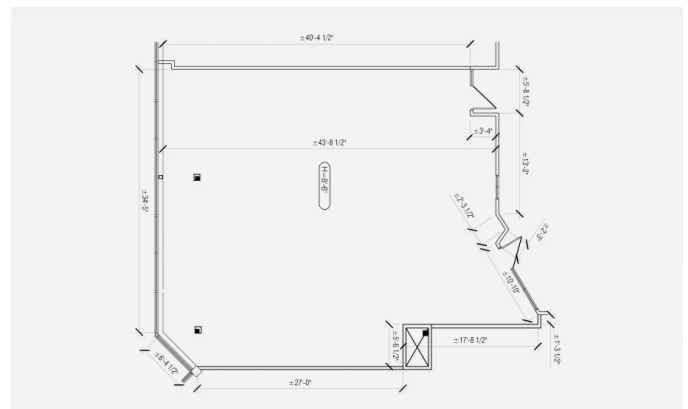
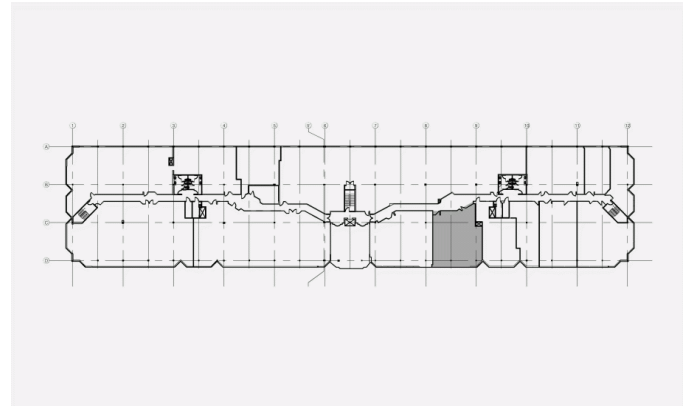
### Location Cominar



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## Space characteristics

|                        |                        |
|------------------------|------------------------|
| AVAILABLE LEASING AREA | 1,985 ft <sup>2</sup>  |
| AVAILABILITY           | Immediate              |
| NUMBER OF FLOORS       | 1                      |
| FLOOR AREA             | 41,101 ft <sup>2</sup> |
| HEIGHT                 | 8'6"                   |



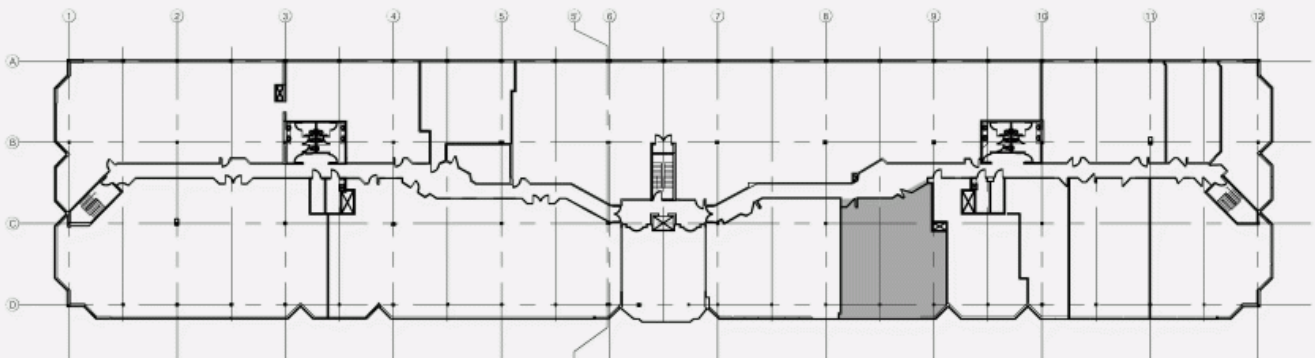
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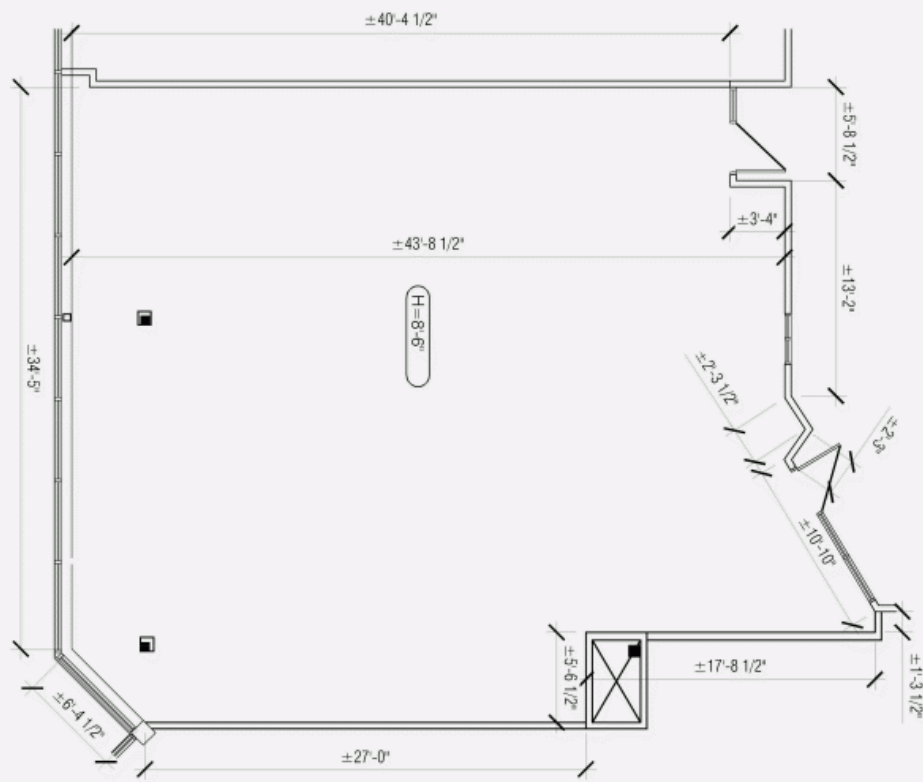
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LOCATION PLAN



DEVELOPMENT PLAN





Building image