

FOR SALE

Industrial Flex Warehouse with Office

200 de la Technologie Boulevard, Gatineau



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FOR SALE

Executive Summary

Colliers International (the “Agency”) is pleased to present the opportunity to acquire the property located at 200 de la Technologie Boulevard in Gatineau, Quebec (the “Property”). This flexible, institutional-quality facility offers a rare blend of functionality and adaptability through a combination of office, warehouse, and technological research space—all situated in a strategic location with direct access to downtown Gatineau and just a 14-minute drive to the city of Ottawa.

The Property consists of an L-shaped, two-storey, brick-clad open office building connected by a two-storey, brick-clad link to a single-storey warehouse and technological research facility clad in brick and metal. The bright, well-appointed interiors feature a mix of open-concept work areas and enclosed offices, supported by a full suite of amenities including conference rooms, six training rooms, public phone areas, security offices, locker and shower facilities, and a soft room. The warehouse section includes four loading docks, enhancing operational efficiency.

With 622 free on-site surface parking spaces and an efficient layout designed for collaborative and technical operations, 200 boulevard de la Technologie represents a rare opportunity for investors or owner-users in the National Capital Region.

Investment Highlights

- Office with warehouse and research facility
- 622 free on-site parking spaces
- Abundance of amenities across both floors
- Warehouse equipped with 4 loading docks & mezzanine
- Direct access to downtown Gatineau
- Only a 14-minute drive to the city of Ottawa



The Property

Details	
Address	200 de la Technologie boulevard
Location	Gatineau, Quebec
Use	Office Building
Floors	2
Year Built	1989
Land Area	932,111 SF
Gross Leasable Area	140,125 SF
Elevators	2
Parking	609 regular stalls and 13 accessible stalls, totaling 622
Office Height Mezzanine	8.87 ft
Warehouse Clear Ceiling Height	21 ft
Loading Docks	4 docks in total (3 on the north façade and 1 on the east façade)
Zoning	
Height	Min: 1 Floor Max: 4 Floors
Zoning	Industrial (i) Research and Development (i1) Industrial Manufacturing (i2)
Max Site Coverage	50%
Municipal Evaluation (2025)	
Land Value	\$2,597,900
Building Value	\$15,502,800
Property Value	\$18,100,700
Municipal Tax	\$55,176.27
School Tax	\$1,270.62



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MULTIFUNCTIONAL BUSINESS HUB
- 

4 LOADING DOCKS & MEZZANINE
- 

622 FREE ON-SITE PARKING SPACES
- 

SEVERAL AMENITIES
- 

DIRECT ACCESS TO DOWNTOWN GATINEAU
- 

2 ACCESSIBLE ELEVATORS

Building Specifications

The Property features an L-shaped, two-storey office building with a brick exterior, connected via a two-storey brick walkway to a one-storey warehouse and technological research center finished in brick and metal. The interiors are bright and thoughtfully designed, offering a combination of open-plan workspaces and private offices. They are complemented by a comprehensive range of on-site amenities, including conference rooms, six training rooms, designated phone booths, security offices, locker and shower areas, and a soft room. The warehouse section also includes four loading docks, providing added operational convenience.

Office Breakdown

Open office space and blend of small and large meeting rooms

Entirety of 2 nd Floor	33,113 SF
Part of Ground Floor	39,183 SF
Office Height Mezzanine	8.87 ft

