

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

## Suite #485



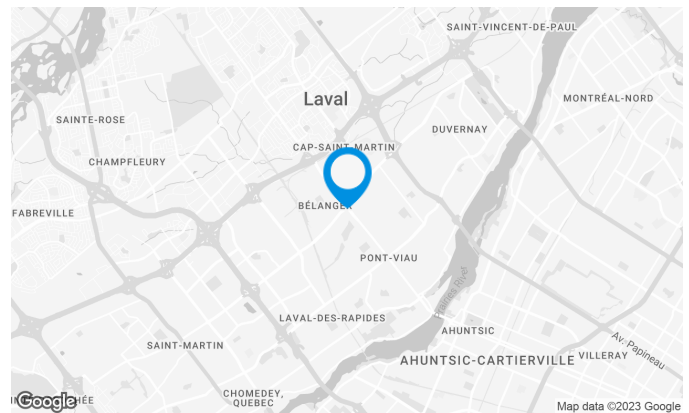
This tower boasts a prime location at the corner of Saint-Martin Boulevard and Grenoble Street, with a total of 100,000 square feet of rental space over 5 levels.

### Building characteristics

TOTAL LEASING AREA	101,930 sq. ft.
NUMBER OF FLOORS	5
ASCENCEURS	2
OPTICAL FIBER	Yes
SPRINKLERS	Yes
HVAC HOURS	Monday to Friday: 7:30 AM to 6 PM
SECURITY	Security guards, access cards, cameras
BUILDING SERVICES	Bank

### 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



**François Laurence**

TRANSACTION MANAGER  
COMMERCIAL REAL ESTATE BROKER

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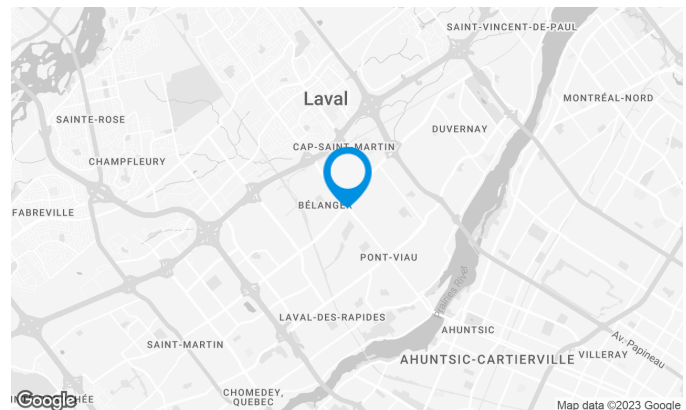
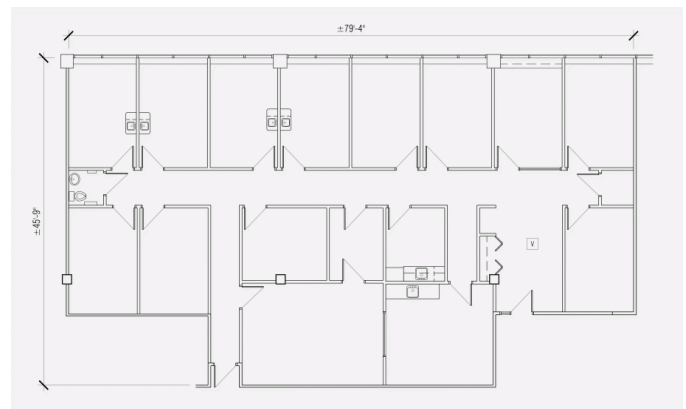
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### Space characteristics

AVAILABLE LEASING AREA	3,588 sq. ft.
AVAILABILITY	Immediate
NUMBER OF FLOORS	1
FLOOR AREA	25,000 sq. ft.
ADDITIONAL RENT	\$14.05 /sq. ft.
ENERGY	Included
COMMENTS / NOTES	Existing improvements



