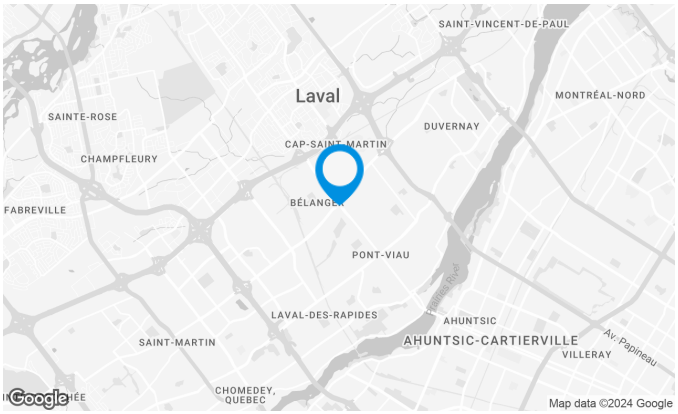
# 3 Place Laval, Laval, QC, H7N 1A1 Suite #50

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 |

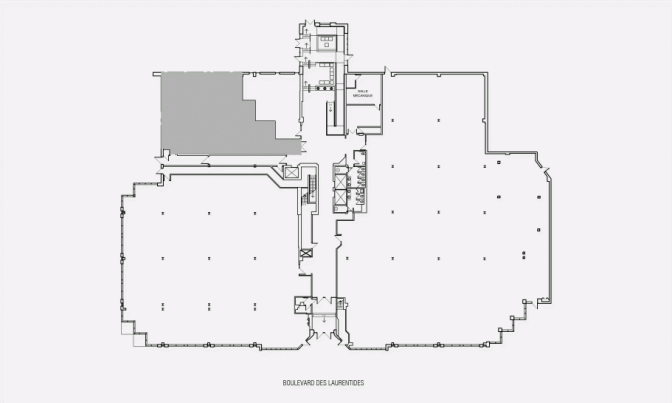


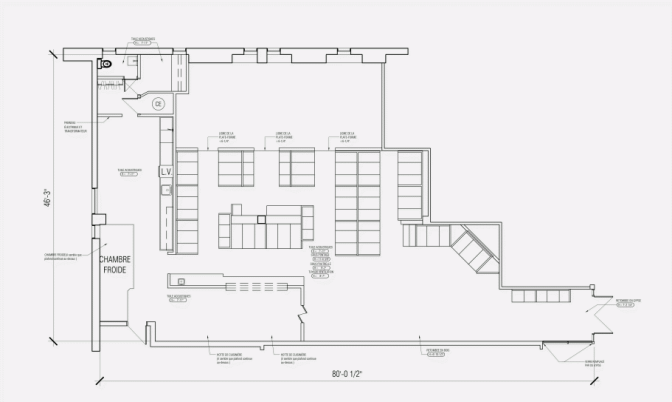
Julie Coulombe
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E JULIE.COULOMBE@COMINAR.COM

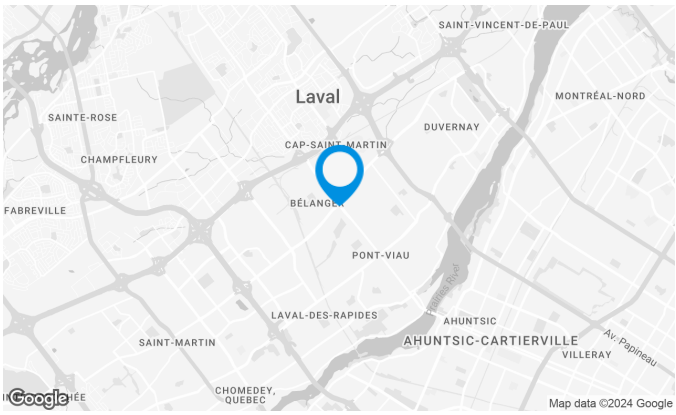
# 3 Place Laval, Laval, QC, H7N 1A1
# Suite #50

## Space characteristics

| | |
|---|---|
| AVAILABLE LEASING AREA | 3,012 sq. ft. |
| AVAILABILITY | Immediate |
| FLOOR AREA | 35,000 sq. ft. |
| ADDITIONNAL RENT | $11.16 /sq. ft. |
| ENERGY | Included |
| COMMENTS / NOTES | Suite with partial improvements |



