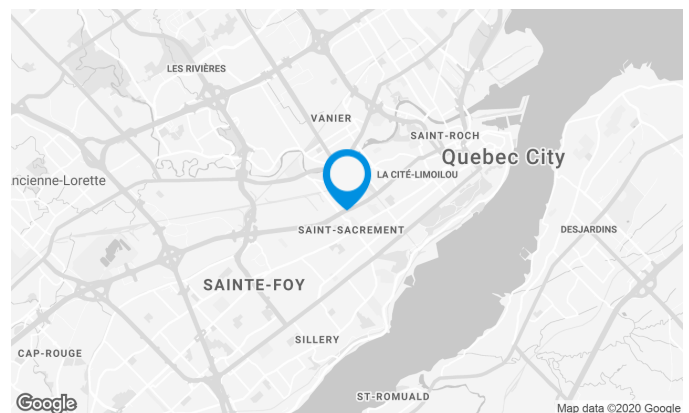


Building characteristics

TOTAL LEASING AREA	142,434 ft ²
BUILDING AREA	142,434 ft ²
LAND AREA	147,123 ft ²
YEAR OF RENOVATION	2002
NUMBER OF FLOORS	12
ELEVATORS	3
SPRINKLERS	Yes
SECURITY	Independent alarm system for each tenant.
BUILDING SERVICES	1 door to the ground

BUILDING ACCESSIBILITY

INDOOR PARKING	140
OUTDOOR PARKING	325
ROAD ACCESS	Located at the intersection of Charest highway and the Saint-Sacrement avenue.
BUS	18, 29, 214, 218, 283

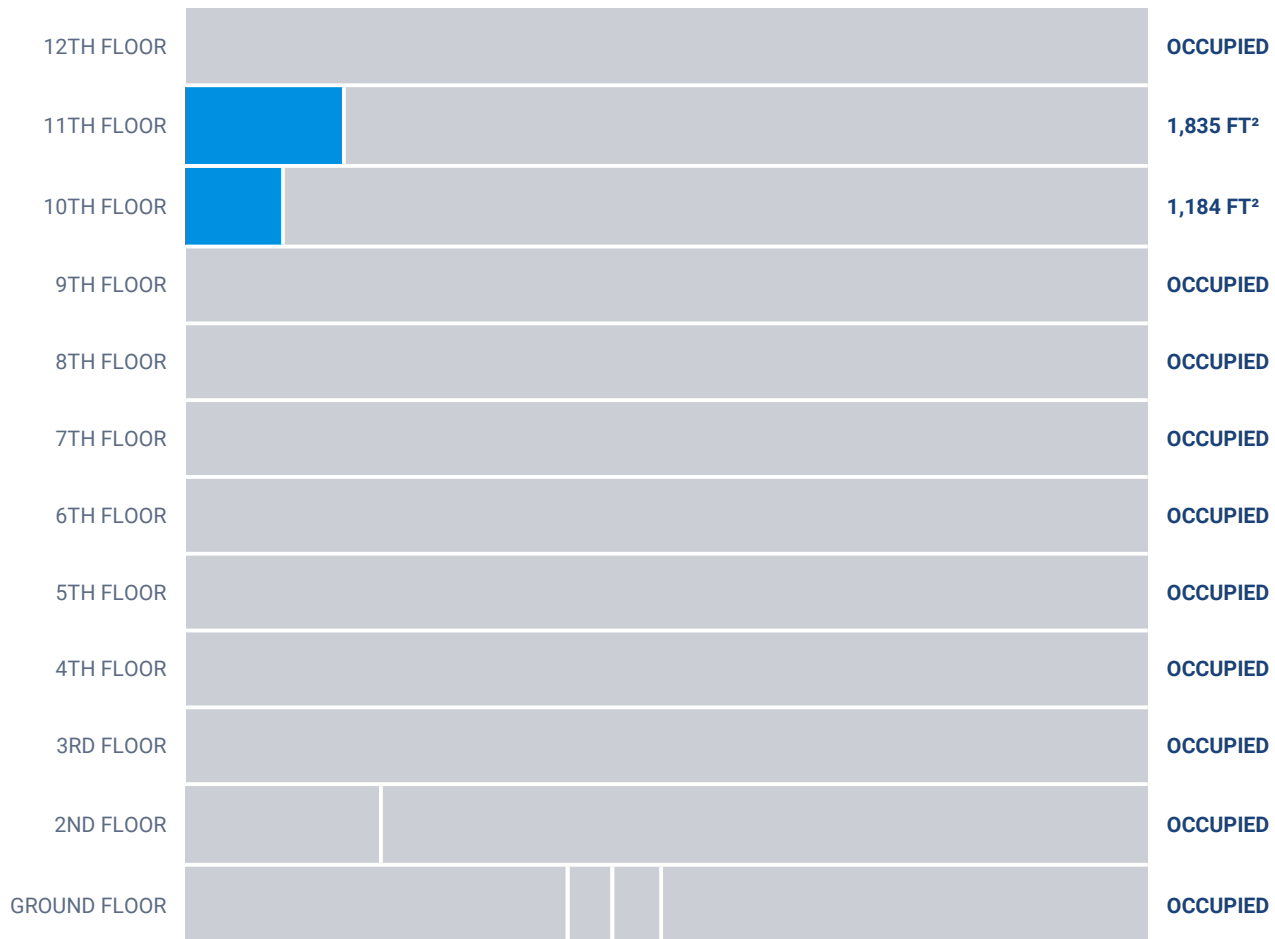


Location Cominar



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

Available leasing areas from 1,184 ft² to 1,835 ft²



List of available offices

SUITE	FLOOR	AVAILABILITY	AREA
Suite #140	1		736 ft ²
Suite #165	1		673 ft ²
Suite #02	1		5,753 ft ²

List of available offices

SUITE	FLOOR	AVAILABILITY	AREA
Suite #1190	2		3,516 ft ²
Suite #1030	10	Immediate	1,184 ft ²
Suite #1120	11	Immediate	1,835 ft ²

**1255 to 1267 Charest Boulevard West, Quebec, QC, G1N
2C9**

