

Unit 210

Retail business

380 - 402 Alexandre-Tache, Hull

— **FOR RENT**



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PMML.CA



RENTAL SPACE DESCRIPTION

Large commercial space for rent located on Alexandre-Taché Boulevard, a few minutes from Ottawa. Prime location for high visibility. Freshly renovated with large windows. Gross space of a little over 6953 sq. ft. available now. The landlord is flexible as to the desired size for a potential tenant. Possibility of subdivision according to needs.

STRATEGIC AREA FOR

Office space, Professional services of all kinds, Retail, etc.

SERVICES OFFERED IN THE BUILDING

To be verified

AVAILABLE AREA SQ. Ft.

6 953 SQ. Ft.

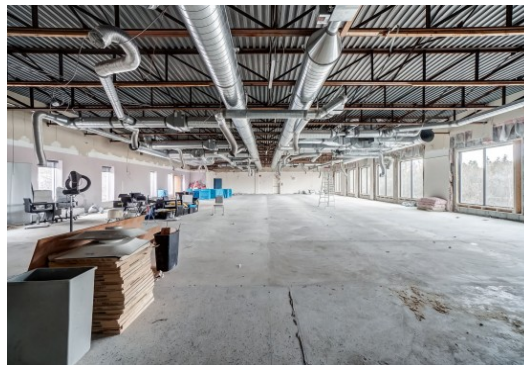


AVAILABILITY
Now

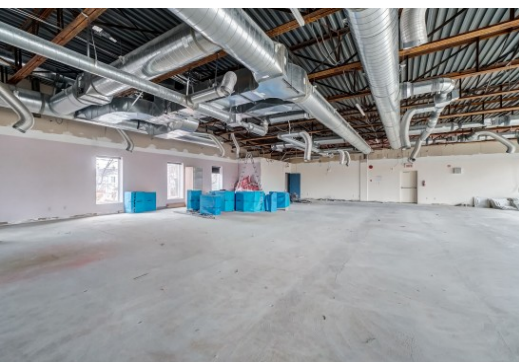
CONTIGUOUS SPACE
3500 to 7000
sq. ft.

CONTIGUOUS AVAILABLE AREA
3500 to 7000 sq. ft.