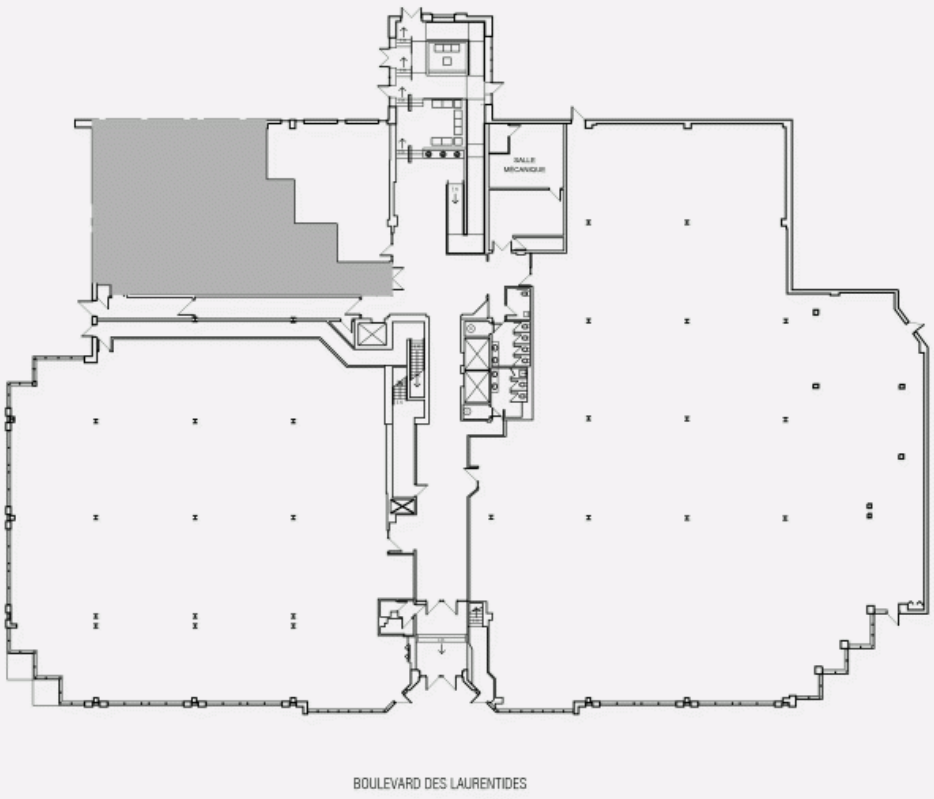



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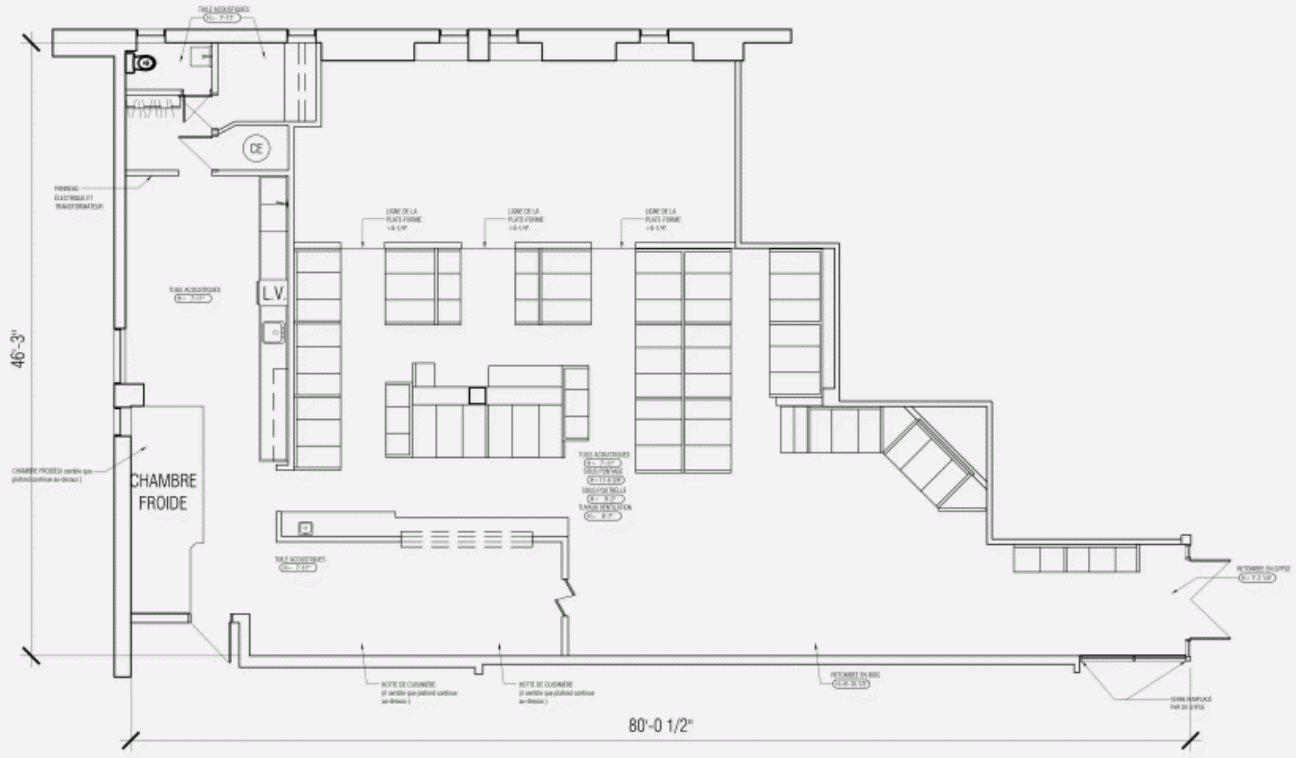
# 3 Place Laval, Laval, QC, H7N 1A1
# Suite #50

