

3 Place Laval, Laval, QC, H7N 1A1 Suite #500



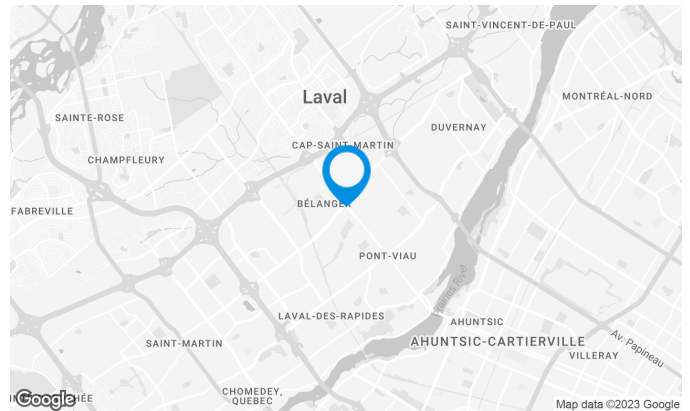
With over 185,000 square feet of leasable space, this building is home to a federal passport office, one of many services available within the complex.

Building characteristics

TOTAL LEASING AREA	188,077 sq. ft.
NUMBER OF FLOORS	5
ASCENCEURS	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

T 514 764-8197

C 514 299-3901

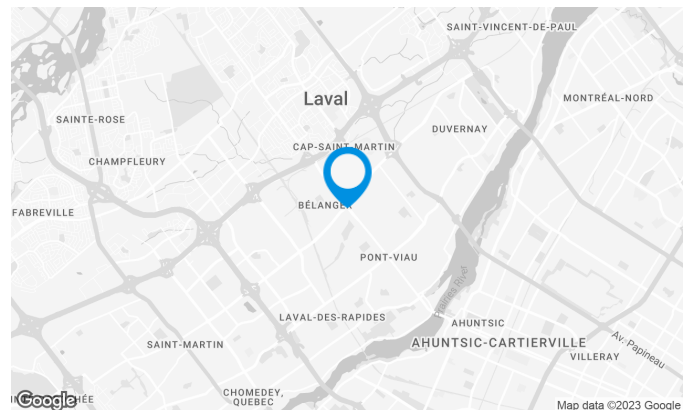
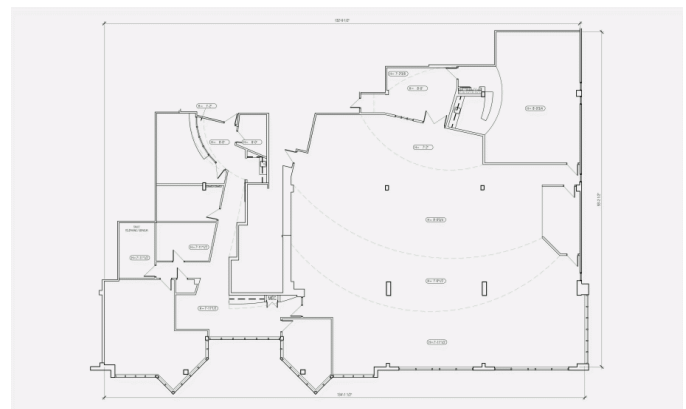
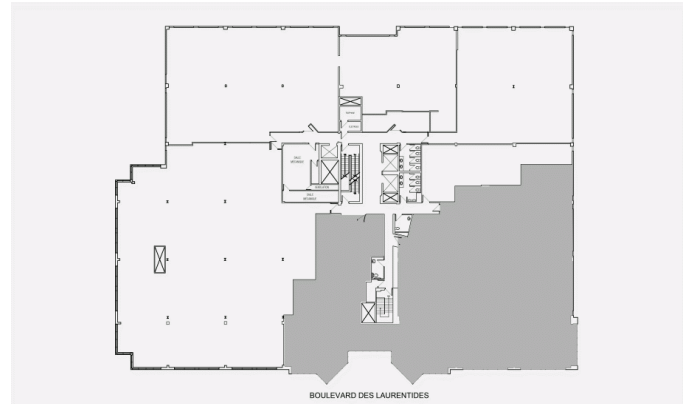
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Space characteristics

AVAILABLE LEASING AREA	10,051 sq. ft.
AVAILABILITY	Immediate
NUMBER OF FLOORS	1
FLOOR AREA	35,000 sq. ft.
ADDITIONAL RENT	\$11.16 /sq. ft.
ENERGY	Included



