

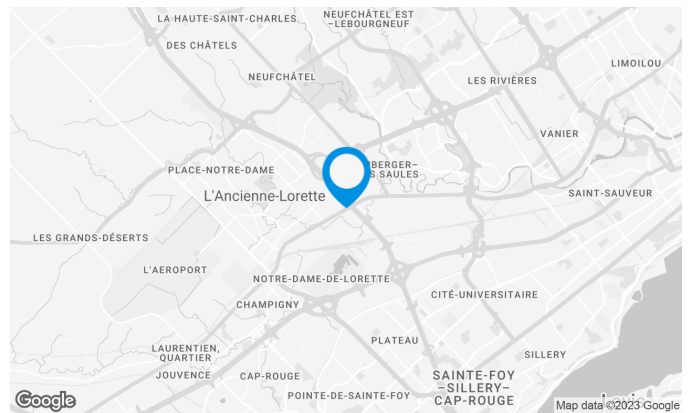
5073 to 5079 Wilfrid-Hamel Boulevard, Quebec, QC, G2E 5G3

Suite #301

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



Location Cominar



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

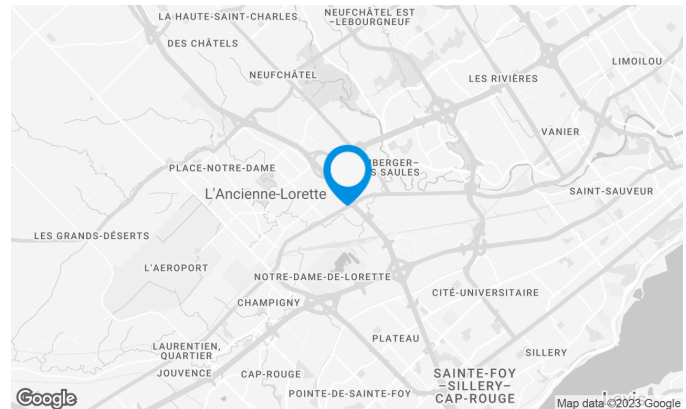
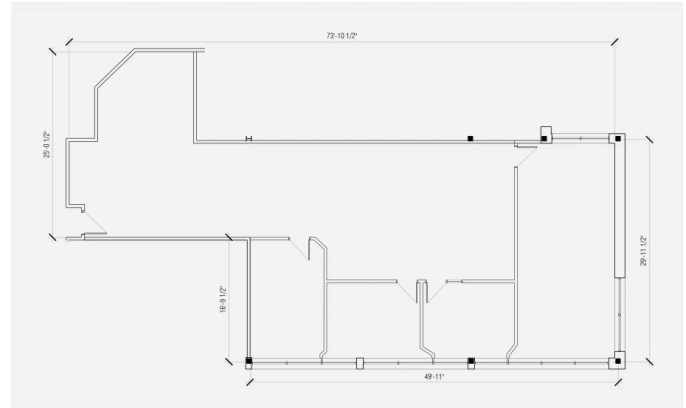
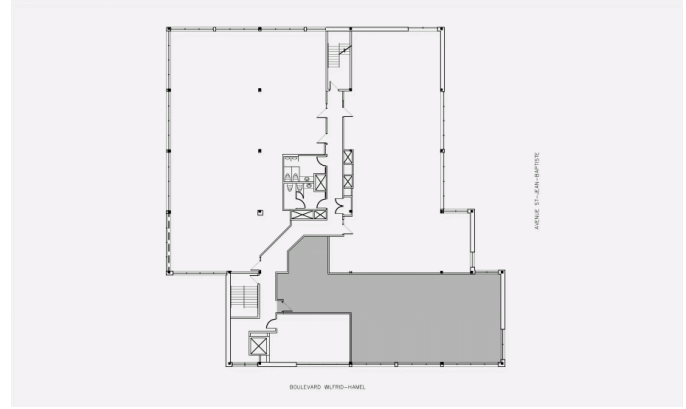
BUILDING ACCESSIBILITY

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

Possible area of 2,684 square feet.

Space characteristics

AVAILABLE LEASING AREA	2,204 sq. ft.
AVAILABILITY	Immediate
NUMBER OF FLOORS	1
FLOOR AREA	7,500 sq. ft.
ADDITIONNAL RENT	\$7.23 /sq. ft.
COMMENTS / NOTES	It should be noted the additional rent are estimate. They not include energy and cleaning fees.

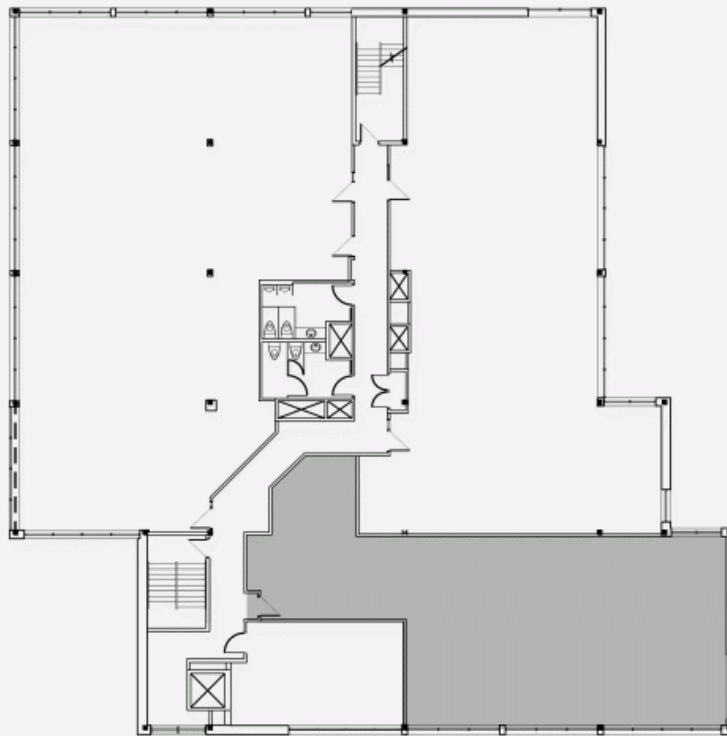


Location Cominar



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

LOCATION PLAN



BOULEVARD WILFRID-HAMEL

AVENUE ST-JEAN-BAPTISTE

DEVELOPMENT PLAN

