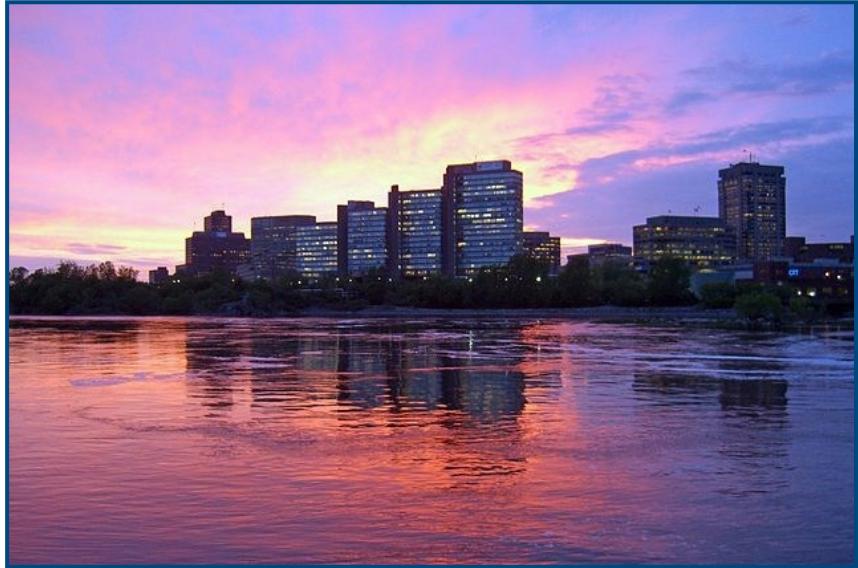


# FOR LEASE

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.

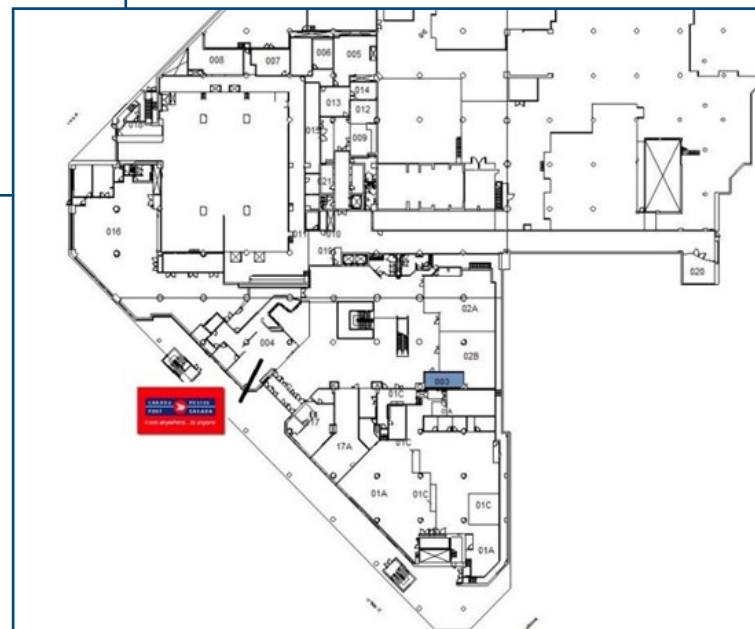
This disclaimer applies to BGIS Société Immobilière Solutions Globales Intégrées Inc. / BGIS Global Integrated Solutions Realty Inc. and to all other divisions of BGIS Global Integrated Solutions Canada LP ("BGIS"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by BGIS, and BGIS does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. BGIS does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient. All Rights Reserved. Not intended to solicit anyone currently under contract.

**BGIS**

BGIS Société Immobilière Solutions Globales Intégrées Inc. /  
BGIS Global Integrated Solutions Realty Inc. | Brokerage  
800 René Lévesque Blvd. W, Unit 345 | Montréal, QC | H3B 1X9 | 1-877-897-6844

# FOR LEASE

Place du Portage, Phase IV  
140 Promenade du Portage  
Gatineau, Québec



B2-017	±9.1 m <sup>2</sup> (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 m <sup>2</sup> (294 SF)	Small office space located on level 1, across from Canada post, near Laurier Street.

This disclaimer applies to BGIS Société Immobilière Solutions Globales Intégrées Inc. / BGIS Global Integrated Solutions Realty Inc. and to all other divisions of BGIS Global Integrated Solutions Canada LP ("BGIS"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by BGIS, and BGIS does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. BGIS does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient. All Rights Reserved. Not intended to solicit anyone currently under contract.



