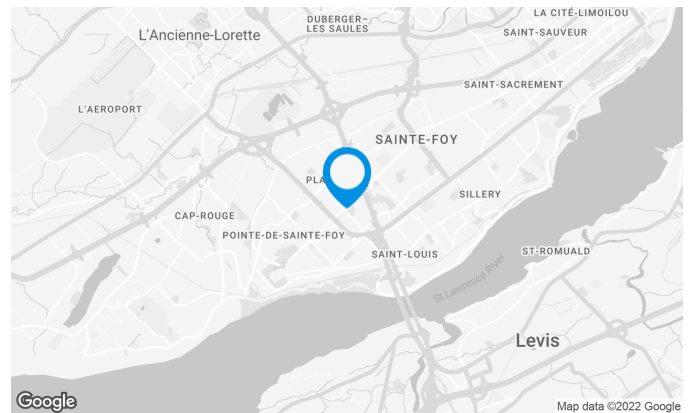


## Building characteristics

TOTAL LEASING AREA	105,547 ft <sup>2</sup>
LAND AREA	76,122 ft <sup>2</sup>
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



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

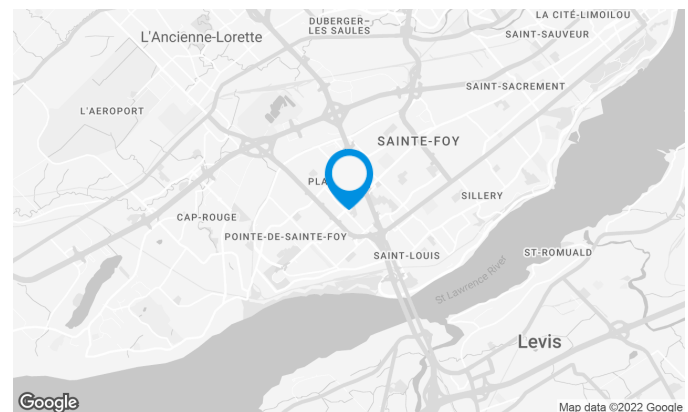
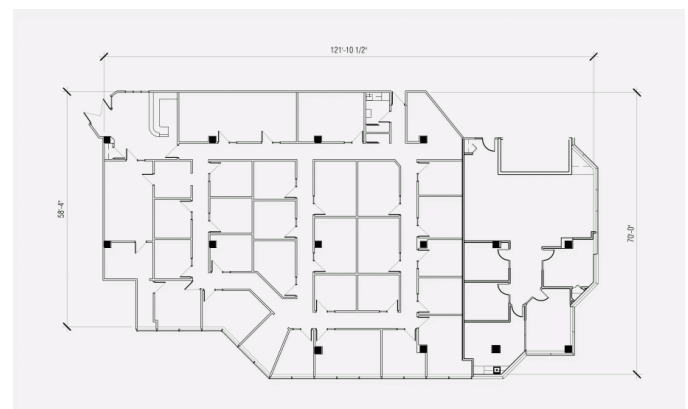
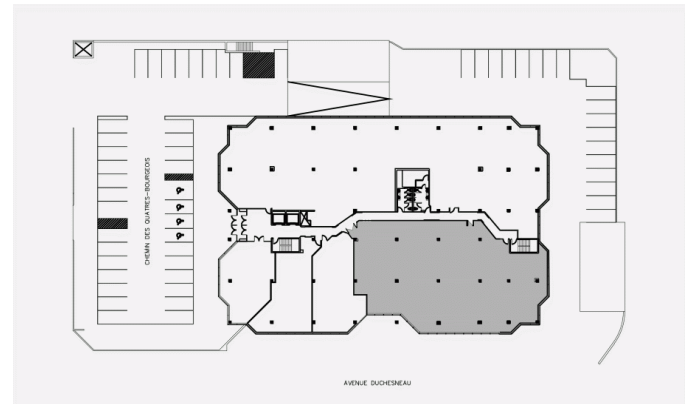
## Space characteristics

