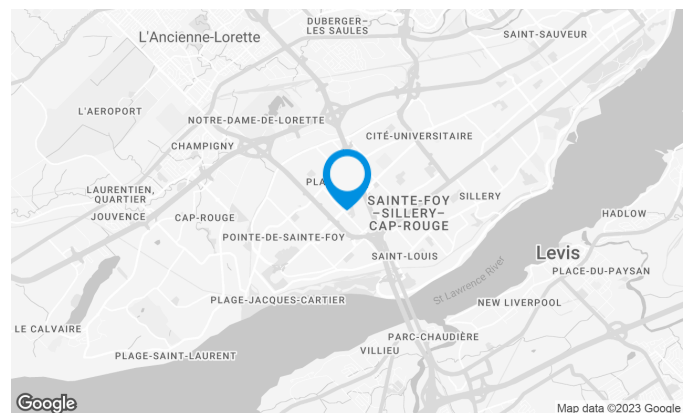


## Building characteristics

TOTAL LEASING AREA	105,547 sq. ft.
LAND AREA	76,122 sq. ft.
NUMBER OF FLOORS	5
ASCENCEURS	1
SPRINKLERS	Yes
GENERATOR	Yes
SECURITY	Alarm system monitored by zone.

## BUILDING ACCESSIBILITY

INDOOR PARKING	234
OUTDOOR PARKING	51
ROAD ACCESS	Access by the Henri IV highway.
BUS	60E, 331, 354, 800, 801, 915



## Location Cominar

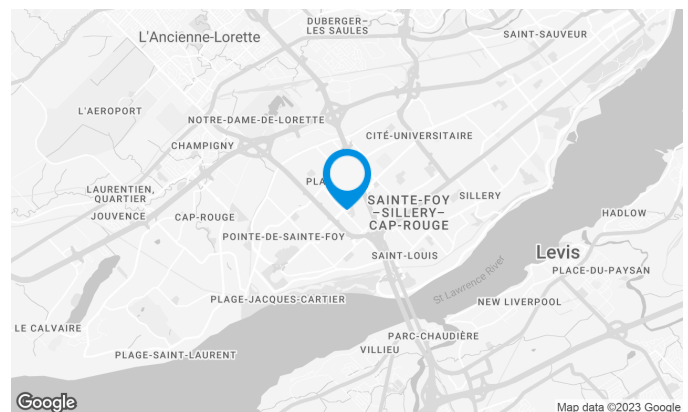
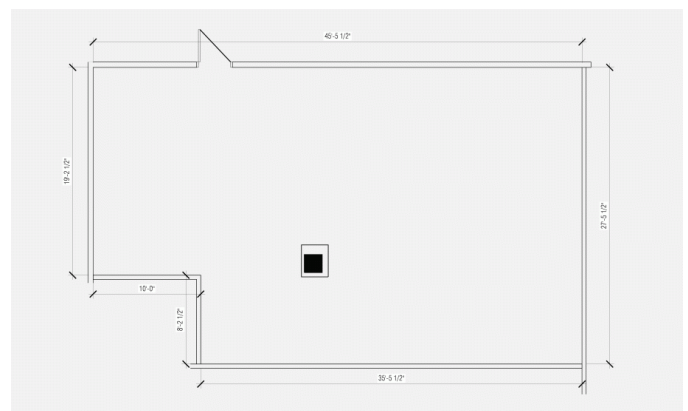
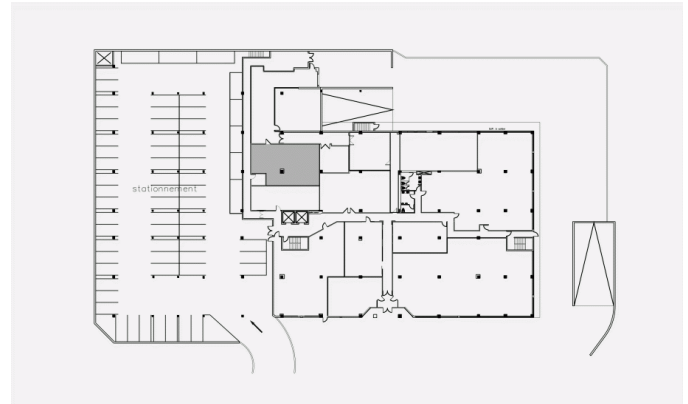


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## Space characteristics

AVAILABLE LEASING AREA	1,489 sq. ft.
NUMBER OF FLOORS	1
FLOOR AREA	13,575 sq. ft.
ADDITIONAL RENT	\$7.35 /sq. ft.
COMMENTS / NOTES	It should be noted the additional rent are estimate. They not include energy and cleaning fees.



