

# 1 Place Laval, Laval, QC, H7N 1A1

## Suite #350

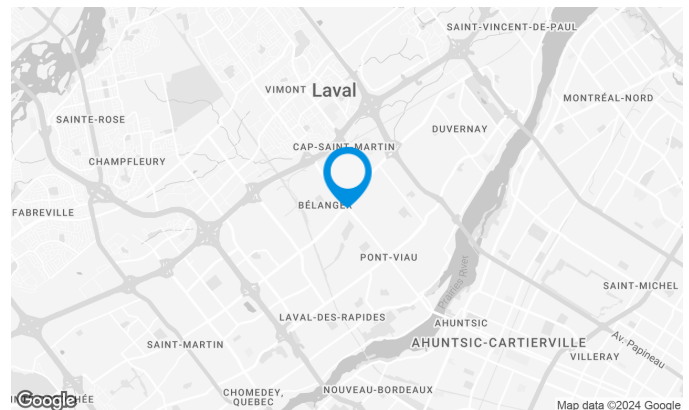
6-storey building with more than 110,000 square feet in leasable area, strategically located at the intersection of Saint-Martin and Des Laurentides Boulevards.

### Building characteristics

|                    |                                       |
|--------------------|---------------------------------------|
| TOTAL LEASING AREA | 109,000 sq. ft.                       |
| NUMBER OF FLOORS   | 6                                     |
| ASCENCEURS         | 2                                     |
| SPRINKLERS         | Yes                                   |
| GENERATOR          | Yes                                   |
| HVAC HOURS         | Monday to Friday: 7:30 AM to 6 PM     |
| SECURITY           | Security guard, access cards, cameras |
| BUILDING SERVICES  | Bank, daycare                         |

### BUILDING ACCESSIBILITY

|                         |                                                                                  |
|-------------------------|----------------------------------------------------------------------------------|
| PARC À VÉLOS DISPONIBLE | Yes                                                                              |
| ROAD ACCESS             | Des Laurentides Boulevard (335), Saint-Martin Boulevard West, De Grenoble Street |
| BUS                     | 17, 27, 31, 41, 43, 60, 73, 74                                                   |



**Julie Coulombe**

LEASING ASSISTANT  
LEASING

**T 418 681-6300**

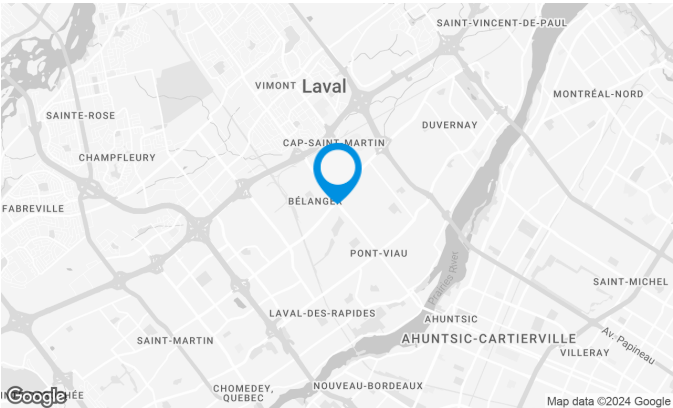
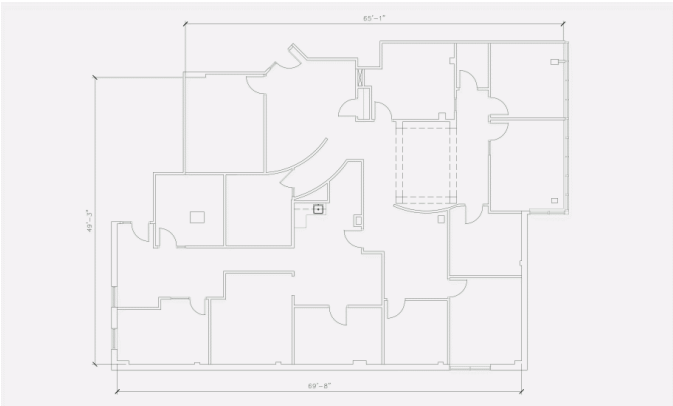
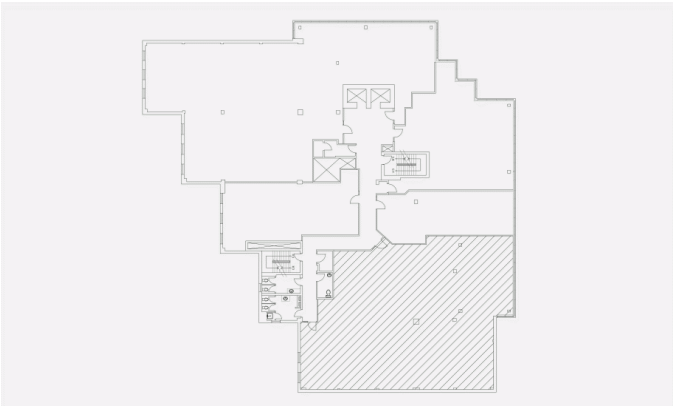
**E JULIE.COULOMBE@COMINAR.COM**

