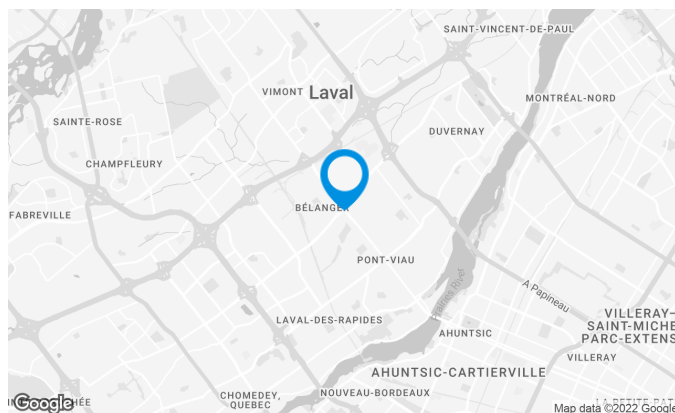


3 Place Laval, Laval, QC, H7N 1A1 Suite #10

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 ft ²
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



Meggie Bergevin

TRANSACTION MANAGER
COMMERCIAL REAL ESTATE BROKER

T 514 458-1731

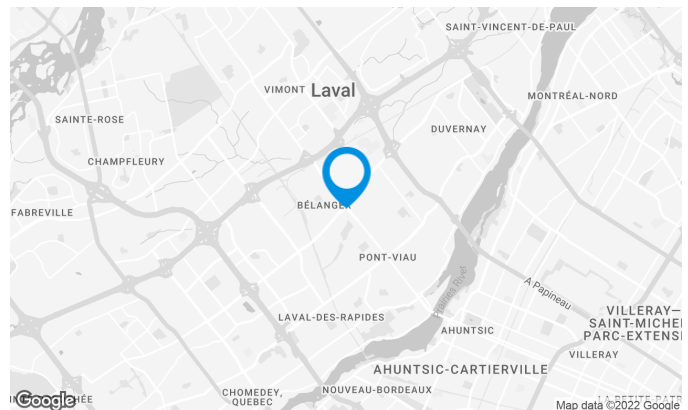
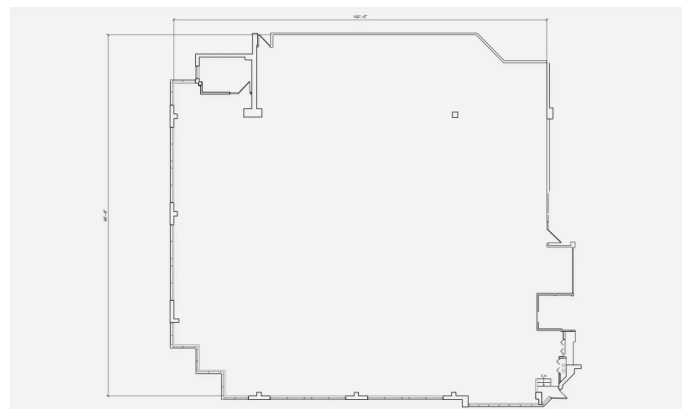
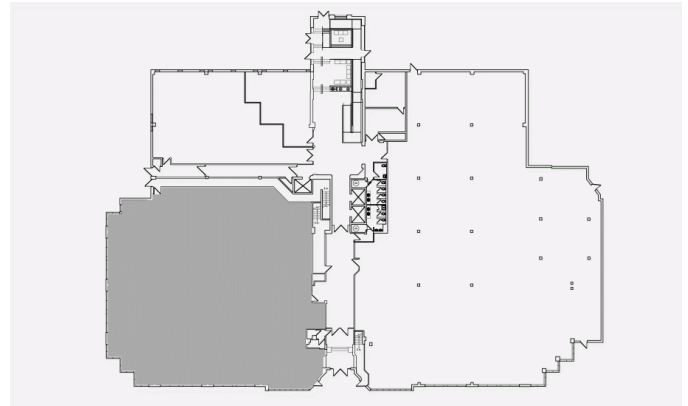
E MEGGIE.BERGEVIN@CUSHWAKE.COM

3 Place Laval, Laval, QC, H7N 1A1 Suite #10



Space characteristics

AVAILABLE LEASING AREA	11,575 ft ²
AVAILABILITY	Immediate
FLOOR AREA	35,000 ft ²
ADDITIONAL RENT	\$11.16 /ft ²
ENERGY	Included
COMMENTS / NOTES	Base building



