

FOR LEASE

Place du Portage, Phase IV

140 Promenade du Portage
Gatineau, Québec



SPACE TYPE | RETAIL
ADDITIONAL RENT | CONTACT BROKER

BASE RENT | TO BE NEGOTIATED
PROPERTY TAXES | SEPARATE

FEATURES

- Several units available ranging from $\pm 9.1 \text{ m}^2$ (98 square feet) to $\pm 103.2 \text{ m}^2$ (1,111 square feet).
- Located in downtown Hull, just minutes from downtown Ottawa.
- Steps from the Ottawa River, Canadian Museum of History, the historical Chaudière Islands and the new Zibi redevelopment.
- Four complex towers are interconnected and can accommodate approximately 10,000 federal employees.
- Commercial areas are open to employees and the public from Monday to Friday between 7:00 AM and 6:00 PM.
- Easily accessible from the Portage, Chaudière, Alexandria and MacDonald Cartier bridges as well as Highway 5 and Highway 50.
- Co-tenants include Tim Hortons, Sushi Shop and variety of professional services including a dentist and florist.

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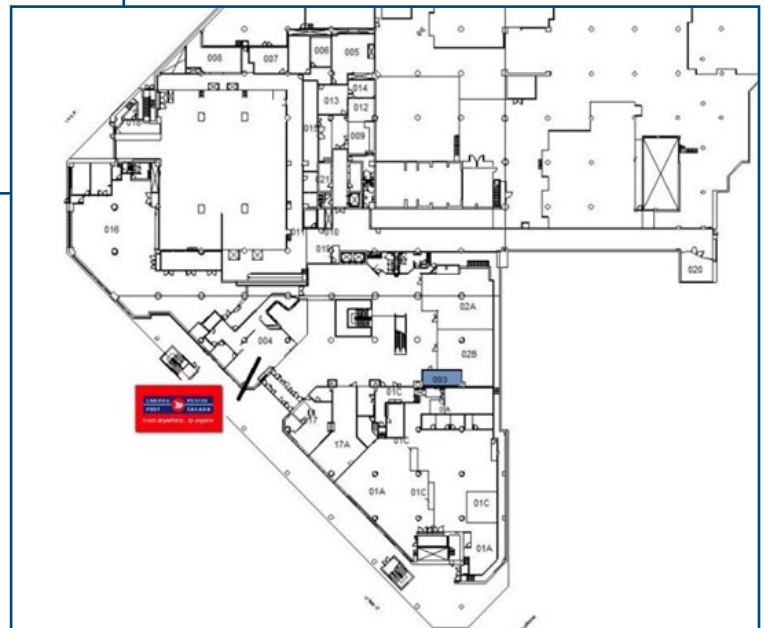


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B2-017	±9.1 m2 (98 SF)	Small storage space available for rent as a complement to the rental of a main commercial or office space.
BOB1-003	±27.3 m2 (294 SF)	Small office space located on level 1, across from Canada post, near Laurier Street.

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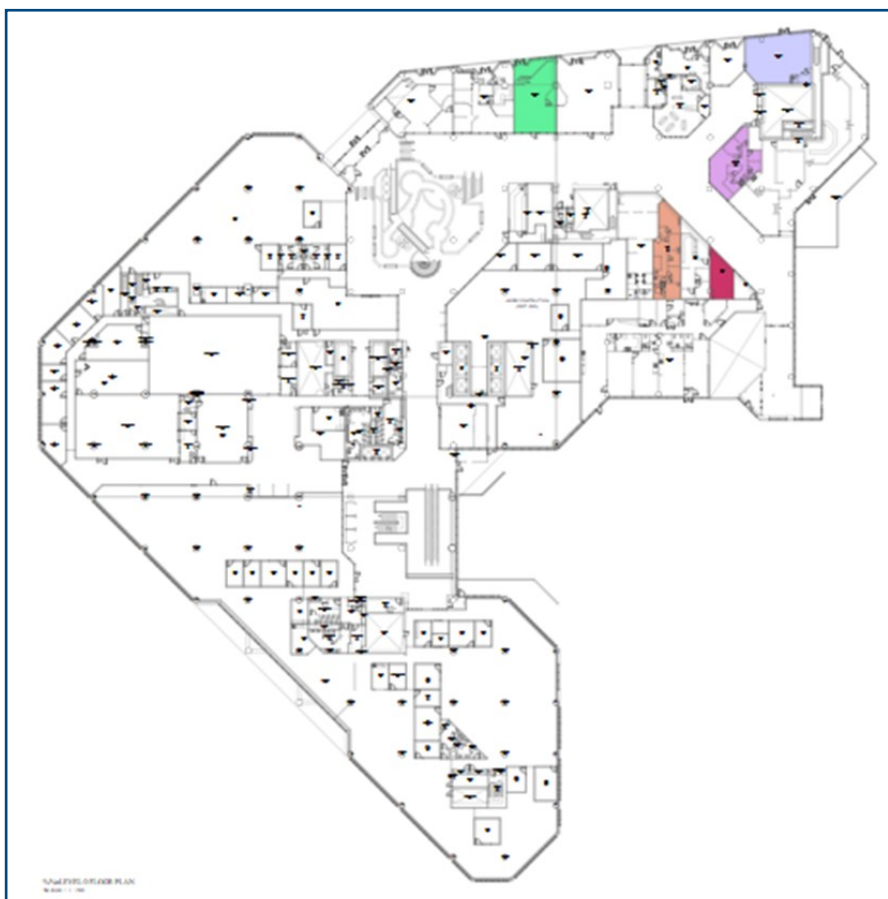
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Ground Floor