**François Laurence**

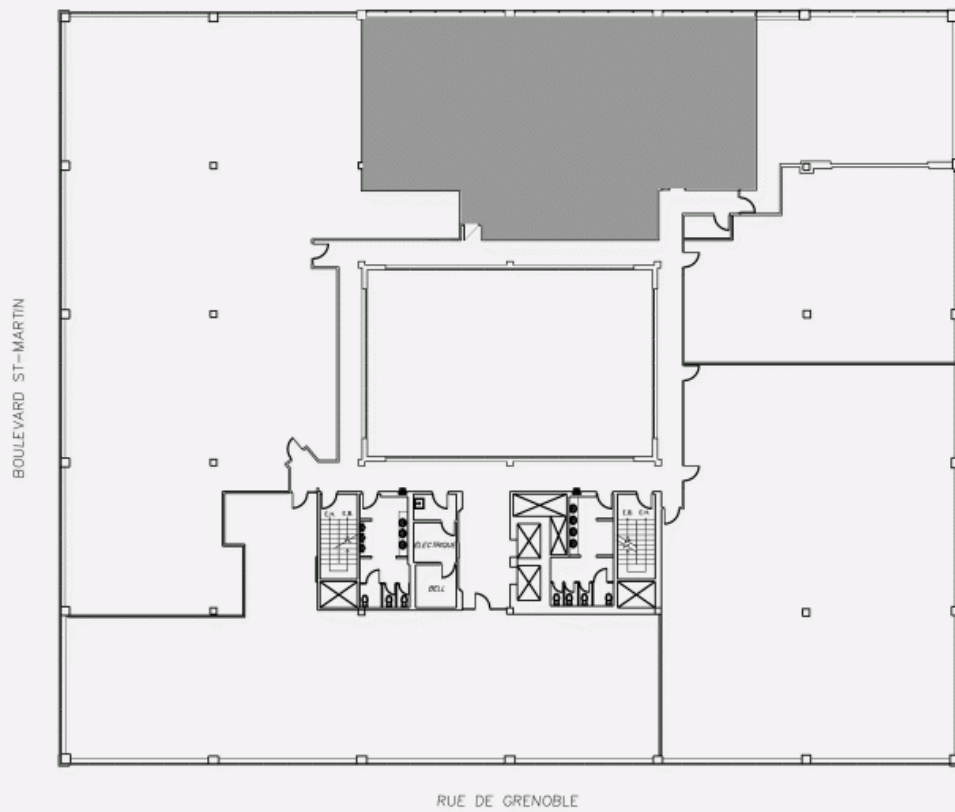
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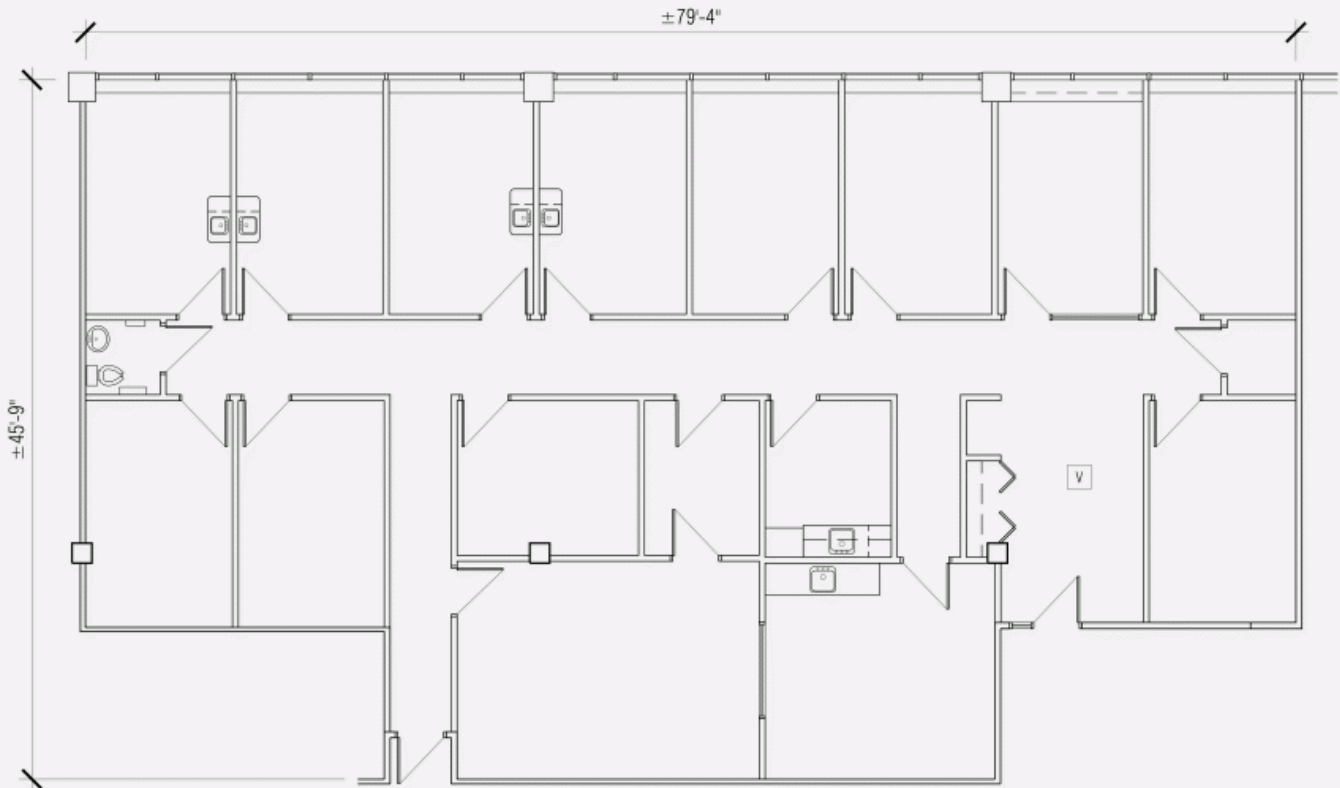
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LOCATION PLAN



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## LAYOUT PLAN



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