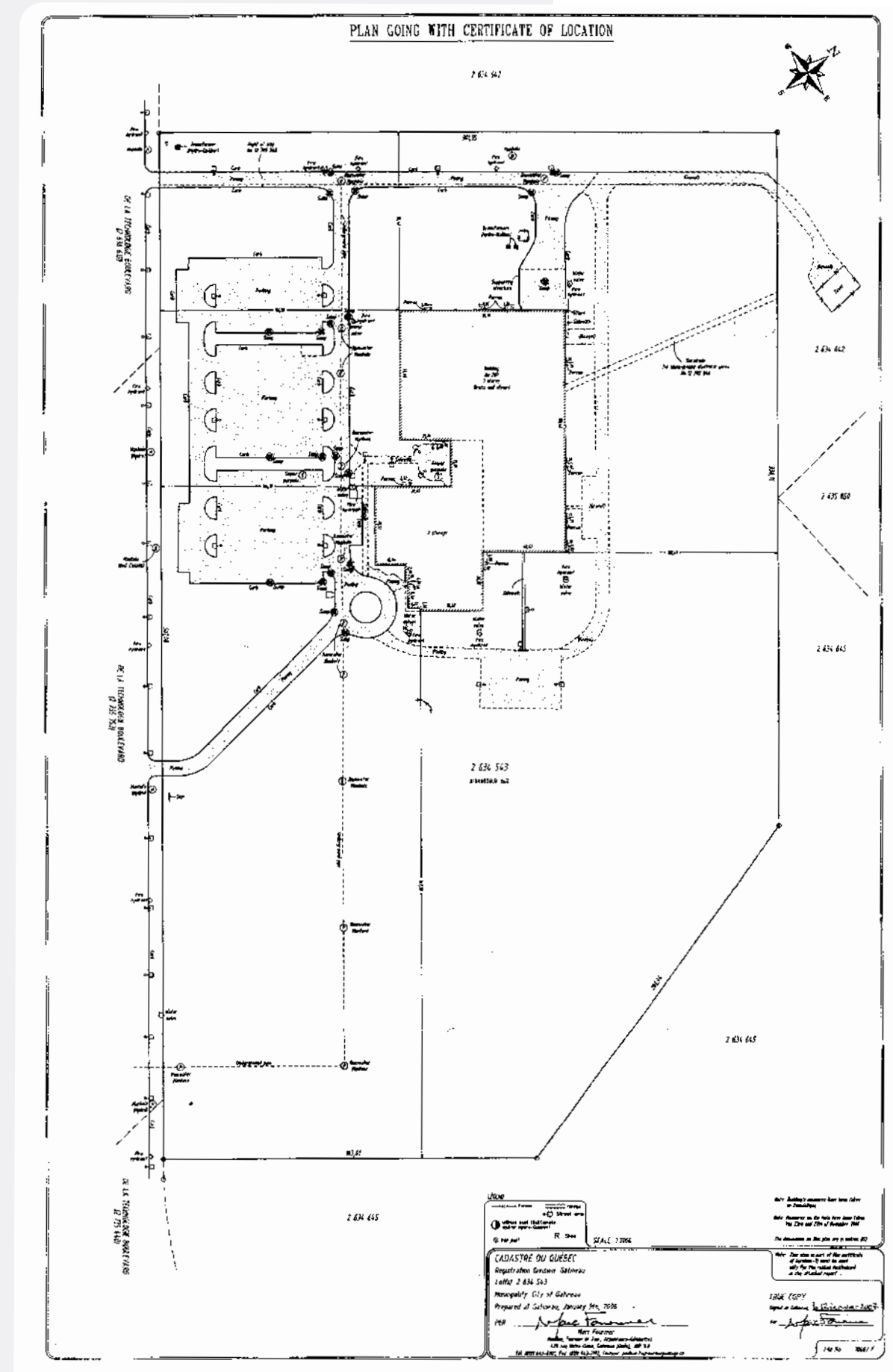
Warehouse Breakdown

4 docks in total (3 on the north façade and 1 on the east façade)

Part of Ground Floor	11,885 SF
Clear Ceiling Height	21 ft

About the Amenities

This institutional-grade facility features an impressive range of on-site amenities designed to support both collaborative and technical operations. Tenants benefit from bright, open-concept work areas, enclosed offices, conference rooms, six training rooms, and a dedicated research center. The building includes a welcoming reception area, locker and shower facilities, elevators, a cafeteria, kitchen, public phone areas, and a soft room. The warehouse section is equipped with four loading docks, while the property also features a private courtyard, roundabout drop-off, and 622 free on-site parking spaces.