Transit Score
50



Bike Score
98



Walk Score
54



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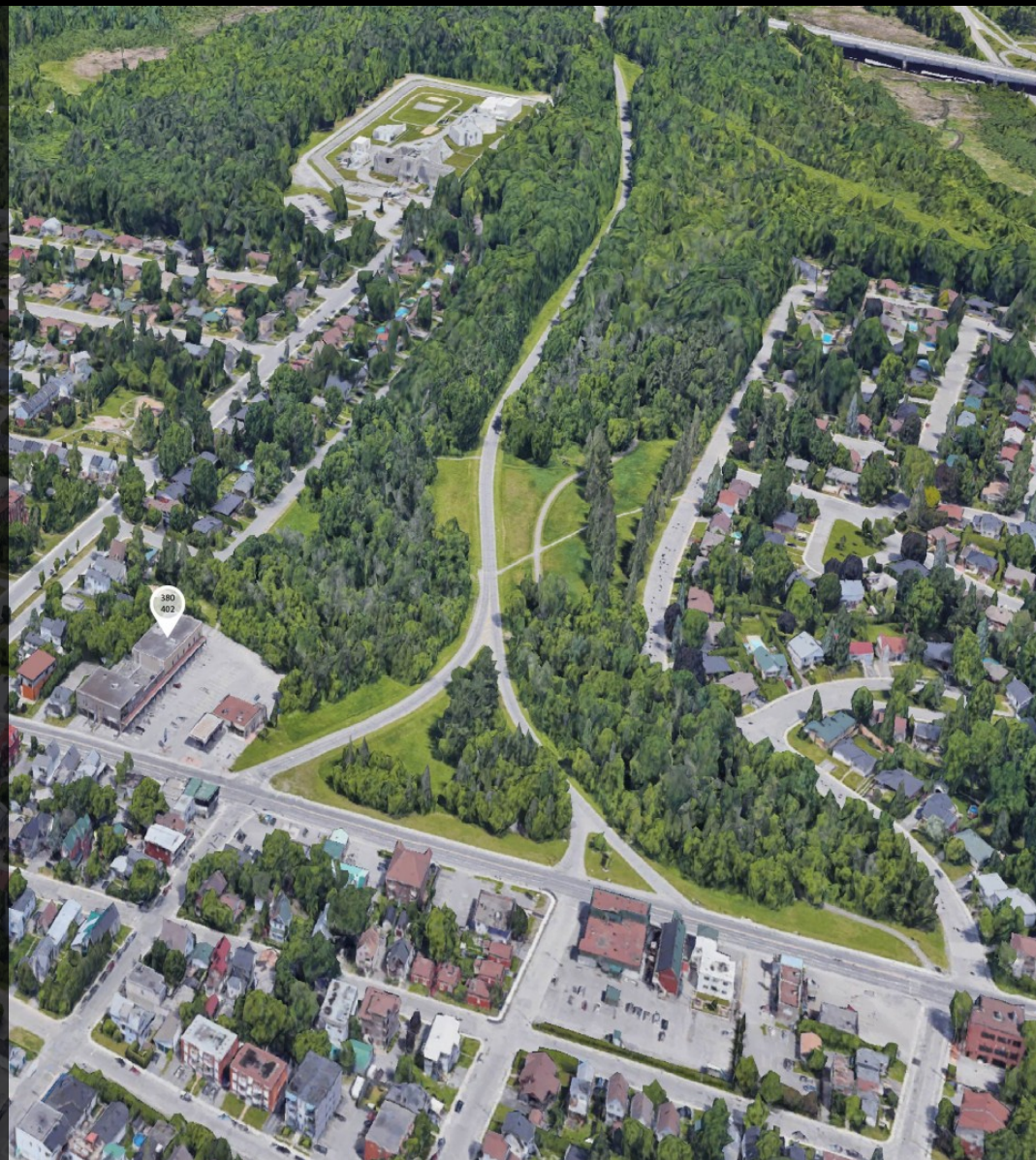
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380 - 402 Alexandre-Tache, Hull

MAIN ATTRACTIONS OF THE AREA

- Located on a busy boulevard
- Minutes from Ottawa
- Close to all services
- Area in strong growth



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CHARACTERISTIC OF THE SPACE

YEAR OF RENOVATION

2022

CURRENT DEVELOPMENT

N/A

FREE HEIGHT

RECEPTION AREA

To be verified

INTERNET AND TELECOM

Yes

SECURITY

Alarm system

MEETING ROOM

To be verified

HEATING

Centrale

MANAGER'S OFFICE

Office located in the building

KITCHENETTE

To be verified

AIR CONDITIONING

Centrale

DAILY CLEANING

No

WASHROOMS

To be built

ELECTRICITY

Yes

ELEVATOR

No

OTHER INFORMATION

Moitié du local (possibilité de subdivision flexible) 3500 à 7000 pc. TERME DE LOCATION: 5 years - 20 ans.

RENT CONDITIONS TERMS OF LEASE

5 Years

#

210

FLOORS

2

AVAILABLE AREA

6 953 SQ. FT.

BASE RENT

12,00 \$ / SQ. FT. +GST/+PST

ESTIMATED ADDITIONAL RENT

8\$ / SQ. FT.

ALLOCATION

AVAILABILITY

Now

20 Years

#

210

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AVAILABILITY

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ACCESS

Boul. Alexandre-Taché / Prom. de la Gatineau

PUBLIC TRANSPORTS

Bus: 18, 22, 23, 24, 29, 34, 40, 41, 45, 47, 55, 59, 134, 334, 534

BIKE STORAGE

No

INTERIOR PARKING

N/A

PRICE RESERVED PARKING SPACE

Free

OUTDOOR PARKING

Yes

PRICE NON-RESERVED PARKING SPACE

Free

ZONING

Zone: Co-12-018

Residential H

Commercial CMI, CFI

SIGNAGE OPPORTUNITY

Yes

