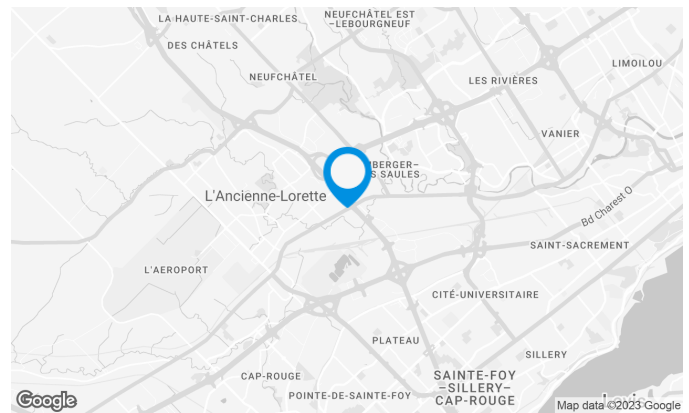


Located at the intersection of Highway Henri IV and Boulevard Hamel. (Crossroads of Commerce). Near the Félix-Leclerc Highway and the Quebec Metropolitan Technology Park.

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



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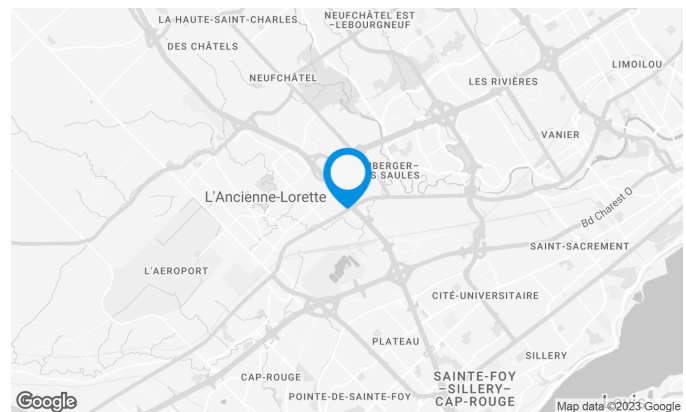
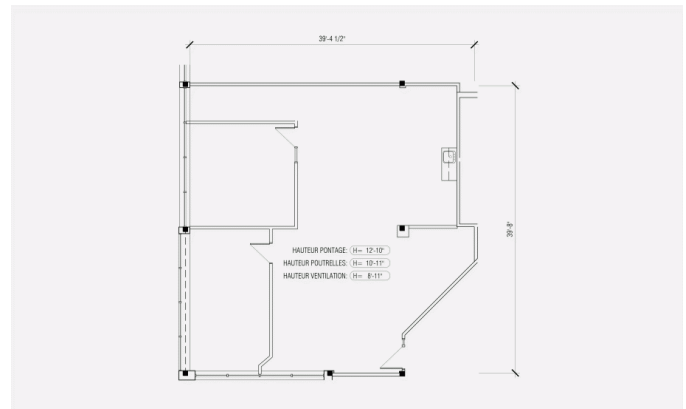
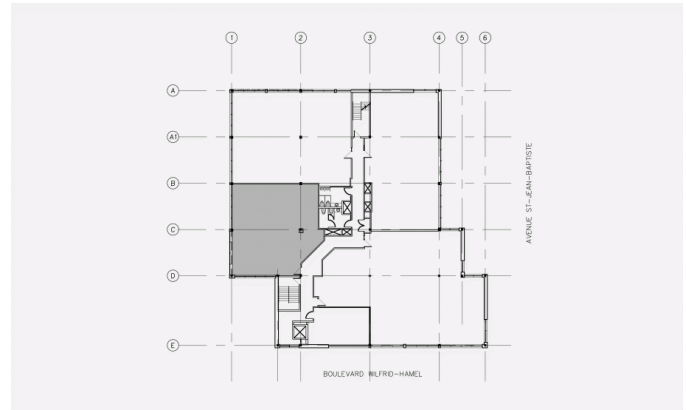
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BUILDING ACCESSIBILITY

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

Space characteristics

AVAILABLE LEASING AREA	1,630 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 that the additional rents are an estimate and they do not take into account the costs of office cleaning and energy.

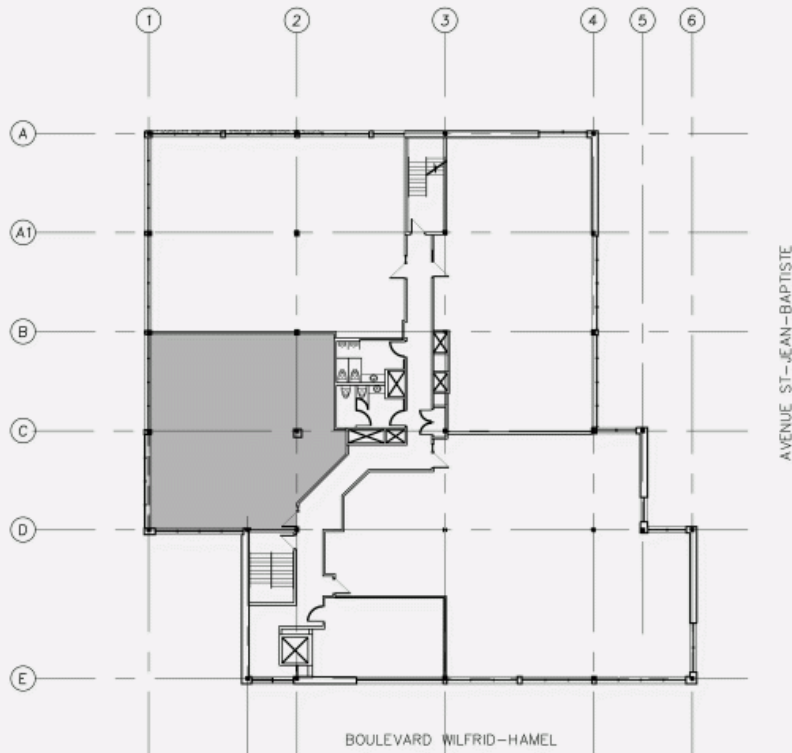


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LOCATION PLAN



DEVELOPMENT PLAN