Unit 006	±102.0 m2 (1,098 SF)	Large commercial space on two levels with double access from the promenade and from inside the building.
Unit 007	±73.6 m2 (792 SF)	Commercial space with large windows overlooking the main interior corridor.
Unit 010	±75.3 m2 (811 SF)	Commercial space previously used as a hair salon, ideal for a cosmetic clinic, massage therapy center, or any other type of clinic.
Unit 011	±31.9 m2 (343 SF)	Ideal location for a small business, facing the main interior corridor.
Unit 013	±103.2 m2 (1,111 SF)	Ideal location for a small business, with dual access from the promenade and from inside the building.

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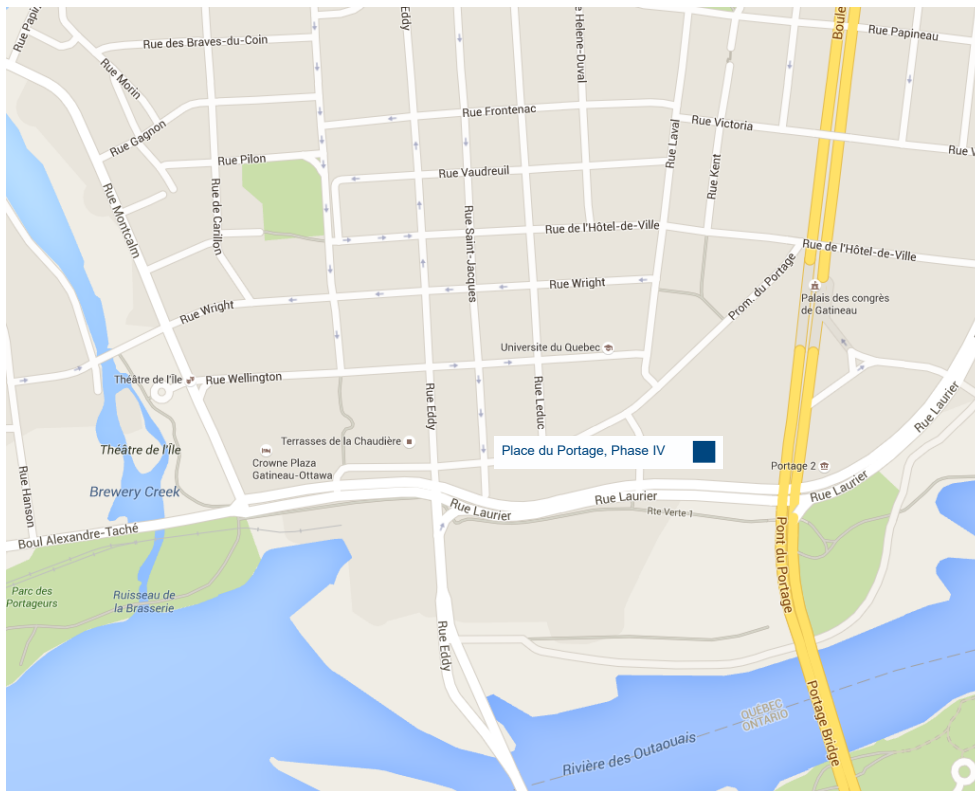
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Location



FOR MORE INFORMATION

Mateo Bramwell Rousseau

Leasing Coordinator / Coordinateur de Location

Real Estate Salesperson, ON & QC / Courtier Immobilier, ON & QC

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