



LOUIS ST. LAURENT BUILDING
555 BOULEVARD DE LA CARRIÈRE

GATINEAU, QUEBEC, CANADA

IPA | INSTITUTIONAL
PROPERTY
ADVISORS
A DIVISION OF
MARCUS & MILLICHAP, BROKERAGE

INVESTMENT SUMMARY

Marcus & Millichap

THE OFFERING

Marcus & Millichap REIS Quebec Inc., (“Marcus & Millichap”) and Institutional Property Advisors, a division of Marcus & Millichap, Brokerage (“IPA”) (the “Advisor”), on behalf of the “Vendor,” are pleased to offer for sale a 100% freehold interest in 555 Boulevard de la Carrière, Gatineau, Québec (the “Property”).

555 Boulevard de la Carrière consists of 449,264 SF of Gross Leasable Area is strategically positioned in Gatineau’s Hull sector, widely recognized as the city’s primary federal office and employment node. The Property fronts directly onto Boulevard de la Carrière,

The Property is vacant and offers a compelling opportunity for an owner-user seeking immediate control of a well-located asset, or for an investor to execute a targeted leasing strategy and capture upside through lease-up.





CONFIDENTIAL INVESTMENT MEMORANDUM

INVESTMENT HIGHLIGHTS

Municipal Address	555 Boulevard De La Carrière
Building Name	Louis St. Laurent
Site Area	12.61 acres
Net Rentable Area (NRA)	449,264 SF
Floor Plate	74,880 SF
Storeys (Above Grade)	6
Parking	2.15/1000 SF (966 Stalls)
Frontage	~752.9 FT Along Boulevard De La Carriere
Zoning	C0-08-017
Elevators	Eight (8)

EXTERIOR GALLERY



INTERIOR GALLERY

ATRIUM



LOCATIONAL OVERVIEW

GATINEAU'S HULL SECTOR

Located in the heart of downtown Gatineau's Hull sector, 555 de la Carrière Boulevard benefits from a strategic position at the core of the Outaouais region. The Property is situated along one of Gatineau's primary commercial corridors, directly across from downtown Ottawa, approximately 10 minutes by car, offering immediate proximity to federal institutions, major employers, and key urban amenities on both sides of the Ottawa River.

Hull is not simply a local downtown—it is a core federal employment and administrative centre within Canada's capital region, providing long-term institutional importance, economic stability, and strategic real estate value. Its proximity to multiple interprovincial bridges ensures efficient connectivity to Ottawa's central business district and key government nodes.

Beyond its governmental importance, the Hull sector offers a dynamic urban environment supported by cultural, entertainment, and lifestyle amenities. The property is located just minutes from the iconic Casino du Lac-Leamy, one of the region's most prominent entertainment destinations. The surrounding area features a growing mix of restaurants, cafés, hotels, residential developments, and waterfront green spaces, contributing to sustained daytime activity and strong after-hours vibrancy.

Connectivity remains a key asset of 555 de la Carrière Boulevard. The property is serviced by multiple STO Rapibus routes and benefits from immediate access to major arterial roads and interprovincial bridges, facilitating efficient commuting throughout Gatineau and Ottawa. This accessibility, combined with Hull's institutional significance within the National Capital Region, positions the property as a highly attractive and resilient location for office and mixed-use tenants.



555 DE LA CARRIÈRE BLVD

GATINEAU, QC, CANADA

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