

**PMML**

Unit 204  
**Commercial**  
149-161 Saint-René Ouest, Gatineau


**FOR RENT**



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## RENTAL SPACE DESCRIPTION

For rent! Commercial property located in a strategic location on Saint-René Boulevard West in Gatineau. This space of approximately 800 square feet consists of three closed offices, a small kitchen, and an open area that can accommodate one or two other desks.

### STRATEGIC AREA FOR

Office

### SERVICES OFFERED IN THE BUILDING

Cleaning service in the common areas (common toilet and corridors).

**AVAILABLE AREA SQ. Ft.**

800 SQ. Ft.





**AVAILABILITY**

Now

**CONTIGUOUS SPACE**

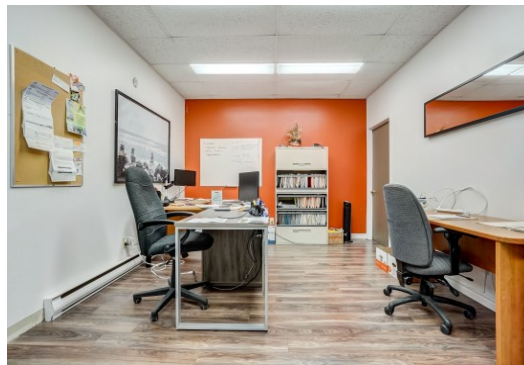
None

**CONTIGUOUS AVAILABLE AREA**

None

**Transit Score**

52



**Bike Score**

69



**Walk Score**

40



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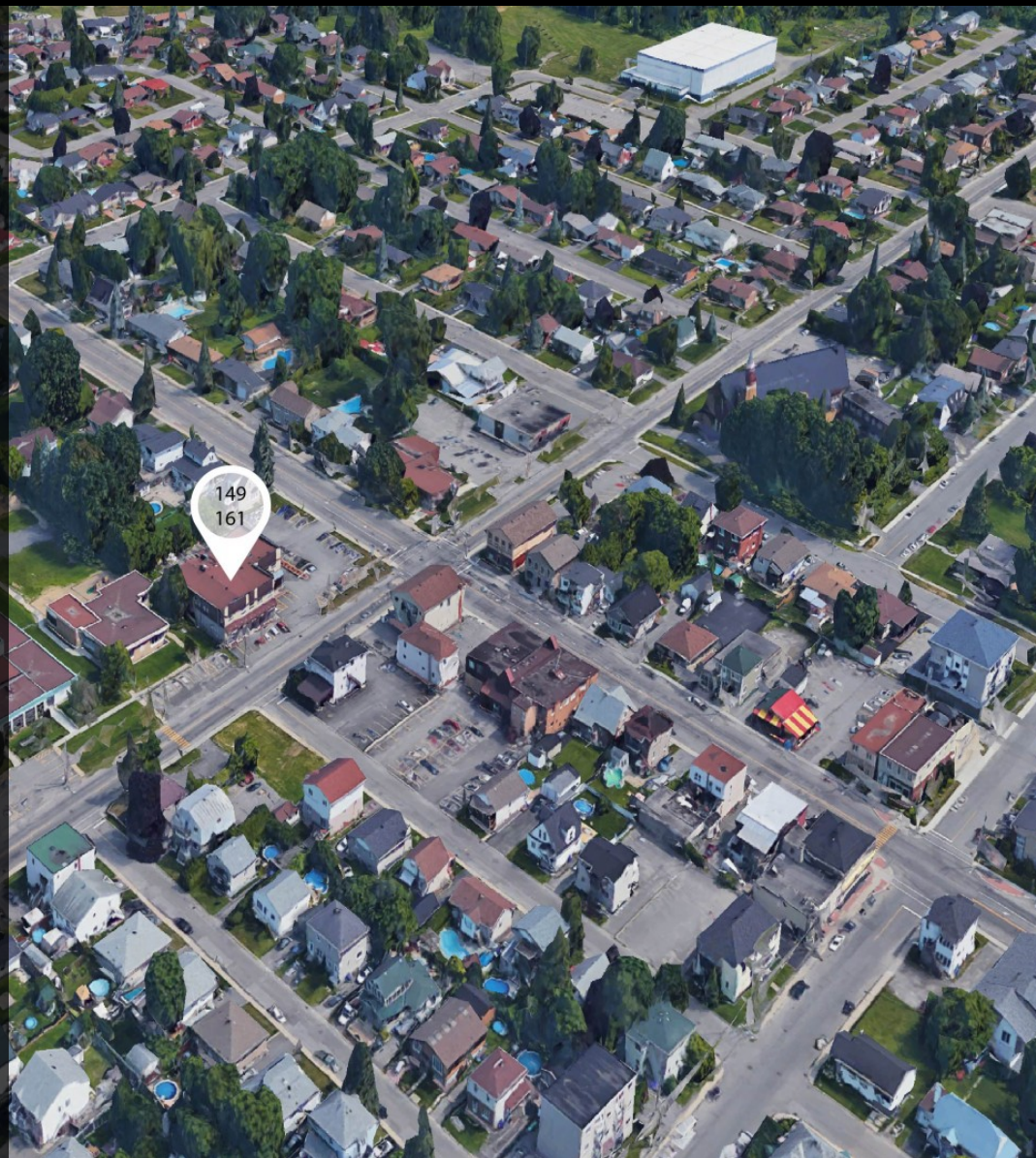




149-161 Saint-René Ouest, Gatineau

## MAIN ATTRACTIONS OF THE AREA

- Surrounded by many other businesses and services in the Main Street and St. René Boulevard West areas.
- Near Maloney boulevard which is a main artery in the city of Gatineau.





# CHARACTERISTIC OF THE SPACE

## YEAR OF RENOVATION

N/A

## CURRENT DEVELOPMENT

Office

## FREE HEIGHT

9

## RECEPTION AREA

No

## INTERNET AND TELECOM

To be verified

## SECURITY

To be verified

## MEETING ROOM

No

## HEATING

To be verified

## MANAGER'S OFFICE

No

## KITCHENETTE

No

## AIR CONDITIONING

To be verified

## DAILY CLEANING

Yes, for the common areas (common toilet and corridors).

## WASHROOMS

Yes (common toilet)

## ELECTRICITY

Electric baseboards

## ELEVATOR

No

## OTHER INFORMATION

Terms : 3 - 10 Years

# RENT CONDITIONS TERMS OF LEASE

5 YEARS

#

204

## FLOORS

Ground Floor

## AVAILABLE AREA

800 SQ. FT.

## BASE RENT

1400\$ monthly

## ESTIMATED ADDITIONAL RENT

\$ / SQ. FT.

## ALLOCATION

## AVAILABILITY

Now

10 YEARS

#

204

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Ground Floor

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Now

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## ACCESS

Corner of Main street and Saint-René boulevard

### PUBLIC TRANSPORTS

73

### BIKE STORAGE

No

### INTERIOR PARKING

No

### PRICE RESERVED PARKING SPACE

N/A

### OUTDOOR PARKING

Yes

### PRICE NON-RESERVED PARKING SPACE

N/A

## ZONING

### SIGNAGE OPPORTUNITY

Yes



