

1400 Saint-Jean-Baptiste Avenue, Quebec, QC, G2E 5B7

Suite #246

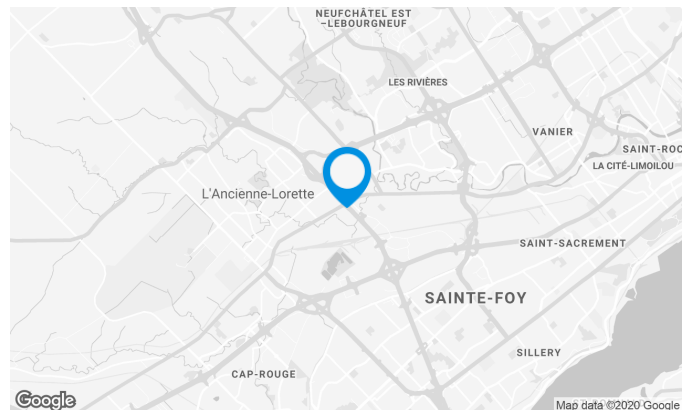
Building located in the Carrefour du Commerce industrial park.
 Excellent accessibility and more than 325 outdoor parking spaces.
 Restaurants and shops nearby.

Building characteristics

TOTAL LEASING AREA	106,147 ft ²
YEAR OF RENOVATION	1998
NUMBER OF FLOORS	2
ASCENCEURS	1
OPTICAL FIBER	Yes
SPRINKLERS	Yes
SECURITY	Card system

BUILDING ACCESSIBILITY

OUTDOOR PARKING	325
ROAD ACCESS	Wilfrid-Hamel Boulevard / Henri IV Highway
BUS	88



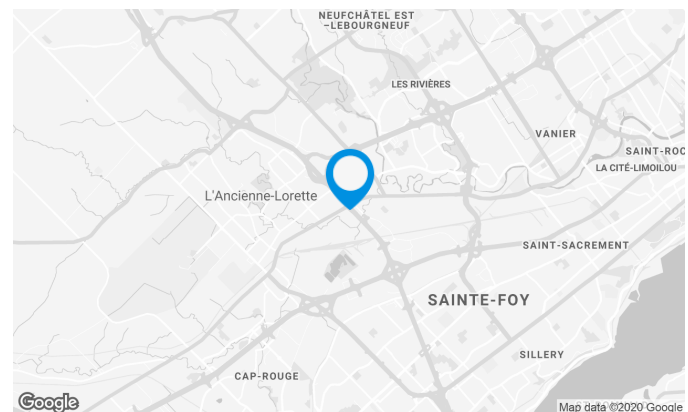
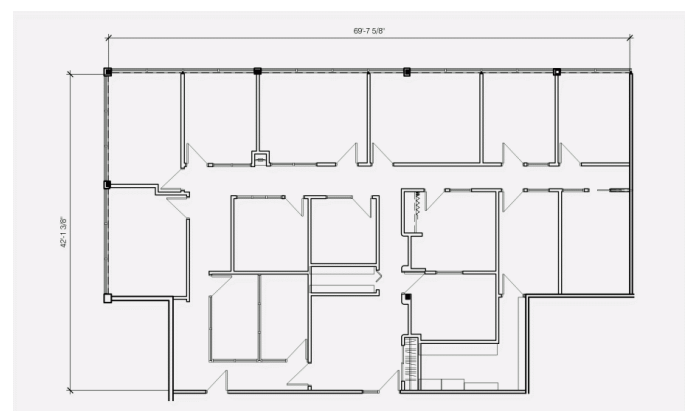
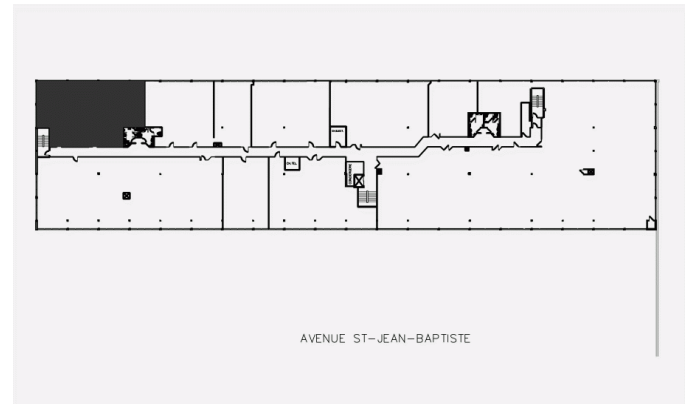
Location Cominar