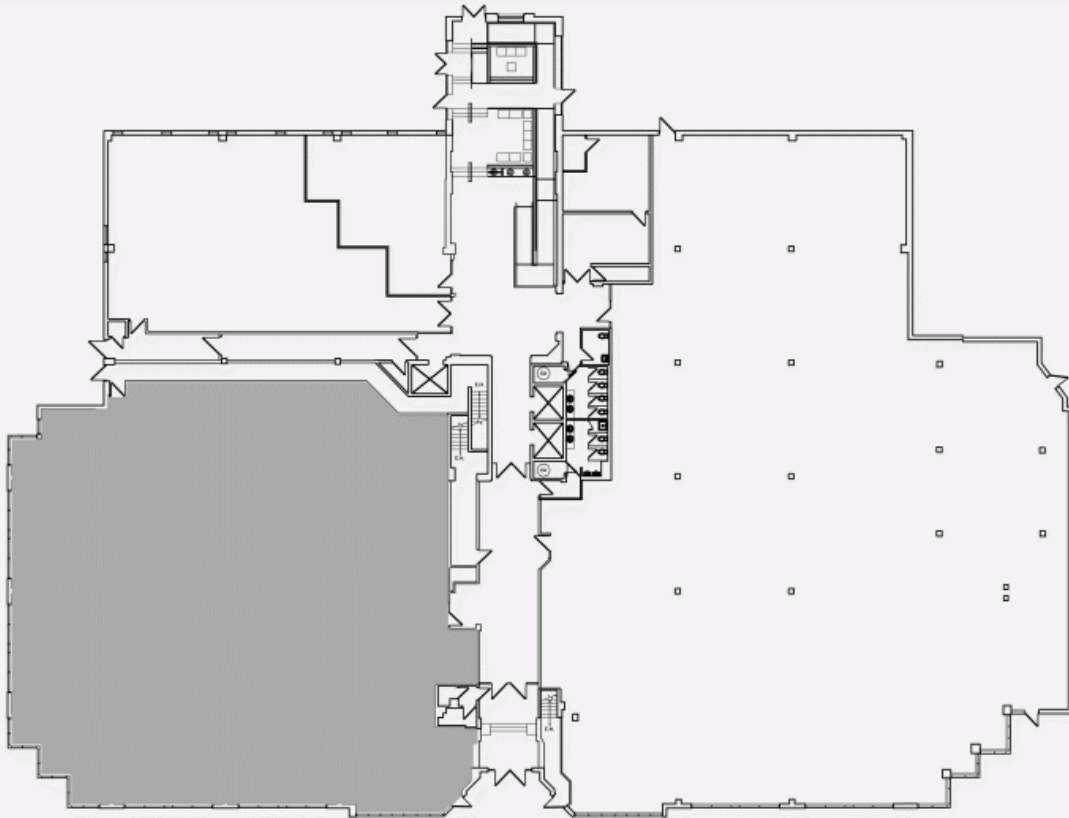
Meggie Bergevin

TRANSACTION MANAGER
COMMERCIAL REAL ESTATE BROKER
CUSHMAN & WAKEFIELD

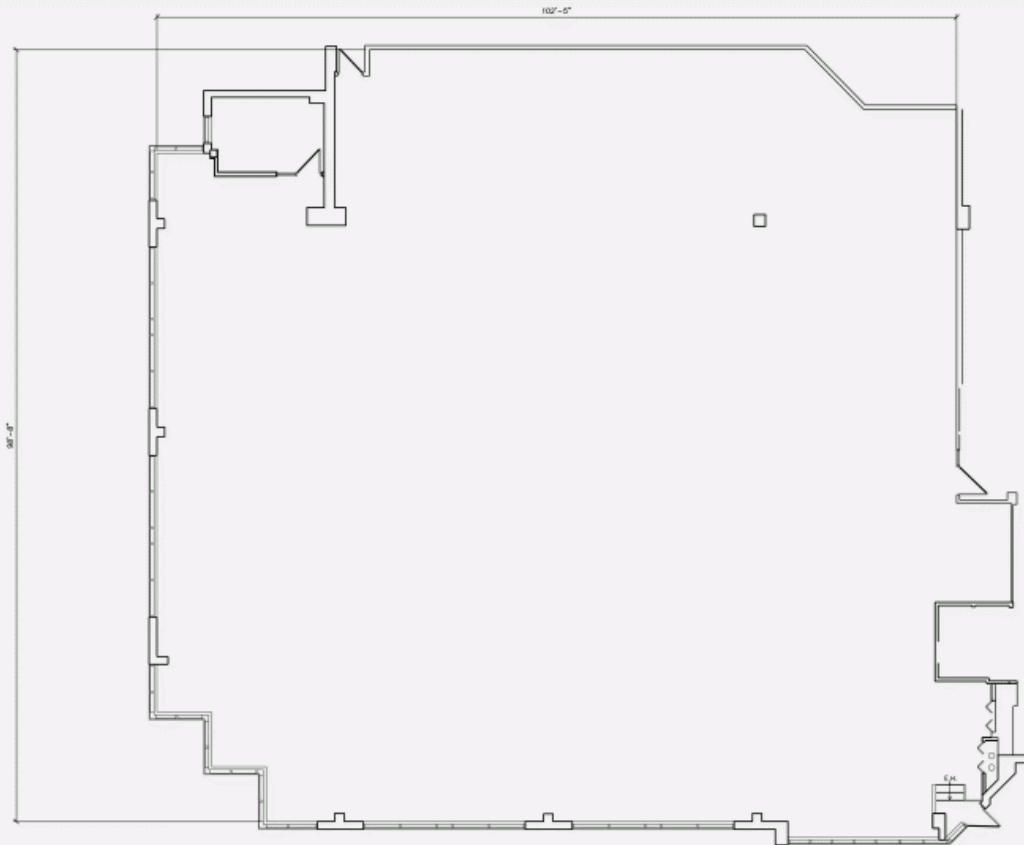
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LOCATION PLAN



LAYOUT PLAN



AVAILABLE SPACES / OFFICE /

3 Place Laval, Laval, QC, H7N 1A1
Suite #10