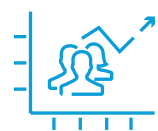
About the Area

Located in Gatineau’s thriving Technological Park, 200 boulevard de la Technologie offers direct access to Highway 5 and is just minutes from downtown Gatineau and Ottawa. Surrounded by leading tech firms, research centers, and federal institutions, the area is a hub for innovation and business growth. With strong transit links and a balance of green space and urban convenience, the property is ideally positioned for long-term value in the National Capital Region.

Demographics – 3km Radius



Population
8,115



Median Age
43.4



Average Household Income
\$122,015



Total Households
3,814



Avg. Persons per Household
2.1



Employment Rate
91.3%



Neighbourhood Highlights

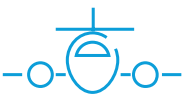
Strategic High-Tech Campus in Gatineau's Thriving Innovation and Research Corridor

Located in the heart of Gatineau's Technological Park, 200 boulevard de la Technologie is surrounded by a growing ecosystem of innovation, green space, and modern amenities. The area offers quick access to cafés, restaurants, fitness centers, and essential services that support a productive work environment. Nearby, tenants benefit from proximity to major federal agencies, research institutions, and corporate campuses, reinforcing the area's appeal as a high-performance business hub. Just minutes from downtown Gatineau and Ottawa, the property is also well-served by local transit and key highways, offering seamless connections to both city centers. This dynamic setting combines functionality with convenience which becomes ideal for office, R&D, or institutional use.