T 418 681-6300 #2411
 E LOCATIONQUEBEC@COMINAR.COM

Space characteristics

AVAILABLE LEASING AREA	2,684 ft ²
AVAILABILITY	Immediate
NUMBER OF FLOORS	1
FLOOR AREA	53,073 ft ²

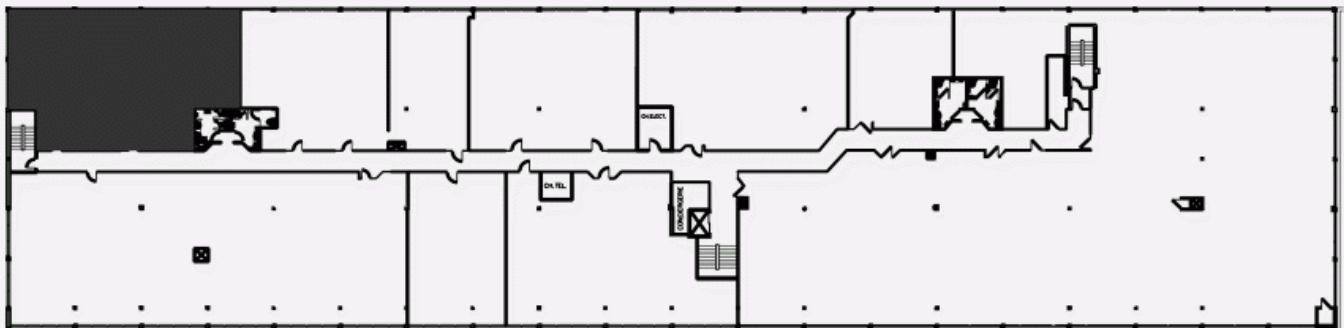


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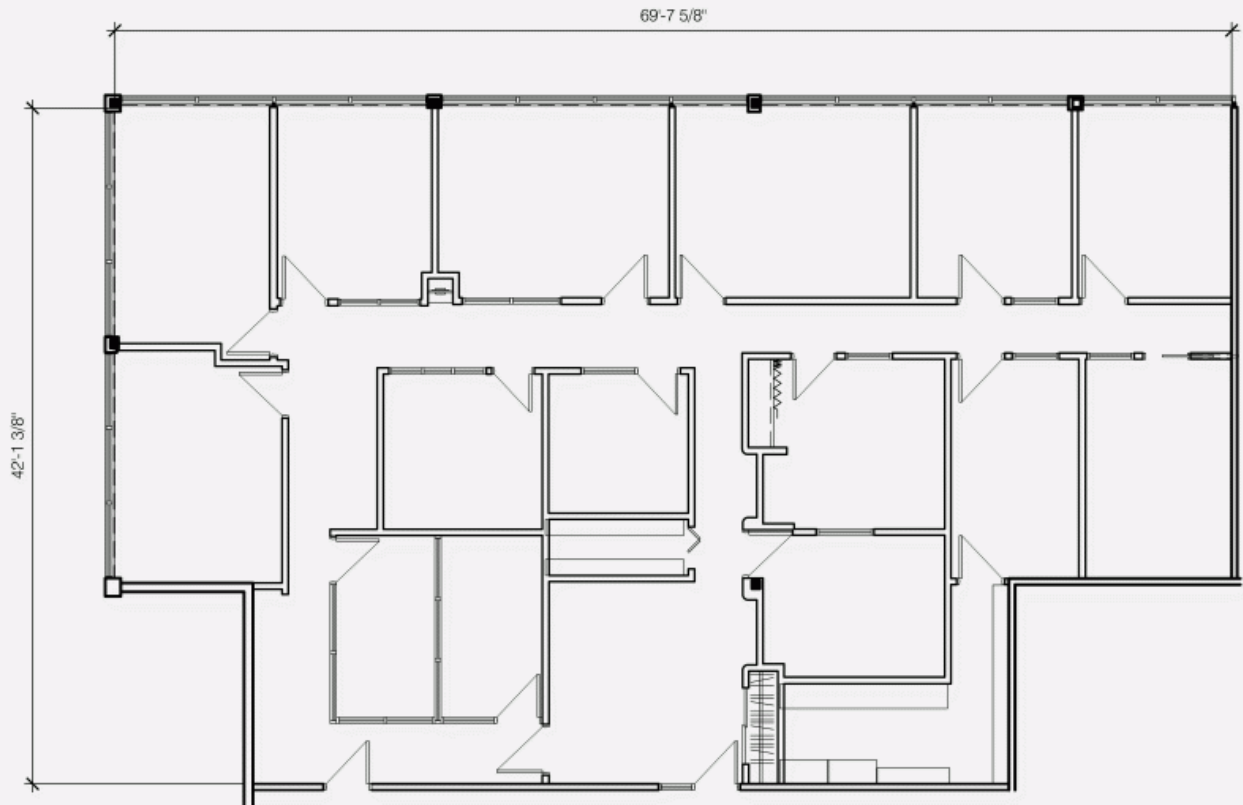
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PLAN - 1



AVENUE ST-JEAN-BAPTISTE

PLAN - 2





Building picture