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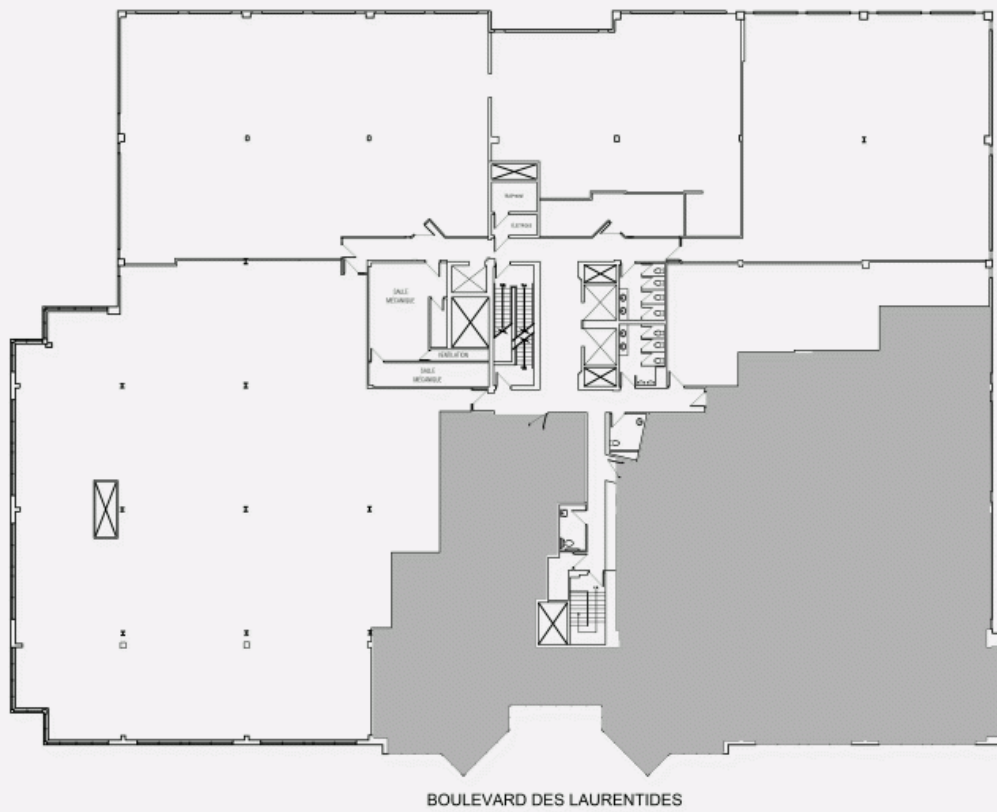
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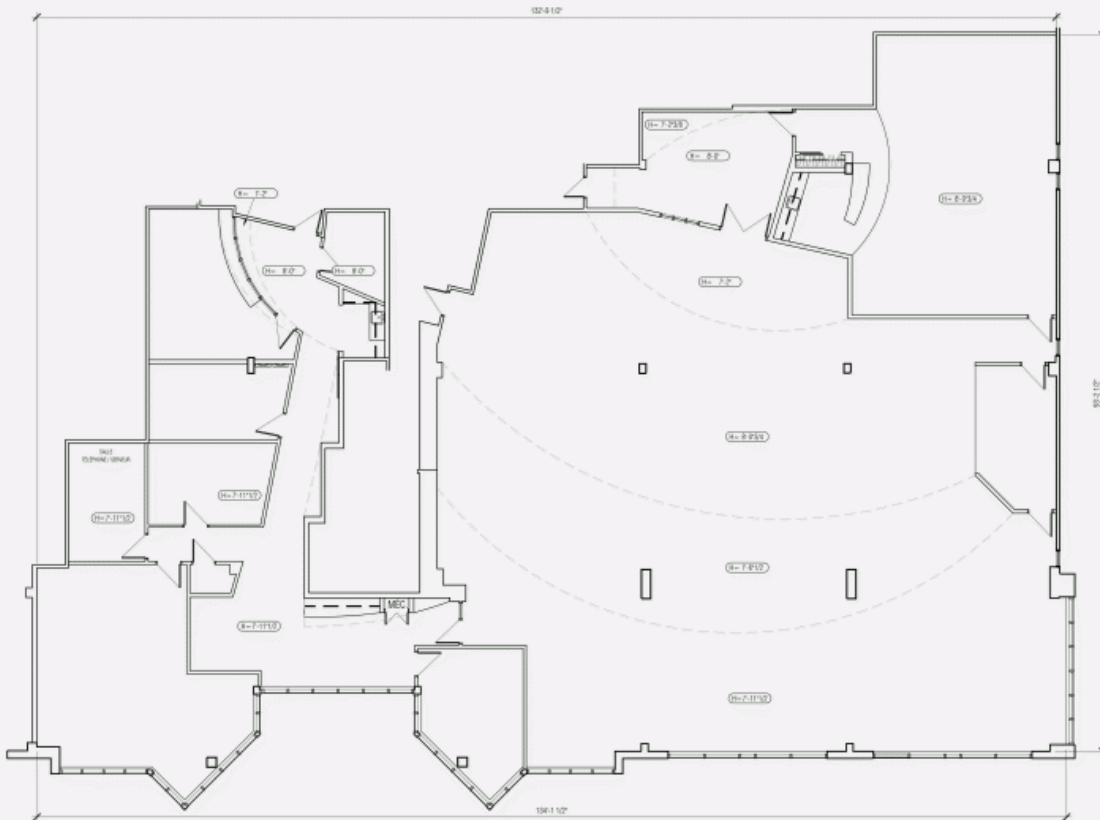