Highway A5

2 min | 1.9 km



Airport

20 min | 28.7 km

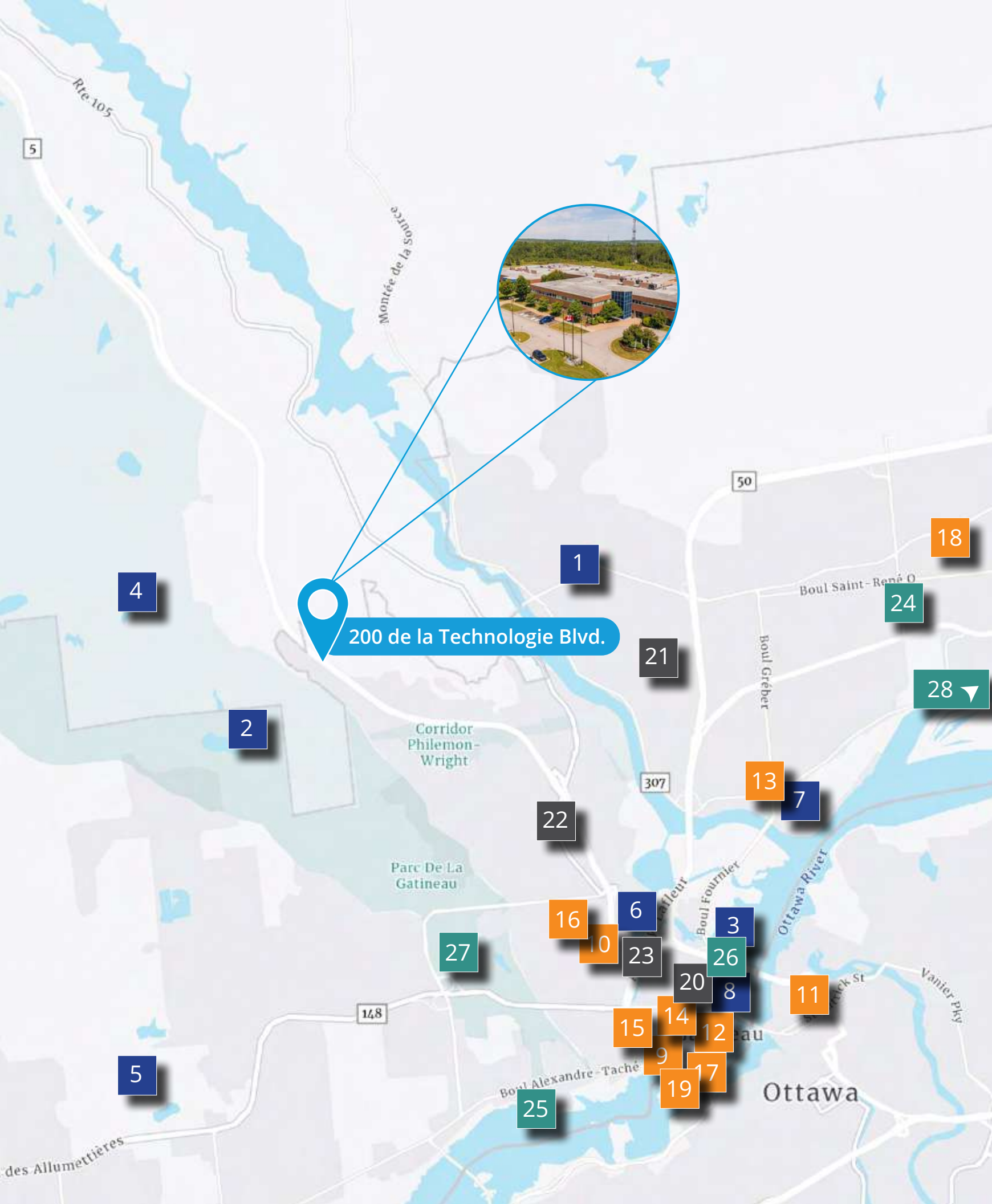


Downtown Gatineau

12 min | 13.8 km

Amenities Within 1 km Radius | 200 De la Technologie Boulevard

★ ATTRACTIONS		15	Caméline
1	Marais de Touraine	16	La Foubrac
2	Domaine Mackenzie-King	17	Astoria
3	Winterlude	18	Resto Bistro Rumeur
4	Zip lines and aerial parks	19	Le 138
5	Hippie Rock	☕ CAFÉS & QUICK BITES	
6	Lac Leamy Casino	20	Café Dépôt
7	Hot Air Balloon Festival	21	Brûlerie Élixir
8	Canadian Museum of History	22	Café Aladdin
🍴 RESTAURANTS		23	Fidélité
9	Soif Bar à vin	🌳 GREEN SPACES & PARKS	
10	Sans Façon	24	De la Cité
11	Sterling Restaurant	25	Brébeuf
12	Clandestin	26	Leamy Lake
13	Gaga Patate	27	Gatineau
14	Chez Fatima	28	Place Jean-Paul-Riopelle

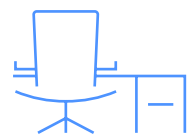


Direct Highway Access to **Downtown Gatineau & Ottawa**

200 boulevard de la Technologie offers unmatched accessibility with **immediate access to Highway 5**, providing a direct route to both **downtown Gatineau and Ottawa**. This strategic location ensures seamless connectivity for commuters, businesses, and visitors, with **travel times to the urban core reduced to just minutes**. Whether heading into the heart of Gatineau or crossing into Ottawa, the property's proximity to major thoroughfares positions it as an **ideal hub for regional mobility**.



Market Overview



The overall office market has remained at similar levels to last year in terms of transaction tallies in the Gatineau area. Well-located assets continue to fair well with a gradual recovery in the sector being observed. Flight-to-quality trends continue to persist with landlords adapting to market conditions. Since the beginning of the year, there have been fewer industrial transactions taking place year-over-year, however market sentiment is optimistic for the remainder of the year.

Areas in and around Gatineau-Ottawa have seen office vacancy rates decline for multiple quarters in a row. Assets with strong tenancy bases have remained resilient with signs of increased activity in the quarters ahead. A combination of strong tenancies followed by return to office mandates will continue to favor a strong office market.

Overall vacancies have declined for three consecutive quarters in the office sector. Industrial and flex spaces have also been resilient as asking rents have risen nearly 10% year-over-year in the area. A noteworthy statistic has shown industrial rents surpassing office rents, this positions flex-spaces with both office and industrial sections in a great position moving forward.

Source: Colliers Research



For more information about this offering please contact:

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