BGIS Société Immobilière Solutions Globales Intégrées Inc. /  
BGIS Global Integrated Solutions Realty Inc. | Brokerage  
800 René Lévesque Blvd. W, Unit 345 | Montréal, QC | H3B 1X9 | 1-877-897-6844

# FOR LEASE

Place du Portage, Phase IV  
140 Promenade du Portage  
Gatineau, Québec

## Ground Floor



<b>Unit 006</b>	$\pm 102.0 \text{ m}^2 (1,098 \text{ SF})$	Large commercial space on two levels with double access from the promenade and from inside the building.
<b>Unit 007</b>	$\pm 73.6 \text{ m}^2 (792 \text{ SF})$	Commercial space with large windows overlooking the main interior corridor.
<b>Unit 010</b>	$\pm 75.3 \text{ m}^2 (811 \text{ SF})$	Commercial space previously used as a hair salon, ideal for a cosmetic clinic, massage therapy center, or any other type of clinic.
<b>Unit 011</b>	$\pm 31.9 \text{ m}^2 (343 \text{ SF})$	Ideal location for a small business, facing the main interior corridor.
<b>Unit 013</b>	$\pm 103.2 \text{ m}^2 (1,111 \text{ SF})$	Ideal location for a small business, with dual access from the promenade and from inside the building.

This disclaimer applies to BGIS Société Immobilière Solutions Globales Intégrées Inc. / BGIS Global Integrated Solutions Realty Inc. and to all other divisions of BGIS Global Integrated Solutions Canada LP ("BGIS"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by BGIS, and BGIS does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. BGIS does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient. All Rights Reserved. Not intended to solicit anyone currently under contract.

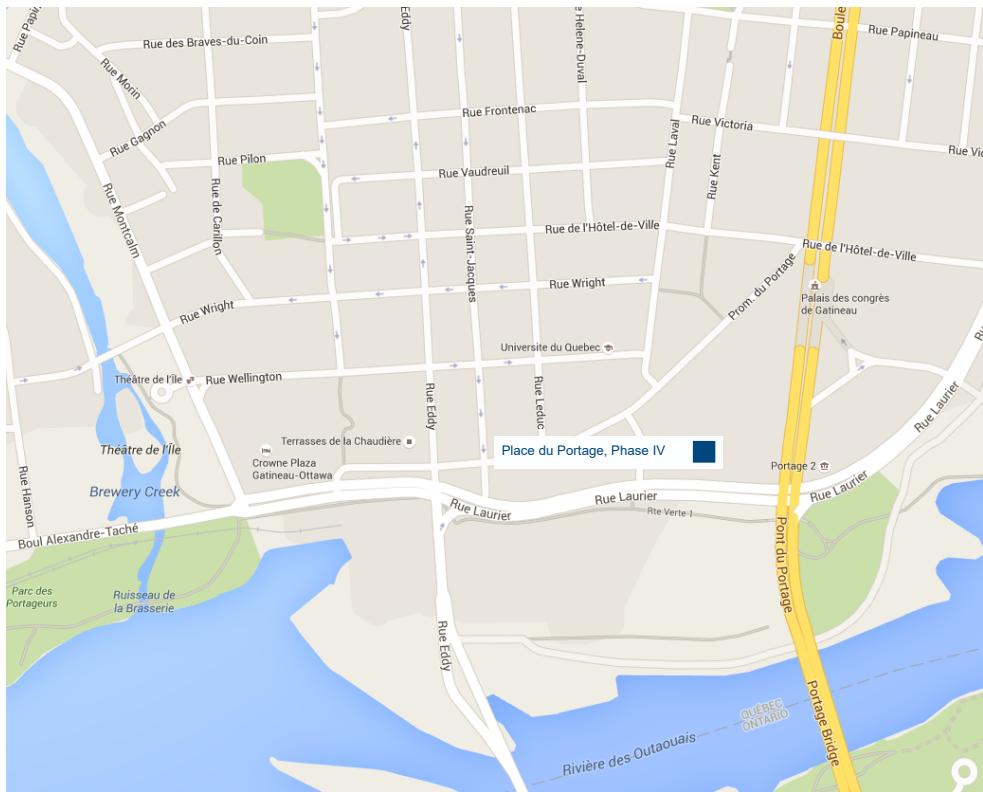
**BGIS**

BGIS Société Immobilière Solutions Globales Intégrées Inc. /  
BGIS Global Integrated Solutions Realty Inc. | Brokerage  
800 René Lévesque Blvd. W, Unit 345 | Montréal, QC | H3B 1X9 | 1-877-897-6844

# FOR LEASE

Place du Portage, Phase IV  
140 Promenade du Portage  
Gatineau, Québec

## Location



## FOR MORE INFORMATION

**Mateo Bramwell Rousseau**

Leasing Coordinator / Coordinateur de Location

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

**438-282-7692**

[matt.bramwell@bgis.com](mailto:matt.bramwell@bgis.com)

This disclaimer applies to BGIS Société Immobilière Solutions Globales Intégrées Inc. / BGIS Global Integrated Solutions Realty Inc. and to all other divisions of BGIS Global Integrated Solutions Canada LP ("BGIS"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by BGIS, and BGIS does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. BGIS does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient. All Rights Reserved. Not intended to solicit anyone currently under contract.

**BGIS**

BGIS Société Immobilière Solutions Globales Intégrées Inc. /  
BGIS Global Integrated Solutions Realty Inc. | Brokerage  
800 René Lévesque Blvd. W, Unit 345 | Montréal, QC | H3B 1X9 | 1-877-897-6844