



3425,
rue Pierre-Ardouin

QUÉBEC CITY, QUEBEC G1P 0B3

ABOVE-GRADE AREA

± 99,598 sq. ft.

High-technology industrial building at the heart of the Michelet Innovation Space.

Exceptional property built in two (2) phases linked by a glazed walkway, offering ± 99,598 sq. ft. above grade on a ± 310,516 sq. ft. site. Built in 2018 and 2023 to the highest quality standards, with excellent visibility from Autoroute de la Capitale and Autoroute Henri-IV. The phase II expansion targets zero-carbon certification (ZCB v2).

BUILDING TYPE

High technology

BUILDING AREA

± 99,598 sq. ft.

LAND AREA

± 310,516 sq. ft.

OCCUPANCY

100% leased

TENANT

AAA

LEASE EXPIRY

July 31, 2038

 2 storeys
NUMBER OF STOREYS

 339 spaces
PARKING

 79 %
OFFICE AREA

ADDITIONAL DETAILS

Electrical service	347/600 V, 3-phase
Zoning	22103lp — high technology
Fire protection	Automatic sprinklers
Structure	Steel and wood
Year built	2018 and 2023

TERMS

Details and terms on request. Contact the brokers for any information relating to the transaction.

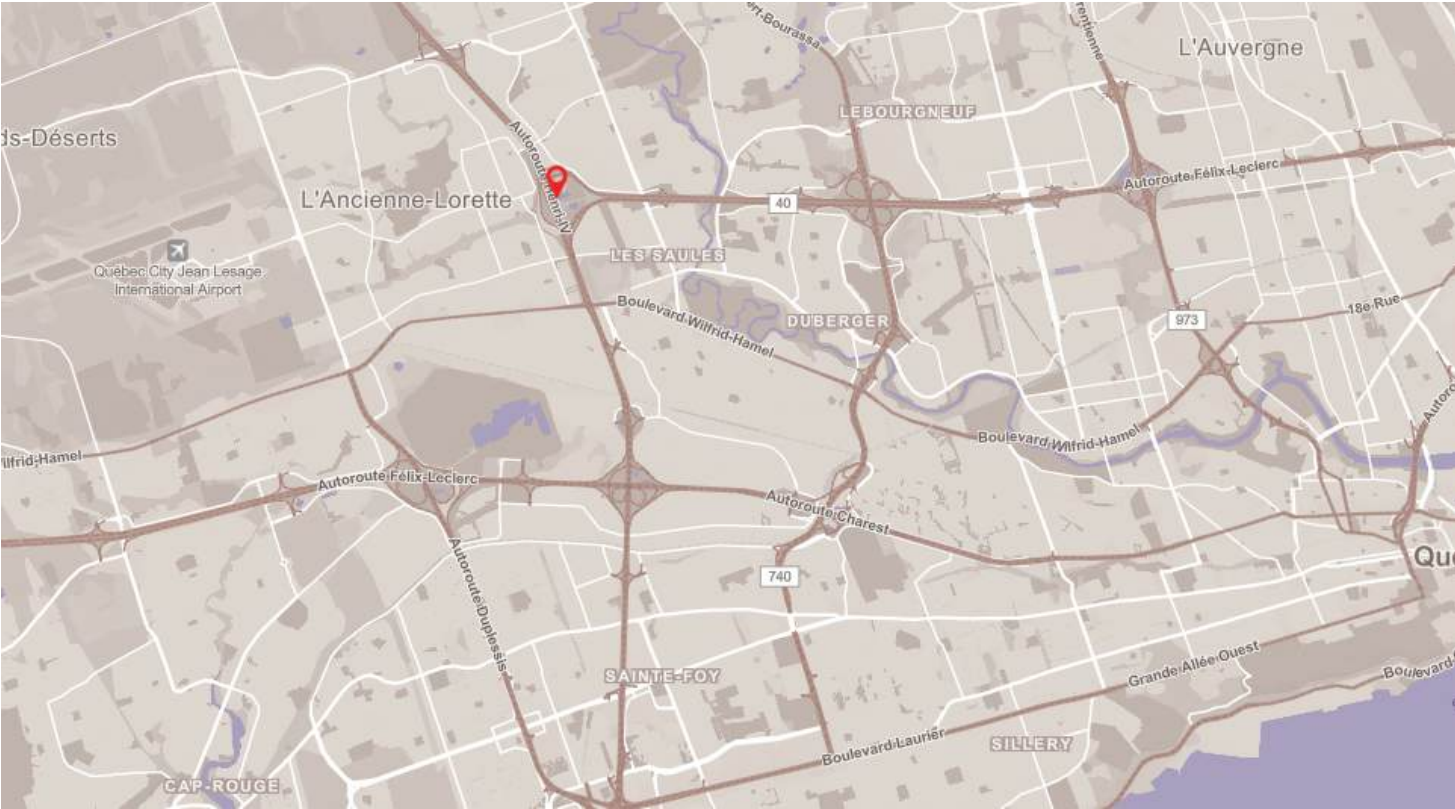


PROPERTY HIGHLIGHTS

- ✓ Prestige location in the Michelet Innovation Space
- ✓ Built in 2018 and 2023 to high quality standards
- ✓ Low site coverage ratio (18%)
- ✓ High-capacity electrical service (347/600 V)
- ✓ Excellent visibility from Autoroute de la Capitale and Henri-IV
- ✓ Zero-carbon certification targeted (ZCB v2) and green roof
- ✓ Superior-quality leasehold improvements
- ✓ 339 paved parking spaces on site



LOCATION



ROAD ACCESS

Autoroute Henri-IV (573)	On site
Autoroute de la Capitale (40)	± 1 km
Jean-Lesage Int. Airport	± 6 km
Pierre-Laporte Bridge	± 6 km

HEALTH SERVICES

IUCPQ – Cardiology Institute	± 5 km
Enfant-Jésus Hospital (CHU)	± 8 km
Duburger medical clinics	± 3 km
Pharmacies and services	± 2 km

AMENITIES AND SERVICES

Galleries de la Capitale	± 5 km
Fleur de Lys Centre	± 5 km
Hotels and restaurants	± 2 km
Parks and bike paths	Nearby

François Bender*

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