

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

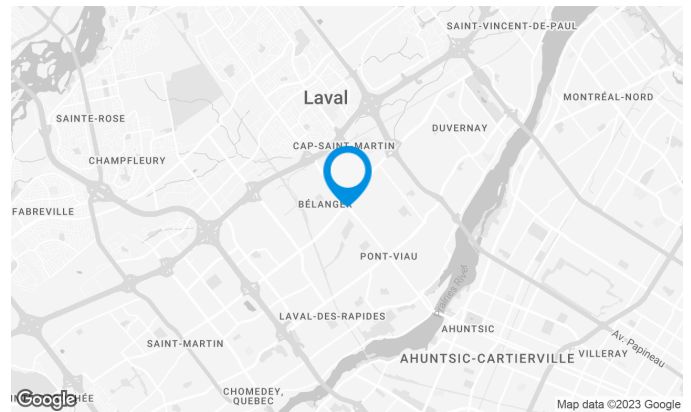
With over 185,000 square feet of leasable space, this building is home to a federal passport office, one of many services available within the complex.

## Building characteristics

TOTAL LEASING AREA	188,077 sq. ft.
NUMBER OF FLOORS	5
ELEVATORS	2
OPTICAL FIBER	Yes
SPRINKLERS	Yes
GENERATOR	Yes
HVAC HOURS	Monday to Friday: 7:30 AM to 6 PM
SECURITY	Security guards, access cards, cameras
BUILDING SERVICES	Restaurant, passport office