AVAILABLE LEASING AREA 8,259 ft<sup>2</sup>

AVAILABILITY Immediate

NUMBER OF FLOORS 1

FLOOR AREA 34,148 ft<sup>2</sup>



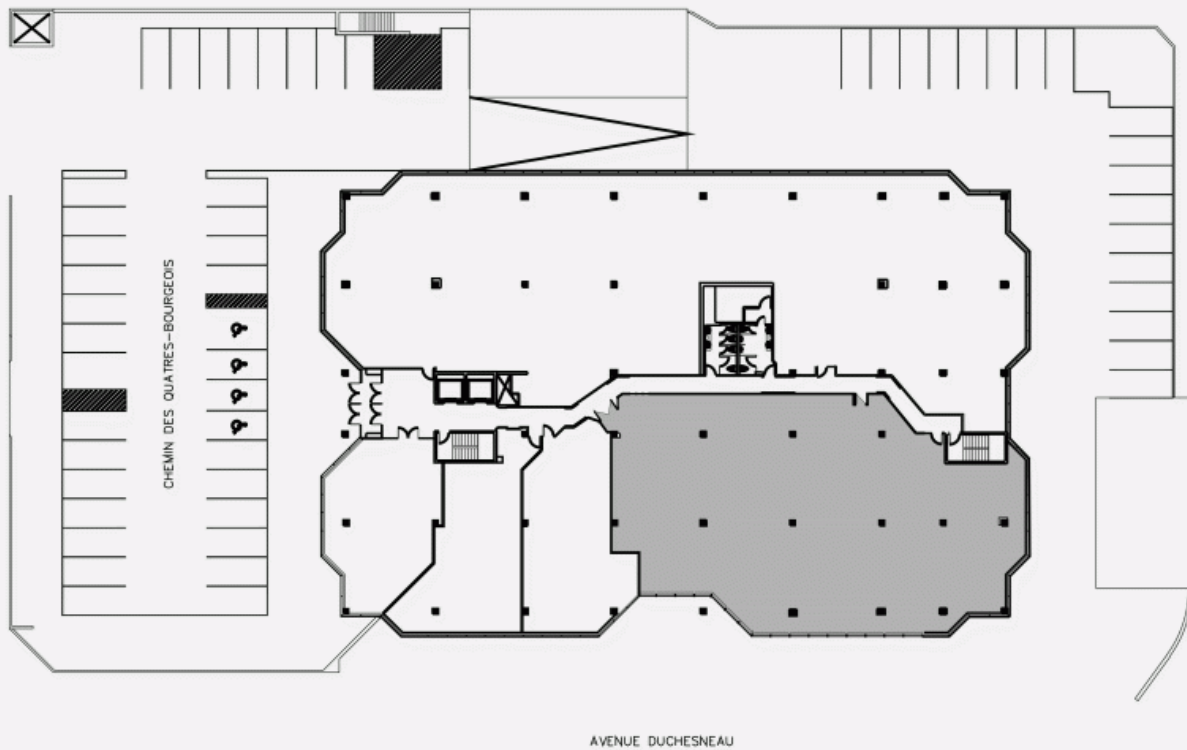
## Location Cominar



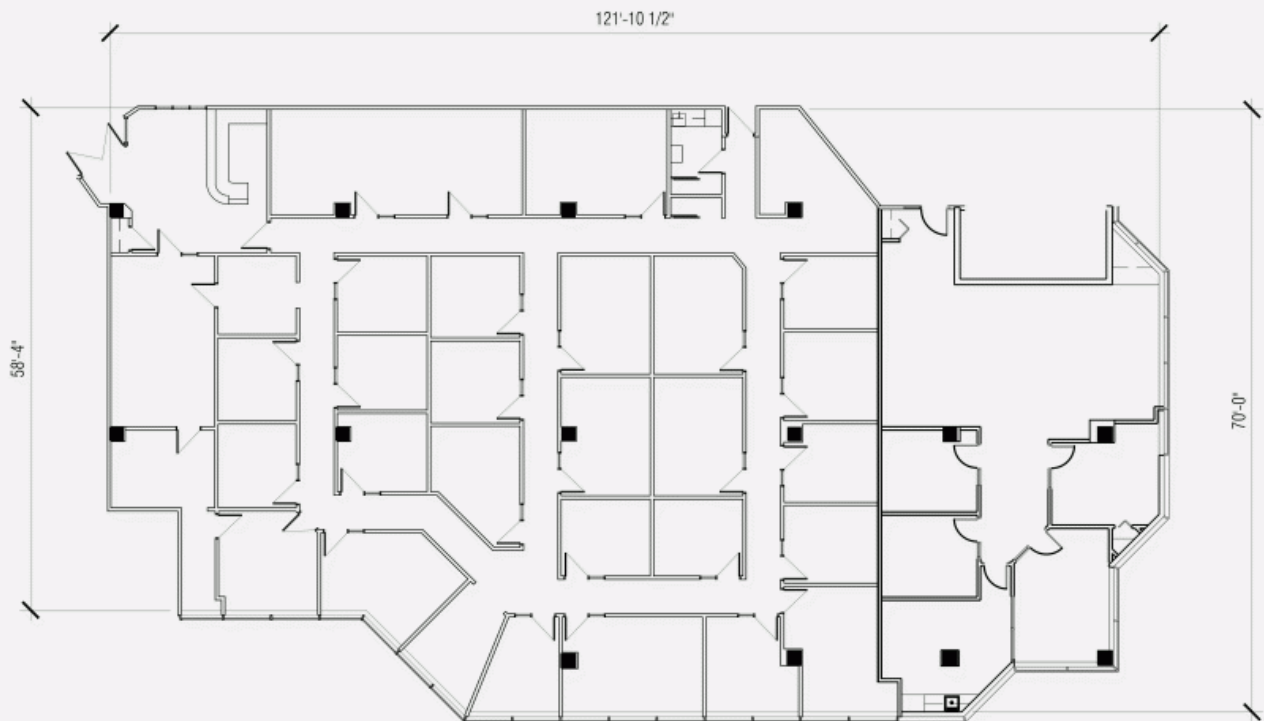
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LOCATION PLAN



LAYOUT PLAN



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

**Suite #120C**