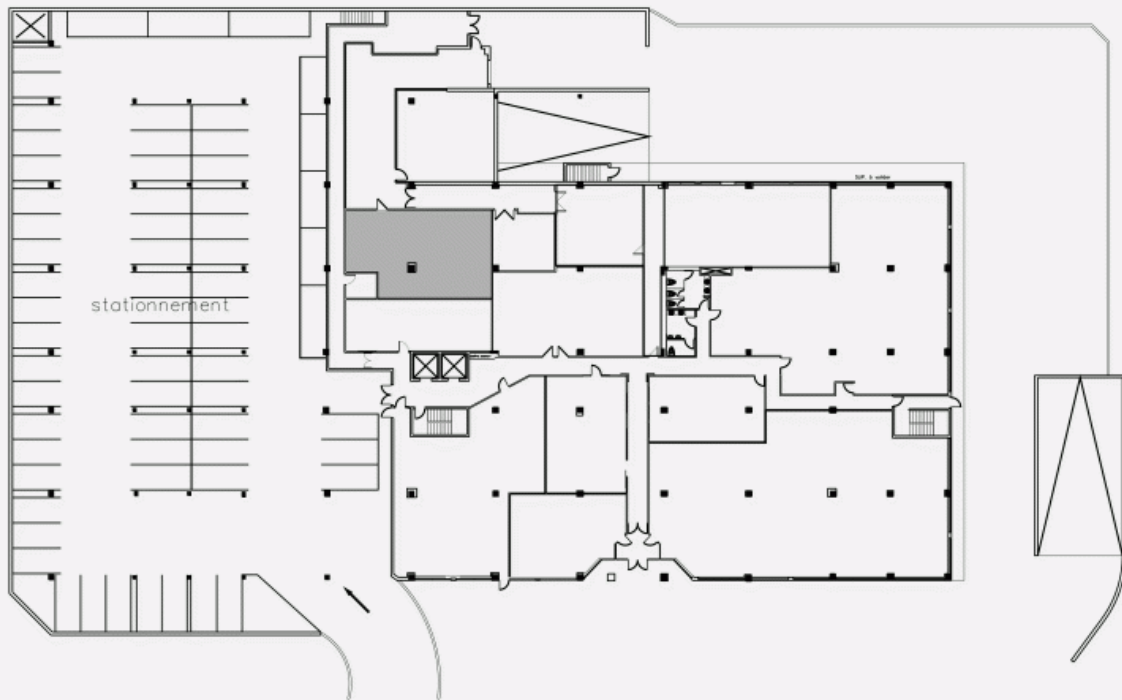
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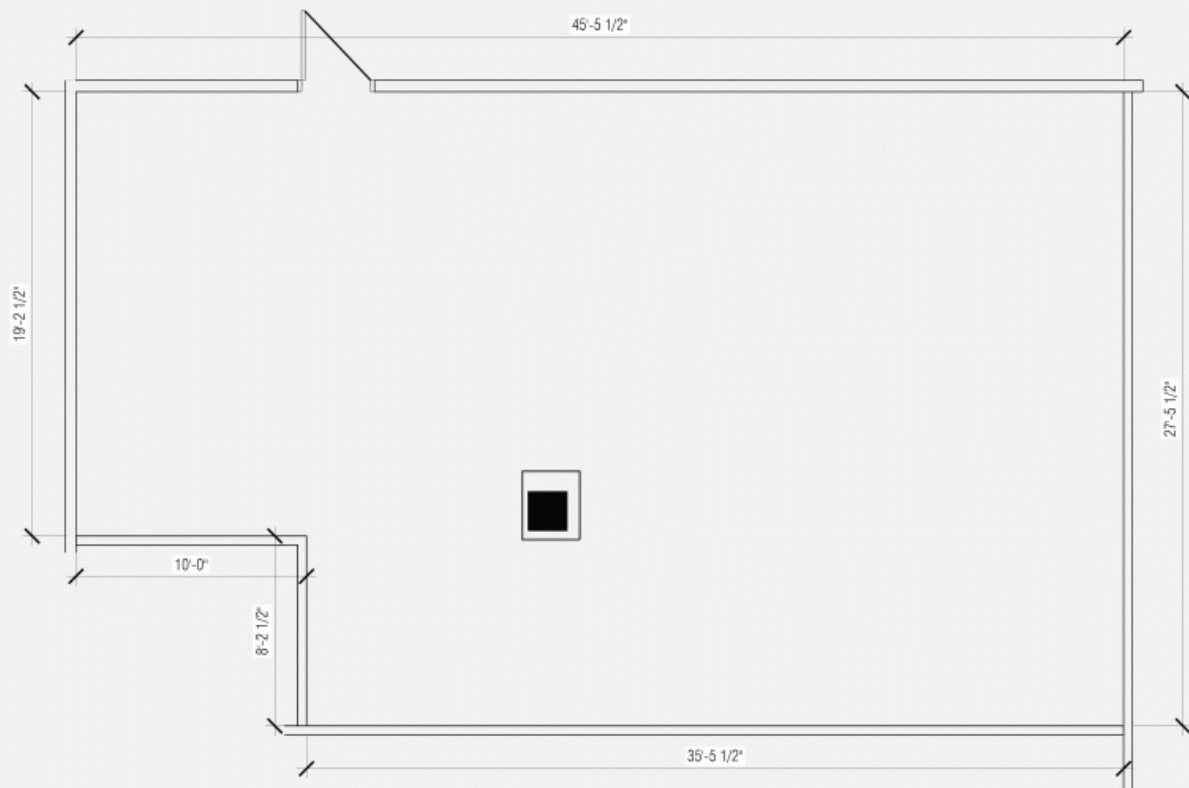
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LOCATION PLAN



DEVELOPMENT PLAN



**3175 Quatre-bourgeois Road, Quebec, QC, G1W 2K7**

**Suite #035E**