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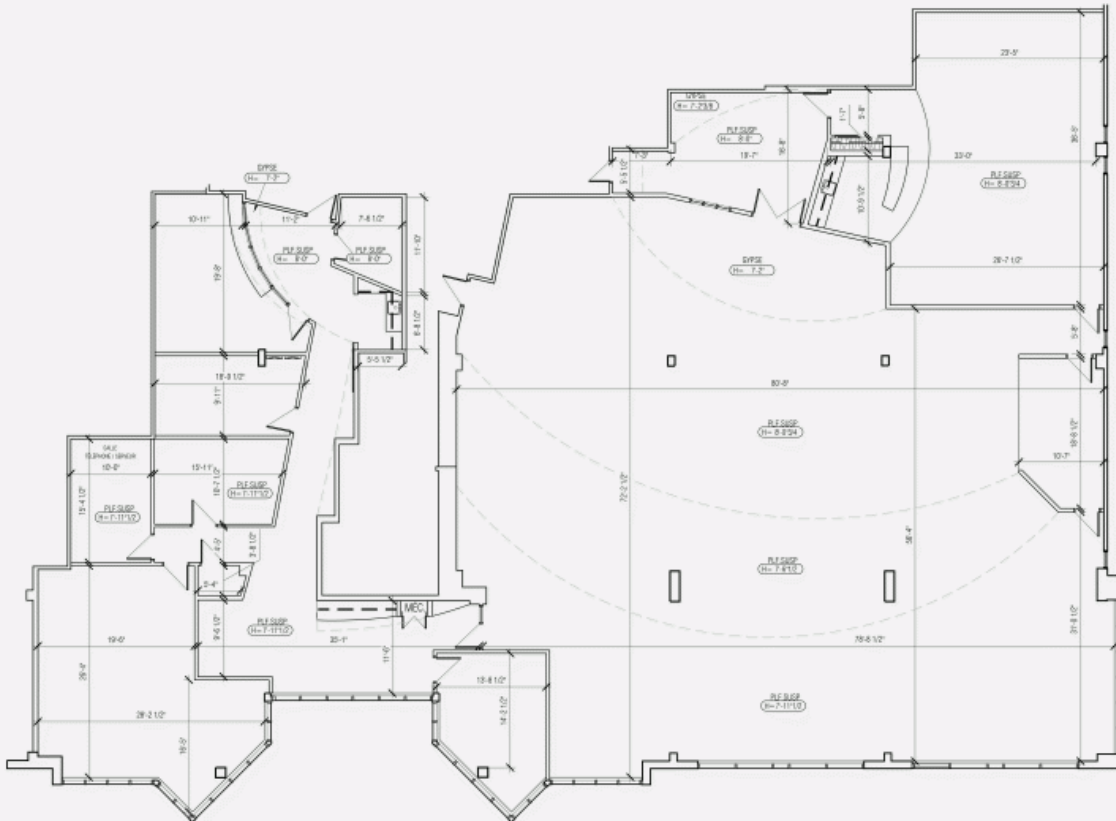
LOCATION PLAN



LAYOUT PLAN



LAYOUT PLAN WITH DIMENSIONS



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