

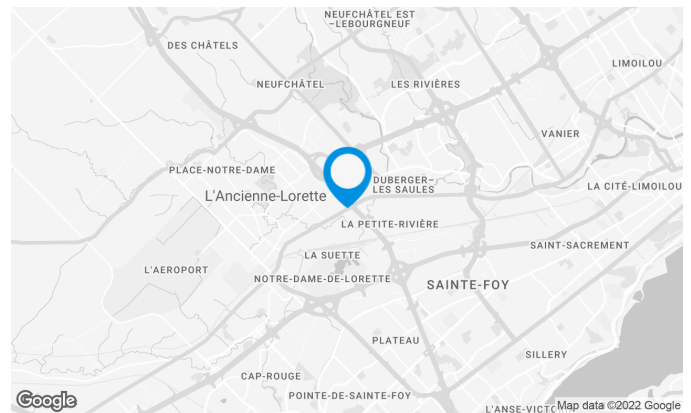
Located at the intersection of Highway Henri IV and Boulevard Hamel. (Crossroads of Commerce). Near the Félix-Leclerc Highway and the Quebec Metropolitan Technology Park.

Building characteristics

TOTAL LEASING AREA	30,002 ft ²
LAND AREA	54,295 ft ²
YEAR OF RENOVATION	2016
NUMBER OF FLOORS	4
ASCENCEURS	1
% COMMON AREA	11
OPTICAL FIBER	Yes
SPRINKLERS	Yes
SECURITY	Card system
BUILDING SERVICES	Restaurants

BUILDING ACCESSIBILITY

OUTDOOR PARKING	82
ROAD ACCESS	Wilfrid-Hamel Boulevard / Henri IV Highway
BUS	88/380



Location Cominar



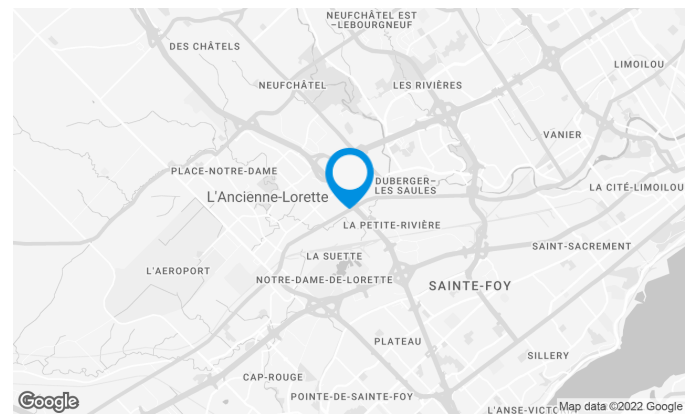
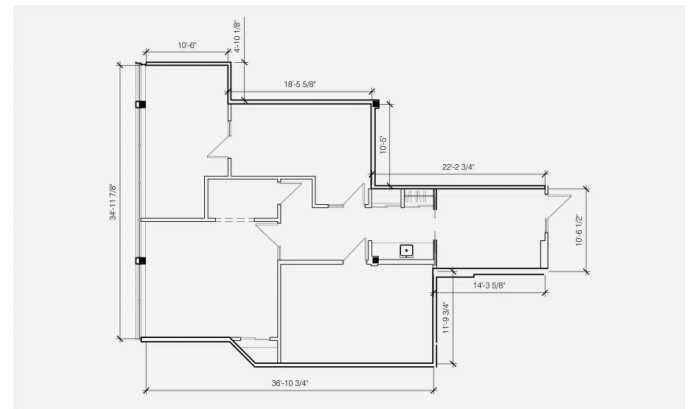
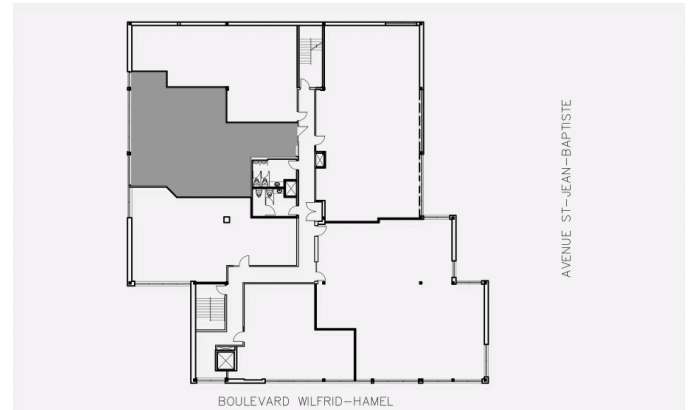
T 418 681-6300 #2418

E LOCATIONQUEBEC@COMINAR.COM

The space is adjacent to room 230 for a possible area of 2,869 square feet.

Space characteristics

AVAILABLE LEASING AREA	1,540 ft ²
AVAILABILITY	Immediate
NUMBER OF FLOORS	1
FLOOR AREA	7,500 ft ²
ADDITIONAL RENT	\$7.23 /ft ²
COMMENTS / NOTES	It should be noted the additional rent are estimate. They not include energy and cleaning fees.