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Space characteristics

|                        |                                       |
|------------------------|---------------------------------------|
| AVAILABLE LEASING AREA | 3,930 sq. ft.                         |
| NUMBER OF FLOORS       | 1                                     |
| FLOOR AREA             | 13,352 sq. ft.                        |
| ADDITIONNAL RENT       | \$12.28 /sq. ft.                      |
| ENERGY                 | Included                              |
| COMMENTS / NOTES       | This local has existing improvements. |



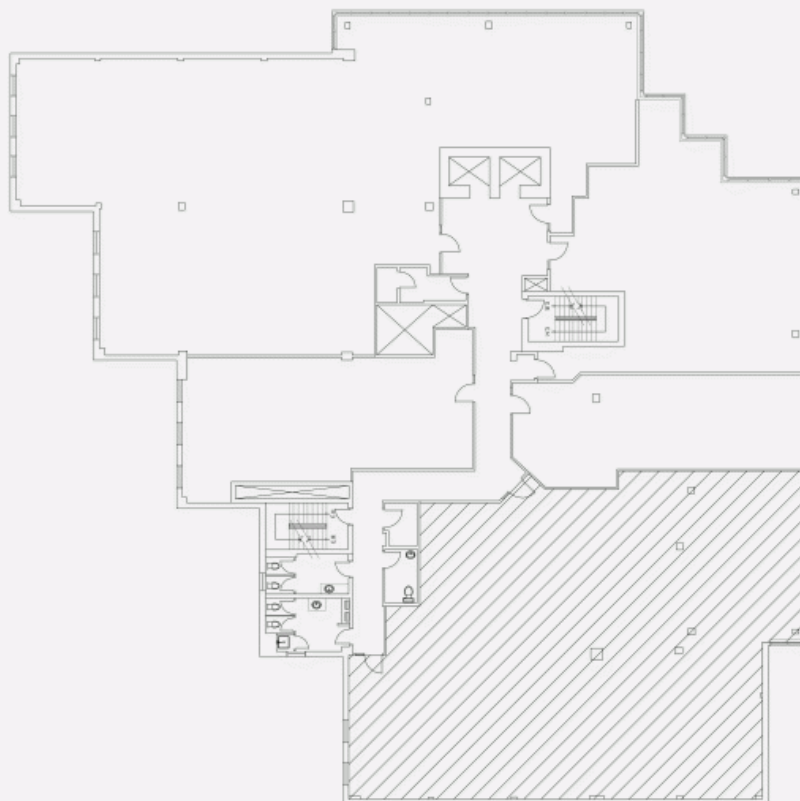
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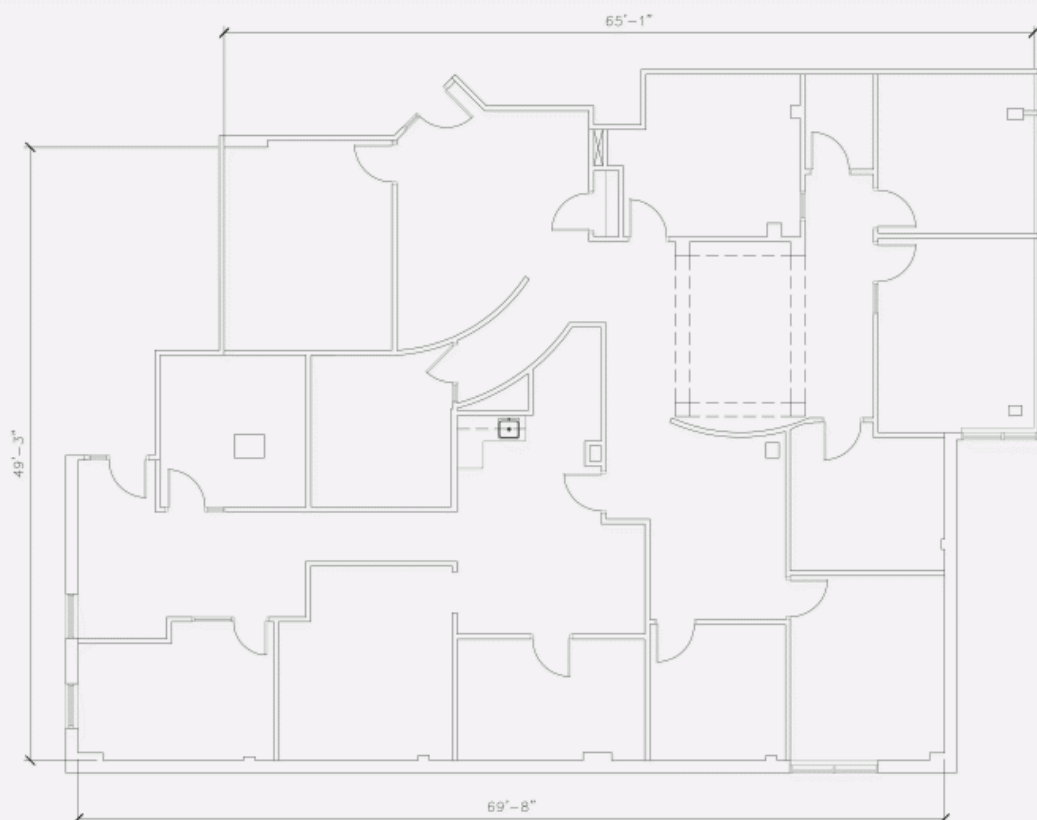
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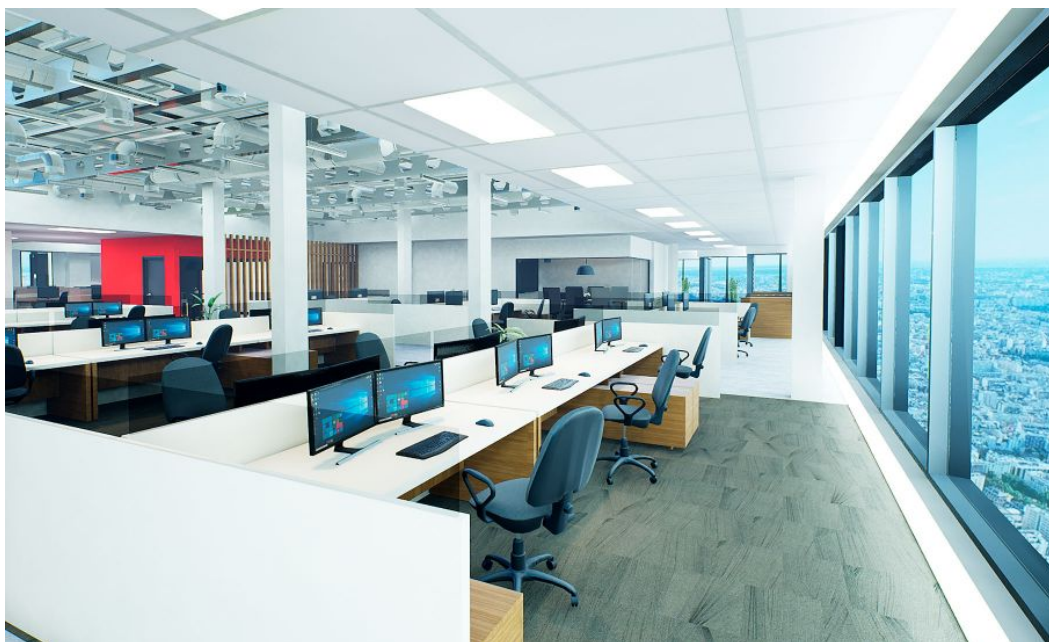
LOCATION PLAN