## 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**

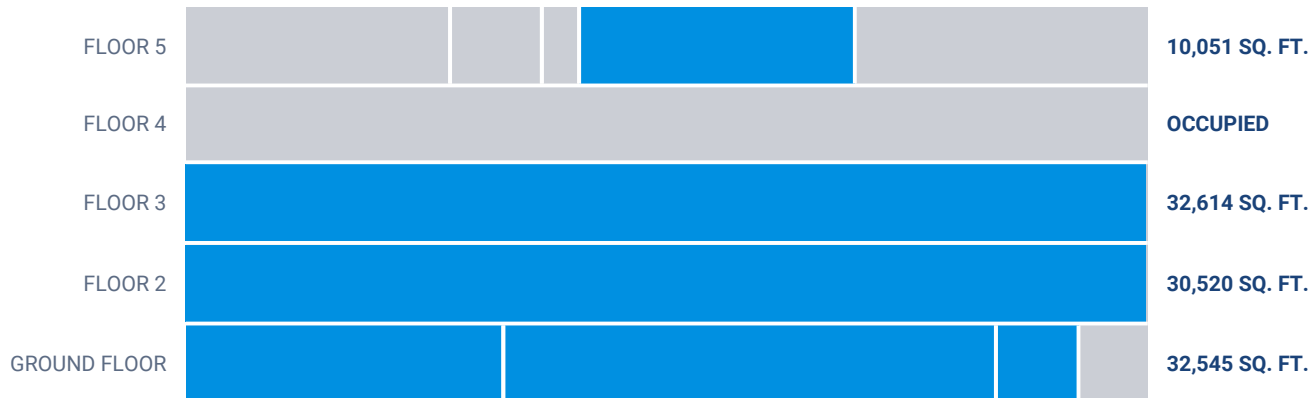
TRANSACTION MANAGER  
COMMERCIAL REAL ESTATE BROKER  
COLLIERS

**T** 514 764-8197

**C** 514 299-3901

**E** FRANCOIS.LAURENCE@COLLIERS.COM

**Available leasing areas from 3,012 sq. ft. to 63,134 sq. ft.**



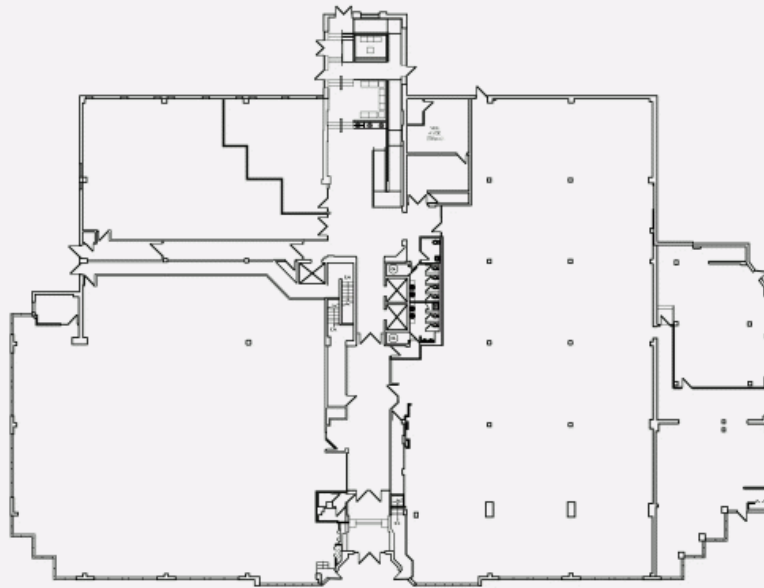
**List of available offices**

SUITE	FLOOR	AVAILABILITY	AREA
Suite #50	RDC	Immediate	3,012 sq. ft.
Suite #10	RDC	Immediate	11,575 sq. ft.
Suite #60	RDC	Immediate	17,958 sq. ft.
Suite #200-300	Combined floors	Immediate	63,134 sq. ft.
Suite #200	2	Immediate	30,520 sq. ft.
Suite #300	3	Immediate	32,614 sq. ft.
Suite #500	5	Immediate	10,051 sq. ft.
Suite #530	5		9,635 sq. ft.
Suite #560	5		3,344 sq. ft.
Suites #560-#570	5		4,747 sq. ft.
Suite #570	5		1,360 sq. ft.

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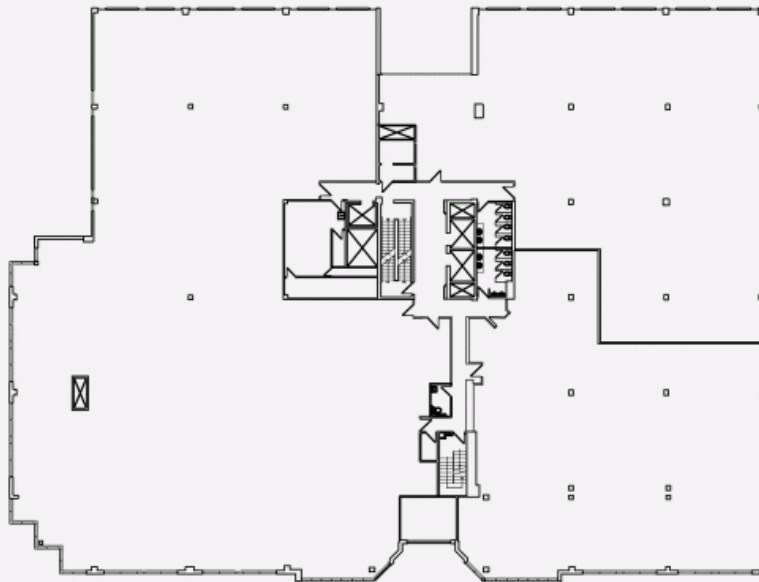