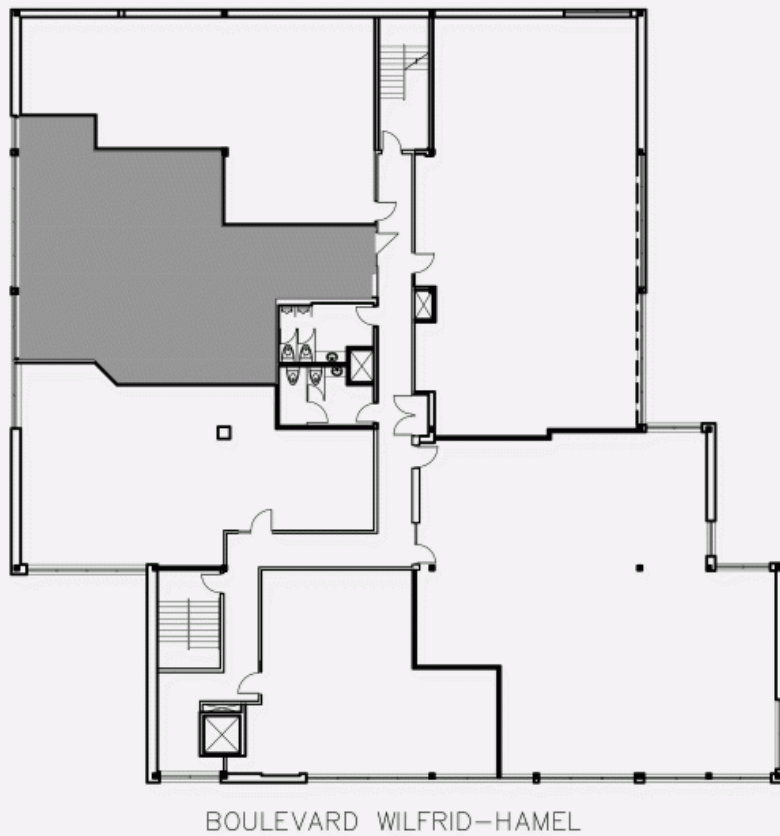


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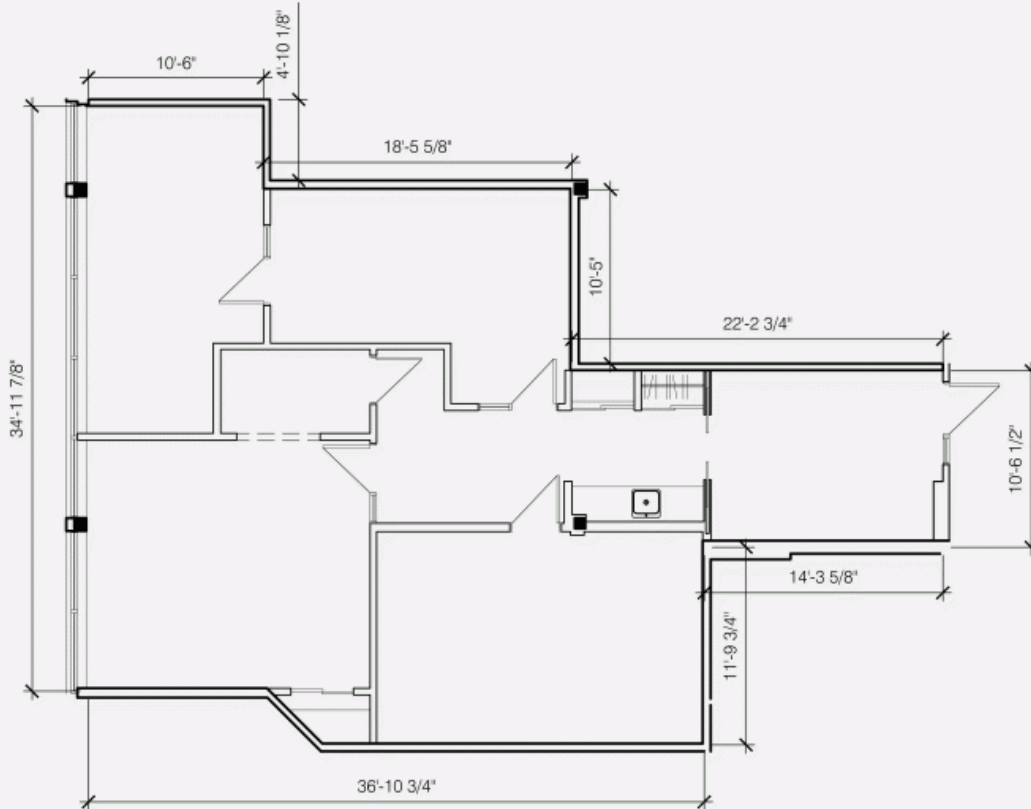
LOCATION PLAN



AVENUE ST-JEAN-BAPTISTE

BOULEVARD WILFRID-HAMEL

DEVELOPMENT PLAN



AVAILABLE SPACES / OFFICE /

5073 to 5079 Wilfrid-Hamel Boulevard, Quebec, QC, G2E

5G3

Suite #220