LAYOUT PLAN



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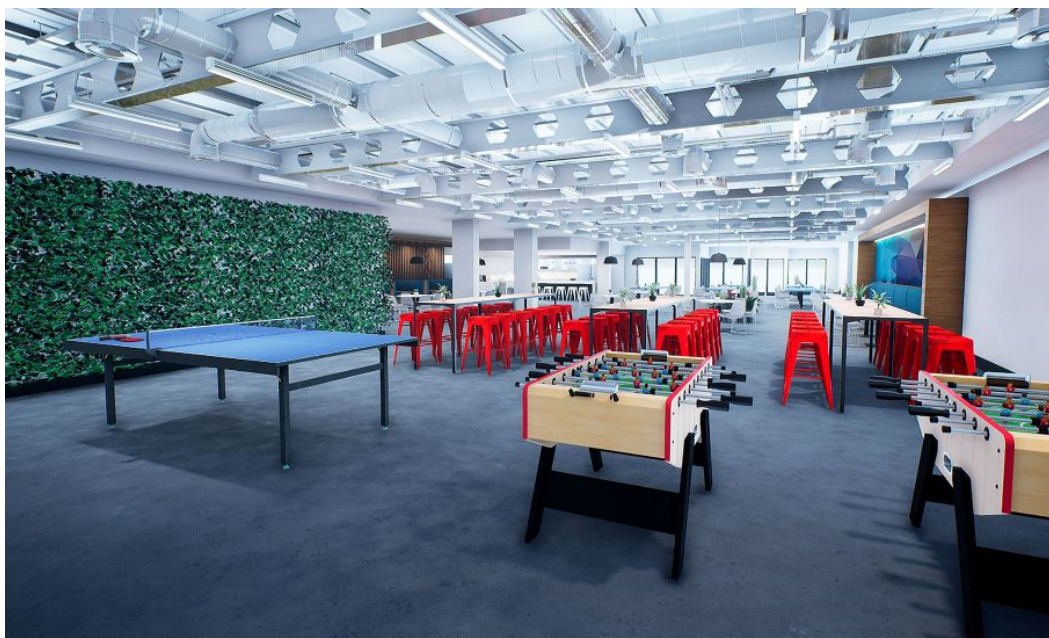
Modeling - artistic representation only