GROUND FLOOR PLAN



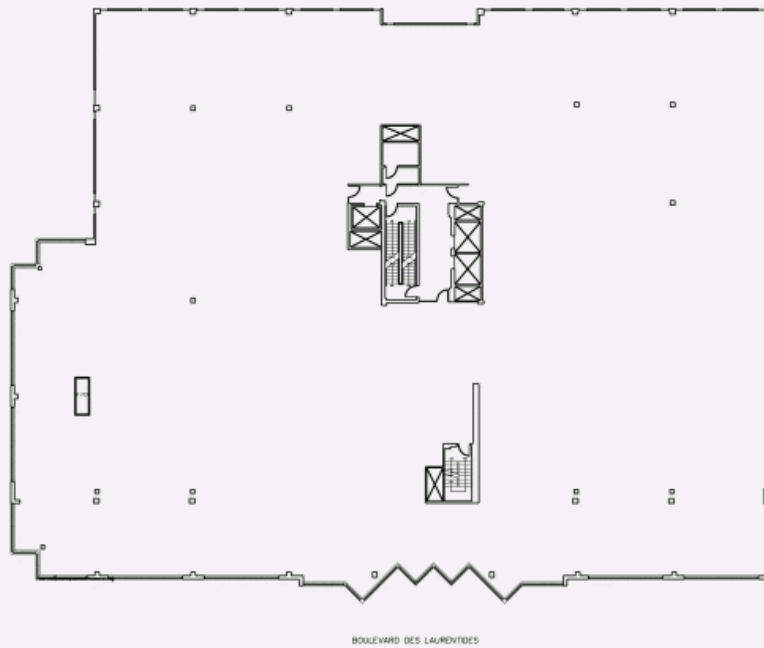
BOULEVARD DES LAURENCEUX

2ND FLOOR PLAN

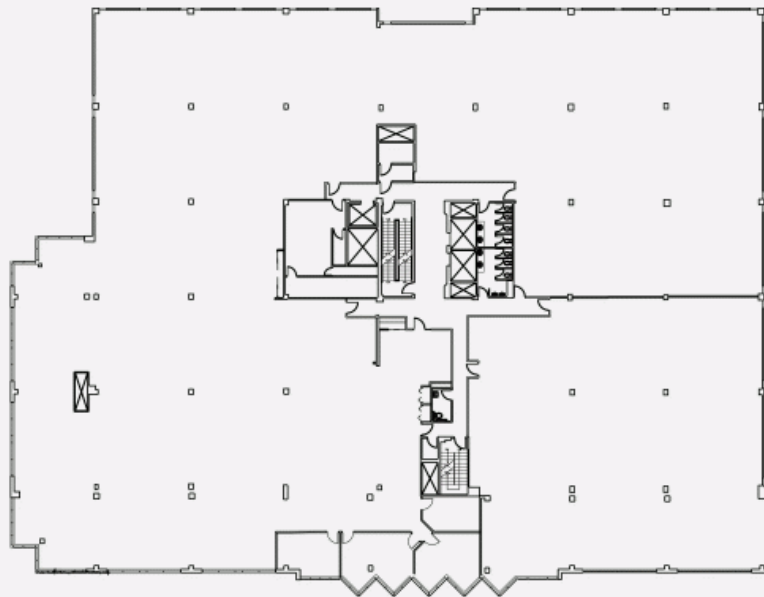


BOLLEVARD DES LAURENTIDES

3RD FLOOR PLAN

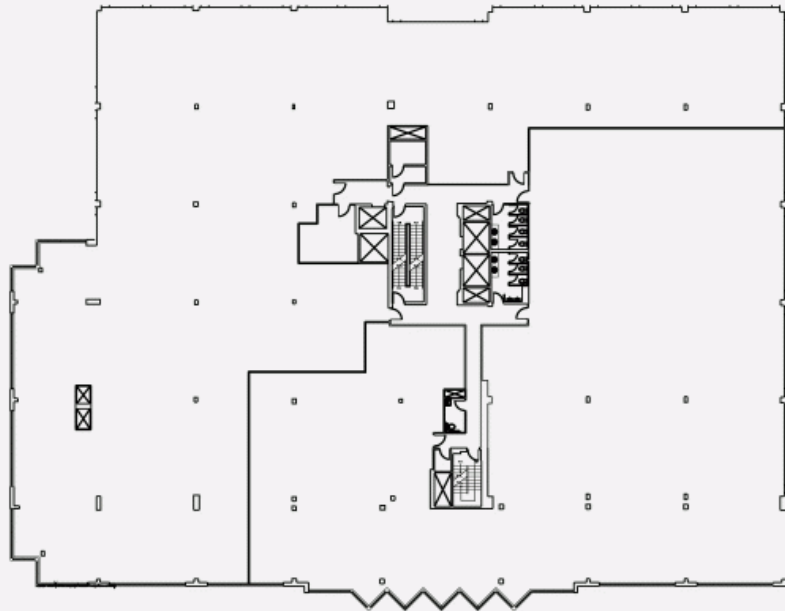


4TH FLOOR PLAN



BULLEVAR DES LAURENTIDES

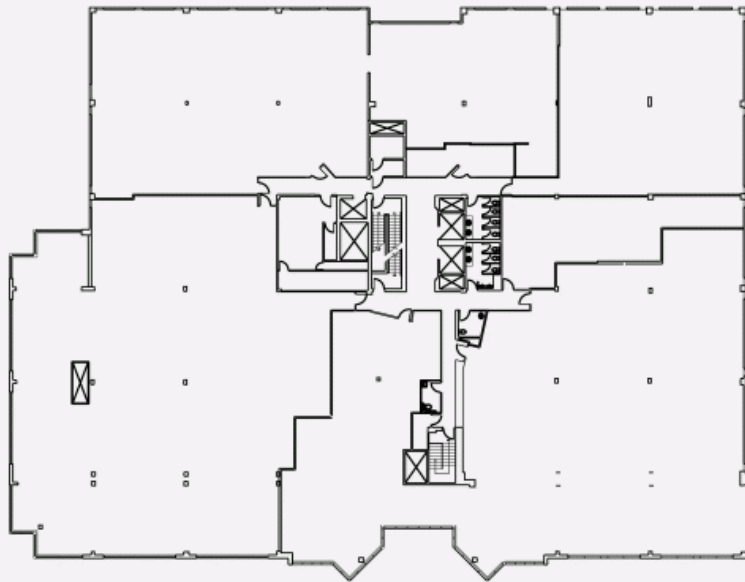
5TH FLOOR PLAN



BOULEVARD DES LAURENTIDES



6TH FLOOR PLAN



BOULEVARD DES LAURENTIDES