

PMML

160, BOULEVARD DE L'HÔPITAL

GATINEAU

MULTI-TENANT OFFICE PROPERTY | ±55,635 SQ FT | 6 FLOORS

OLIVIER PAYNE

TEAM OLIVIER PAYNE
REAL ESTATE BROKER

OLIVIER.PAYNE@PMML.CA | 438-888-7688



(514) 360-3603 | (418) 476-0186 | (819) 569-2537



INFO@PMML.CA

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Asking price:
\$13,000,000

EXECUTIVE SUMMARY

DESCRIPTION

A detached, six-story commercial office building constructed in 1991, totaling approximately 55,635 sq ft of gross floor area. Located in the Carrefour des Affaires business park at 160 Boulevard de l'Hôpital in Gatineau, it houses several professional tenants and offers ample outdoor parking.

ASSET STRENGTHS

- ±55,635 sq ft gross floor area
- 6 floors
- Diverse multi-tenant occupancy
- Excellent visibility
- Large outdoor parking lot

OPPORTUNITY

High-quality institutional office building with a strategic location at the intersection of Hospital and Gappe Boulevards.



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ASSET HIGHLIGHTS

55,635 SQ FT OFFICE BUILDING

CONSTRUCTION

- Construction 1991
- 6 floors
- Detached building
- Steel and concrete structure

SURFACES

- Gross area: 55,635 sq ft
- Leasable area: 51,022 sq ft
- Average area per unit: $\pm 1,700$ sq ft

OCCUPATION

- Multi-tenant office building
- Approximately 30 premises
- Business and administrative tenants
- Private organizations and companies

PARKING

- Approximately 95 spaces
- Outdoor parking



STRATEGIC LOCATION

Located at the intersection of Hospital Boulevard and Gappe Boulevard, in the immediate vicinity of Maloney Boulevard West.

ROAD ACCESSIBILITY

Quick access to Highway 50 and major roadways.

BUSINESS ENVIRONMENT

Close to shops, restaurants, government institutions and services.

MOBILITY

- Walk Score : 83
- Bike Score : 95
- Transit Score : 58



TECHNICAL CHARACTERISTICS OF THE ASSET

GENERAL INFORMATION

- Commercial office building
- Construction 1991
- 6 floors
- Detached building
- Steel and concrete structure
- Reinforced concrete foundations

BUILDING ENVELOPE

- Reflective glass curtain wall
- Architectural aggregate
- Commercial double-glazed windows with aluminum frames
- Steel frame doors
- Membrane roofing

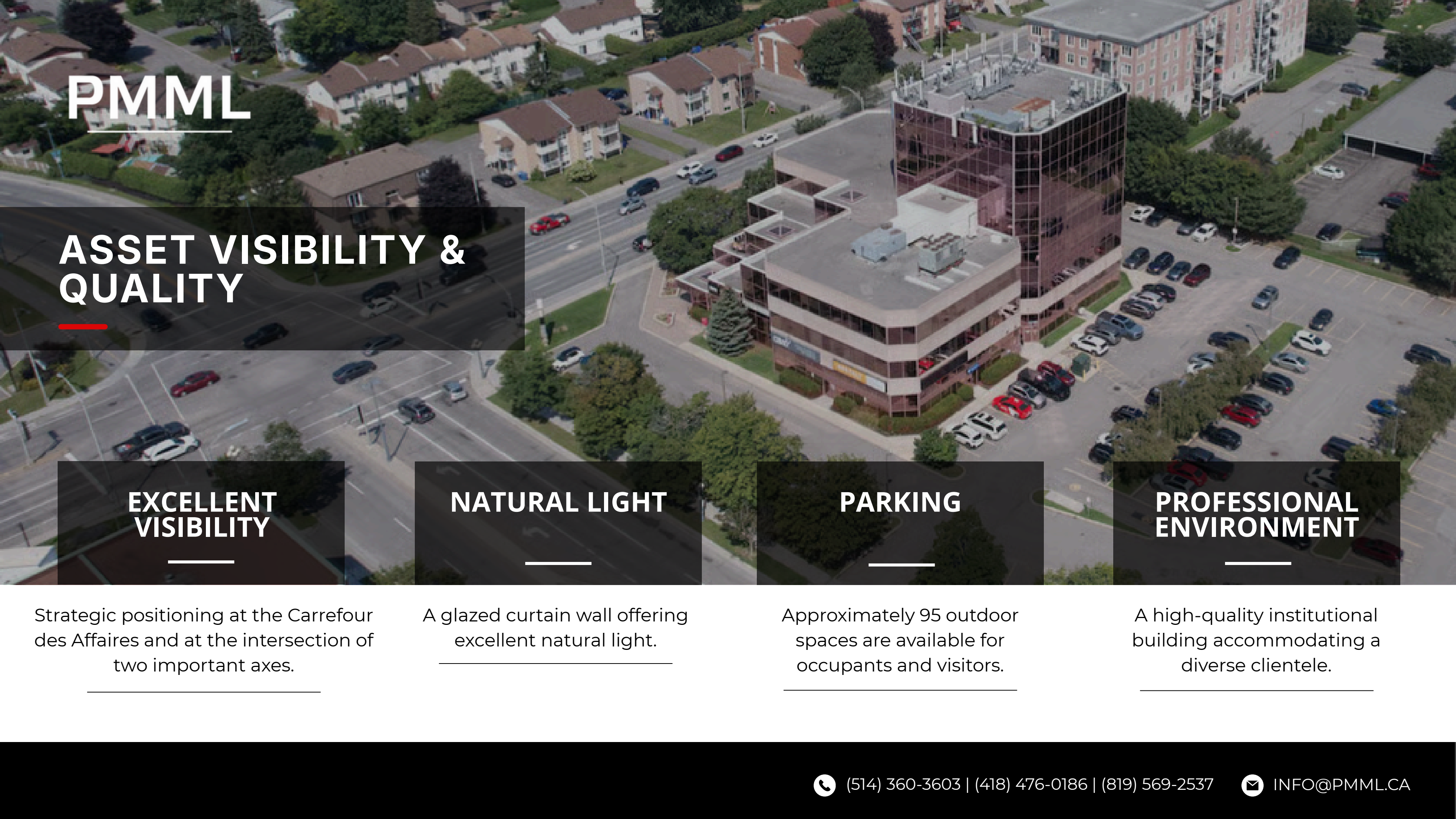
BUILDING SYSTEMS

- Mechanical units on the roof
- Additional electric baseboard heaters
- Water heater
- 600-amp / 600-volt main electrical service
- Elevators
- HVAC System

SECURITY

- Sprinkler system
- Fire alarm system
- Alarm system





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ASSET VISIBILITY & QUALITY

EXCELLENT VISIBILITY

Strategic positioning at the Carrefour des Affaires and at the intersection of two important axes.

NATURAL LIGHT

A glazed curtain wall offering excellent natural light.

PARKING

Approximately 95 outdoor spaces are available for occupants and visitors.

PROFESSIONAL ENVIRONMENT

A high-quality institutional building accommodating a diverse clientele.





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For more information about this opportunity,
please contact us!

OLIVIER PAYNE

SENIOR VP | REAL ESTATE BROKER | PMML PARTNER

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