



QUÉBEC CITY

FLEX OFFICE PORTFOLIO

A RARE OPPORTUNITY TO ACQUIRE
A DIVERSIFIED SET OF FLEX OFFICE,
LAB, TECH AND WAREHOUSE SPACE
IN THE QUÉBEC CITY REGION



THE OPPORTUNITY

RBC Capital Markets Real Estate Group Inc. and CBRE Limited (collectively, the “**Advisors**”) have been retained on an exclusive basis by BP Cognac Canada Owner Limited Partnership (the “**Vendor**”) to arrange the sale of a 100% interest in a portfolio consisting of four flex office properties totalling 259,718 sf located in the Québec City region (individually, the “**Property**” and collectively the “**Properties**” or the “**Portfolio**”).

The Properties are strategically located in close proximity to major thoroughfares that provide excellent accessibility around the Québec City region and its extensive skilled labor pool.

The Portfolio is 94% leased to a diverse mix of quality tenants operating in power management, networking, engineering services, financial sciences, construction supplies, government functions and more, that feature an attractive weighted average remaining lease term of 4.5 years⁽¹⁾ and provide secure and stable cash flows.

The Portfolio offers an exceptional opportunity to acquire four institutional quality flex office properties that were designed and built to the highest standards, offering modern building systems and contemporary aesthetics. The proximity of the Properties to one and other provides prospective purchasers the opportunity to benefit from operational synergies and economies of scale.



505 Du Parc-Technologique Blvd.

Area	101,682 sf
# of Tenants	3
Year Built / Expanded	2002 / 2018
Occupancy	100% ⁽²⁾



1984 5e St.

Area	73,860 sf
# of Tenants	8
Year Built	2014
Occupancy	77%



1986 5e St.

Area	33,160 sf
# of Tenants	3
Year Built	2014
Occupancy	100%



1990 5e St.

Area	51,016 sf
# of Tenants	2
Year Built	2011
Occupancy	100%

(1) As at August 1st, 2024.

(2) Englobe, occupying 66,901 sf, will retrocede 8,830 sf of space on June 30th, 2025.



4 PROPERTIES
OF INSTITUTIONAL QUALITY

259,718_{SF}
OF FLEX OFFICE, LAB, TECH
AND WAREHOUSE SPACE

94% LEASED
TO HIGH-QUALITY TENANTS

4.5 YRS
WEIGHTED AVERAGE LEASE TERM⁽¹⁾

INVESTMENT HIGHLIGHTS



INSTITUTIONAL QUALITY PORTFOLIO

The Properties were built and have been managed to the highest institutional standards, evident by the top-quality office space, modern aesthetics and long-term tenant commitment.



STRATEGIC SUBURBAN LOCATIONS

The Properties are strategically located in key suburban office locations, in close proximity to a multitude of services and amenities as well as major thoroughfares, creating a convenient and ideal work environment for its workers.



SECURE & STABLE CASH FLOW

The Properties are 94% leased to a diverse tenant roster that offer an attractive weighted average remaining lease term of 4.5 years⁽¹⁾ that provide secure and stable cash flows.



WELL-LEASED TO A HIGH-QUALITY TENANT ROSTER

The Portfolio is well leased to a list of renowned players in their respective industries, including Eaton (NYSE: EDT), a multinational power management company that operates in more than 175 countries; Ciena (NYSE: Ciena), a prominent networking systems and software company with more than 8,000 employees; Englobe, one of Canada's premier firms specializing in professional engineering services, and the Société québécoise des infrastructures, a government organization.



SAINT-LAWRENCE RIVER



DOWNTOWN
QUÉBEC CITY

DOWNTOWN
LÉVIS



LÉVIS



JEAN LESAGE
INTERNATIONAL AIRPORT



QUÉBEC CITY

FLEX OFFICE PORTFOLIO

EXCLUSIVE ADVISORS – CONTACT INFORMATION

Upon execution of a confidentiality agreement for the Portfolio, interested parties will be provided with a confidential information memorandum containing detailed property and financial information, along with access to an electronic data room containing pertinent property information

Please contact the undernoted for additional information:



Capital Markets
Real Estate Group

RBC CAPITAL MARKETS REAL ESTATE GROUP INC.

Real Estate Agency
1 Place Ville Marie, Suite 300
Montréal, QC H3B 4R8

JAMES PALLADINO⁽¹⁾

MANAGING DIRECTOR
514 878 7566
james.palladino@rbccm.com

DAVID TWEEDIE⁽²⁾

MANAGING DIRECTOR
416 842 8928
david.tweedie@rbccm.com

ALLAN ELISKOF⁽³⁾

VICE PRESIDENT
514 878 7368
allan.eliskof@rbccm.com

CBRE

CBRE LIMITED

Real Estate Agency
1020 Bouvier Street, Suite 400
Québec City, QC, G2K 0K9

PATRICK SOUCY, SIOR⁽⁴⁾

EXECUTIVE VICE PRESIDENT
581.999.0120
patrick.soucy@cbre.com

MAXIME PAQUET⁽⁵⁾

ASSOCIATE VICE PRESIDENT
418.564.7465
maxime.paquet@cbre.com

WILLIAM GRENON⁽⁶⁾

ASSOCIATE VICE PRESIDENT
418.690.6644
william.grenon@cbre.com

(1) Real Estate Broker; operating under RBC Capital Markets Real Estate Group Inc., Real Estate Agency in the Province of Québec.

(2) Broker; operating under RBC Capital Markets Realty Inc., Brokerage in the Province of Ontario.

(3) Commercial Real Estate Broker; operating under RBC Capital Markets Real Estate Group Inc., Real Estate Agency in the Province of Québec.

(4) Chartered Real Estate Broker; Patrick Soucy Inc.

(5) Commercial Real Estate Broker; Maxime Paquet Services Immobiliers Inc.

(6) Commercial Real Estate Broker; William Grenon Inc.