## LOCATION PLAN



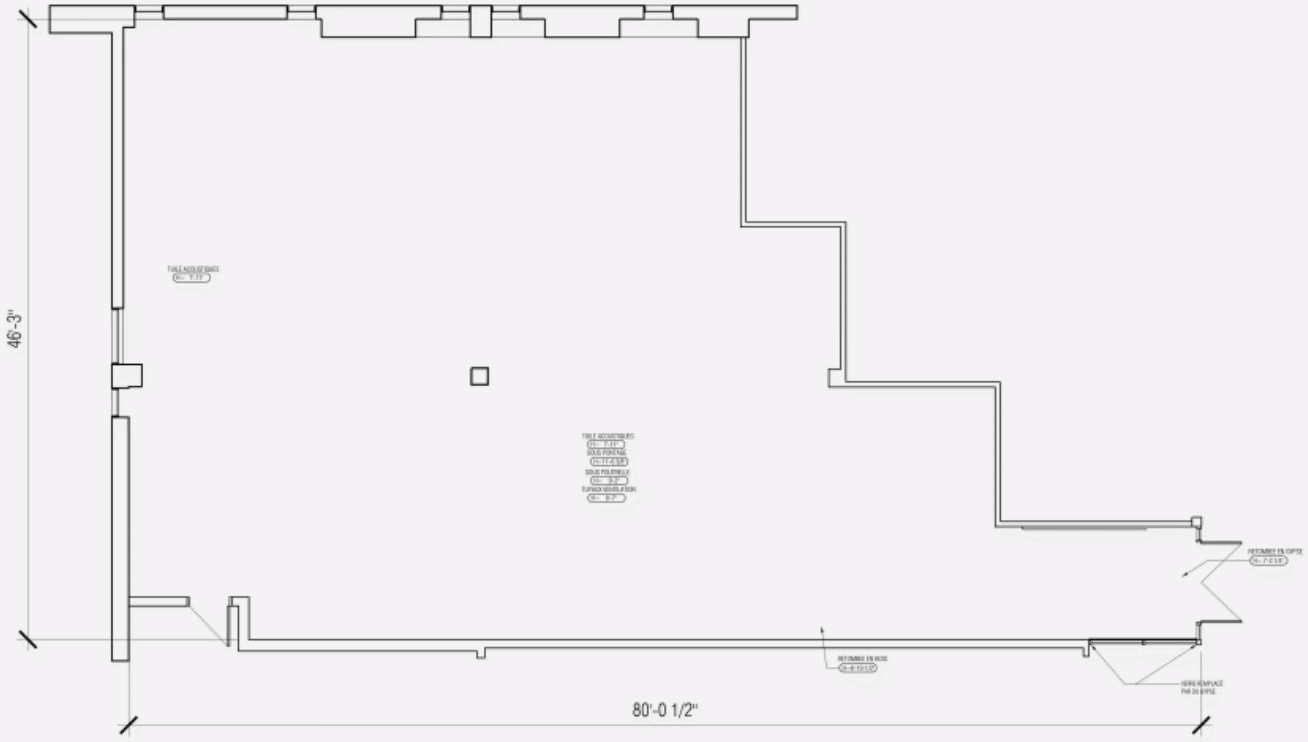
# 3 Place Laval, Laval, QC, H7N 1A1
# Suite #50

## LAYOUT PLAN



# 3 Place Laval, Laval, QC, H7N 1A1
# Suite #50

## PLAN WITH DIMENSIONS



# 3 Place Laval, Laval, QC, H7N 1A1
# Suite #50

