



# QUÉBEC CITY

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## 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<sup>(1)</sup> 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.

|                              |                     |
|------------------------------|---------------------|
| <b>Area</b>                  | 101,682 sf          |
| <b># of Tenants</b>          | 3                   |
| <b>Year Built / Expanded</b> | 2002 / 2018         |
| <b>Occupancy</b>             | 100% <sup>(2)</sup> |



1984 5e St.

|                     |           |
|---------------------|-----------|
| <b>Area</b>         | 73,860 sf |
| <b># of Tenants</b> | 8         |
| <b>Year Built</b>   | 2014      |
| <b>Occupancy</b>    | 77%       |



1986 5e St.

|                     |           |
|---------------------|-----------|
| <b>Area</b>         | 33,160 sf |
| <b># of Tenants</b> | 3         |
| <b>Year Built</b>   | 2014      |
| <b>Occupancy</b>    | 100%      |



1990 5e St.

|                     |           |
|---------------------|-----------|
| <b>Area</b>         | 51,016 sf |
| <b># of Tenants</b> | 2         |
| <b>Year Built</b>   | 2011      |
| <b>Occupancy</b>    | 100%      |

(1) As at August 1<sup>st</sup>, 2024.

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



4 PROPERTIES  
OF INSTITUTIONAL QUALITY

259,718<sub>SF</sub>  
OF FLEX OFFICE, LAB, TECH  
AND WAREHOUSE SPACE

94% LEASED  
TO HIGH-QUALITY TENANTS

4.5 YRS  
WEIGHTED AVERAGE LEASE TERM<sup>(1)</sup>

# 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<sup>(1)</sup> 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.



505 Du Parc-Technologique Blvd.



1984, 1986 & 1990 5e St.



1990 5e St.



1986 5e St.

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

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