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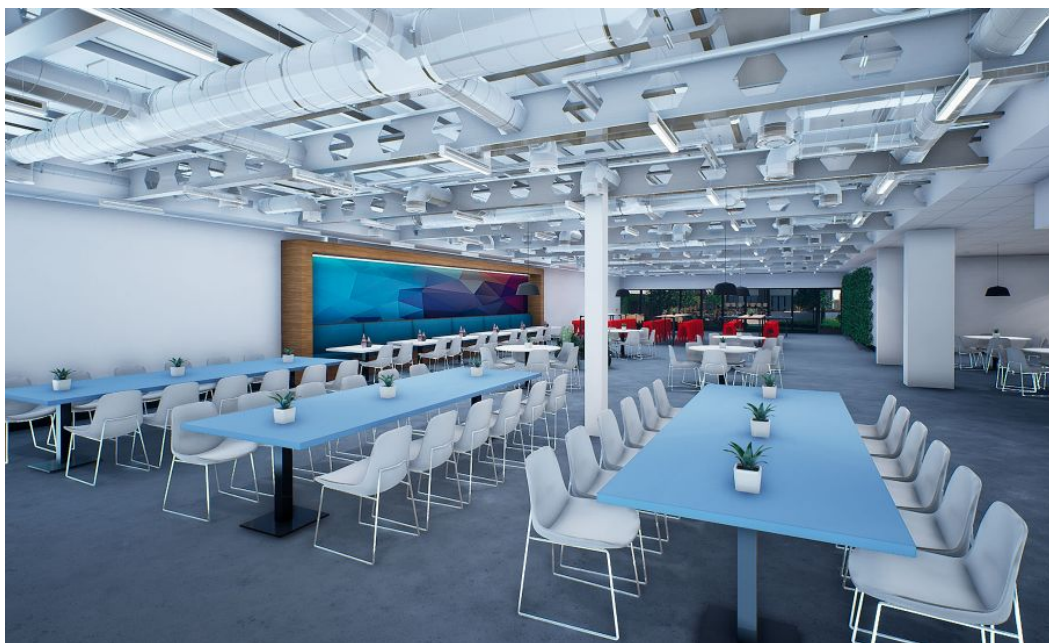
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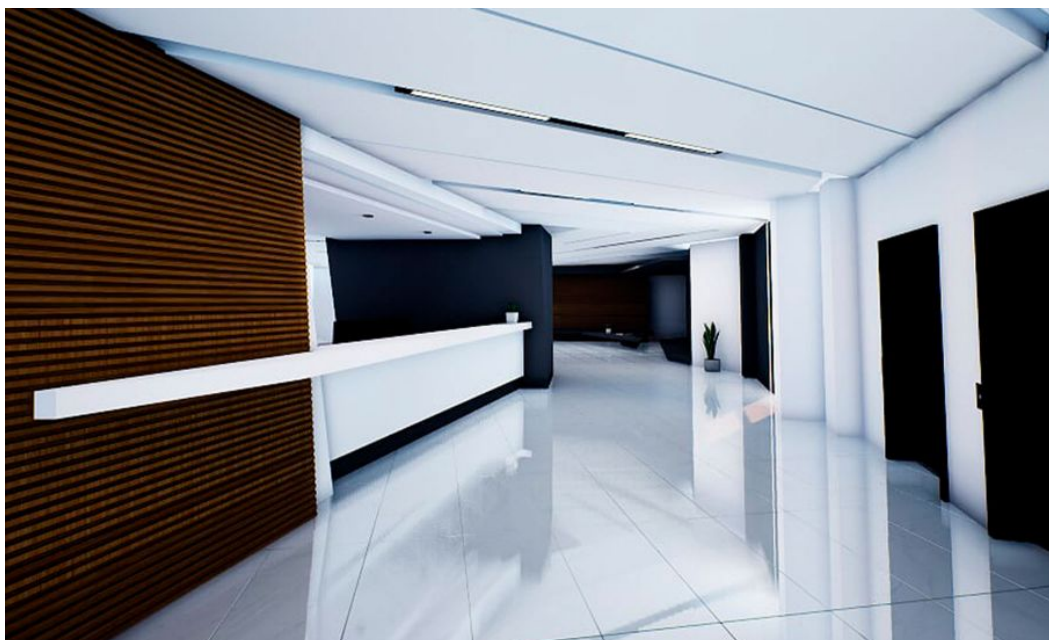
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