

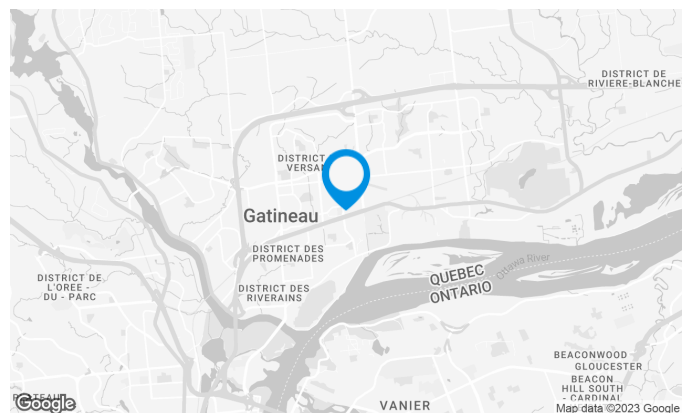
Two-storey brick building located in downtown Gatineau, this building is only minutes away from Highway 50 and the interprovincial bridges. The building is less than one kilometer from Les Promenades de Gatineau Shopping Center, Sports Center, House of Culture, Cegep, Restaurant and Shopping Center.

Building characteristics

TOTAL LEASING AREA	45,000 sq. ft.
YEAR OF RENOVATION	2007
YEAR OF CONSTRUCTION	2003
NUMBER OF FLOORS	2
HVAC HOURS	From 6 am to 6 pm

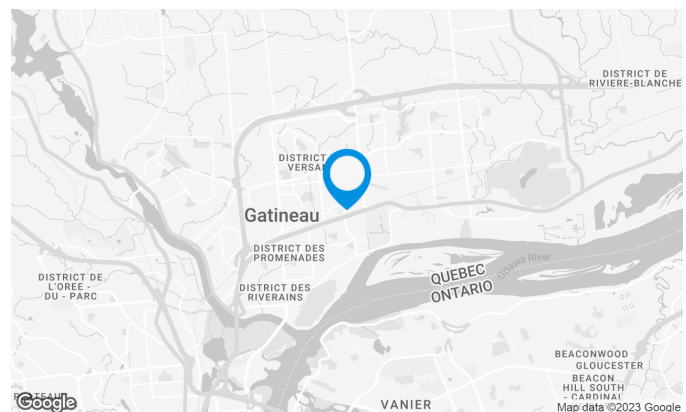
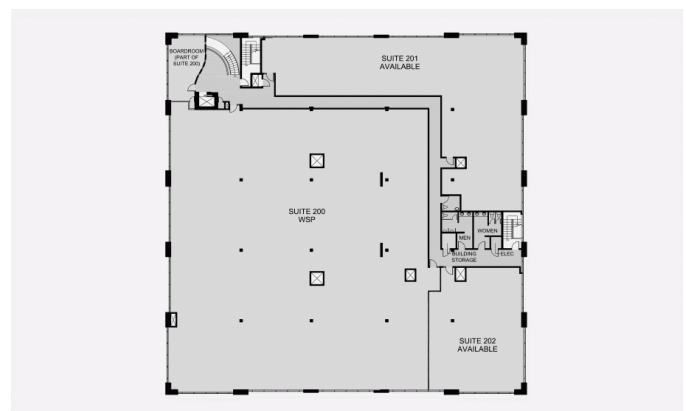
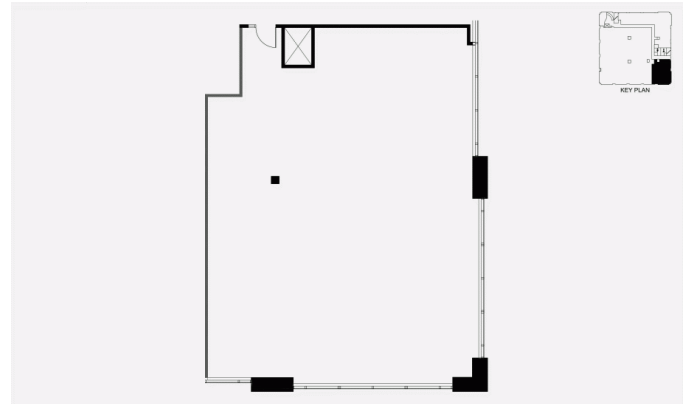
BUILDING ACCESSIBILITY

OUTDOOR PARKING	100
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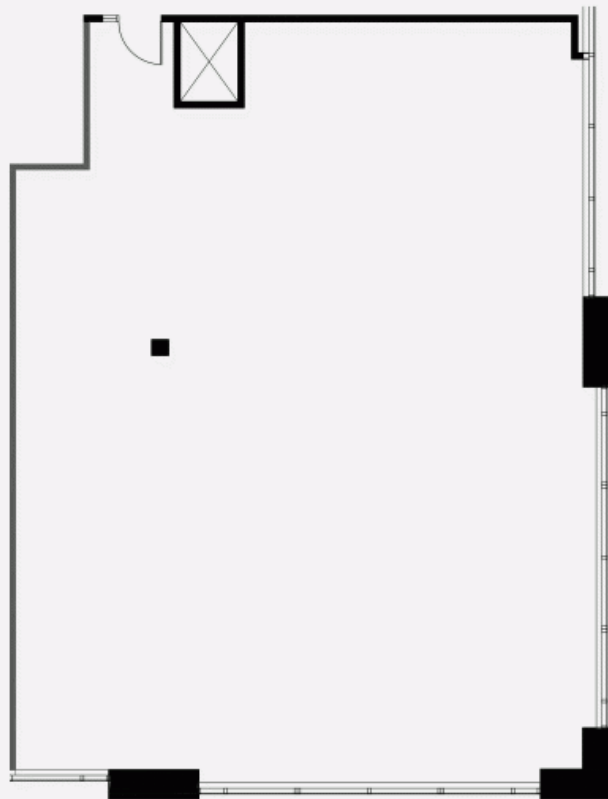


Space characteristics

AVAILABLE LEASING AREA	2,362 sq. ft.
NUMBER OF FLOORS	1
FLOOR AREA	22,500 sq. ft.
ADDITIONNAL RENT	\$13.38 /sq. ft.
COMMENTS / NOTES	This suite has offices by the window with glass door that allows light to come in the suite. Otherwise open concept with high ceiling.



PLAN - 1



PLAN - 2

