

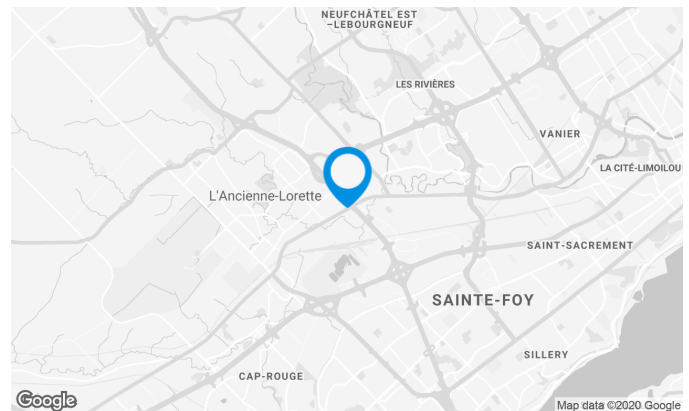
Located at the intersection of Highway Henri IV and Boulevard Hamel. (Crossroads of Commerce). Near the Félix-Leclerc Highway and the Quebec Metropolitan Technology Park.

## Building characteristics

TOTAL LEASING AREA	30,002 ft <sup>2</sup>
LAND AREA	54,295 ft <sup>2</sup>
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

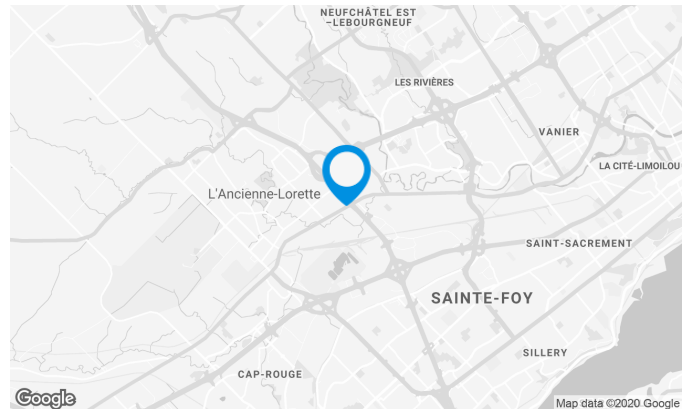
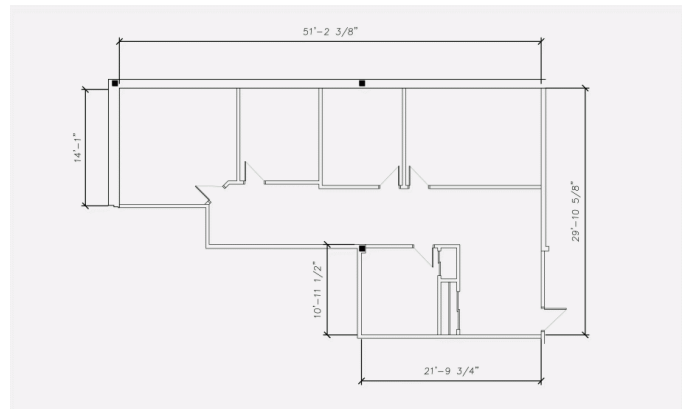
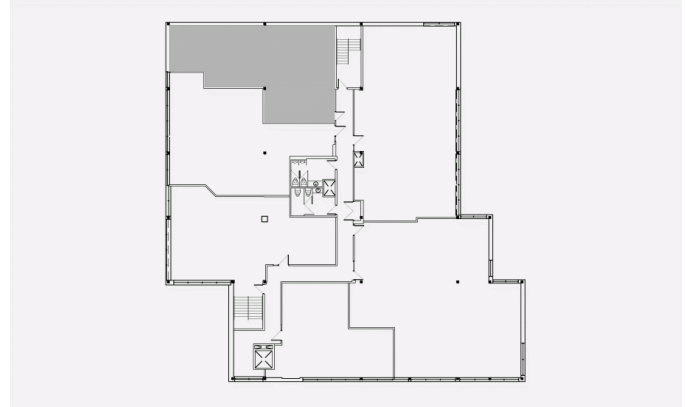


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The space is adjacent to room 220 for a possible area of 2,869 square feet.

### Space characteristics

AVAILABLE LEASING AREA	1,329 ft <sup>2</sup>
AVAILABILITY	Immediate
NUMBER OF FLOORS	1
FLOOR AREA	7,500 ft <sup>2</sup>
ADDITIONAL RENT	\$7.23 /ft <sup>2</sup>
COMMENTS / NOTES	It should be noted the additional rent are estimate. They not include energy and cleaning fees.

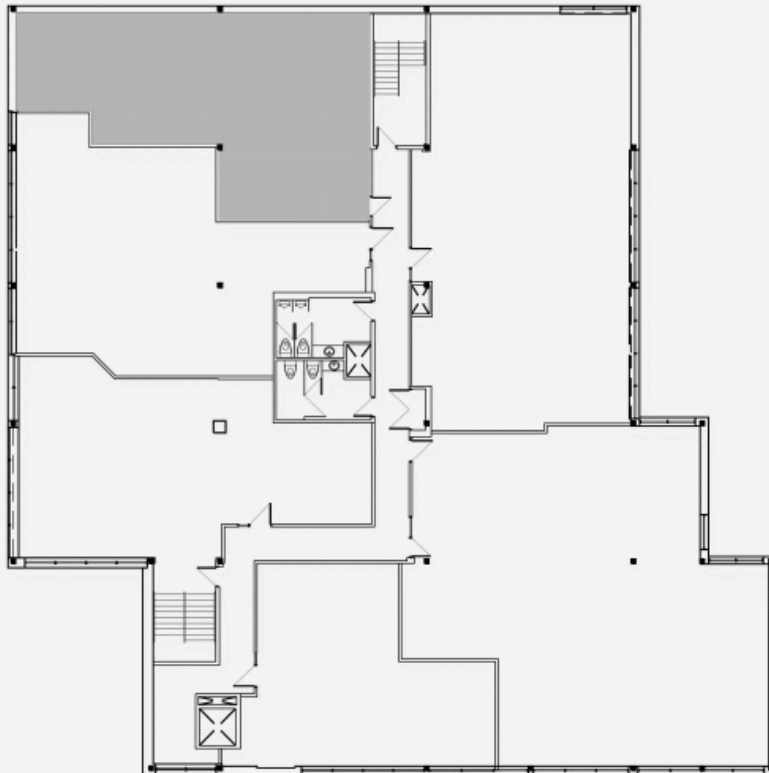


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LOCATION PLAN



DEVELOPMENT PLAN

