

# 3 Place Laval, Laval, QC, H7N 1A1 Suite #60

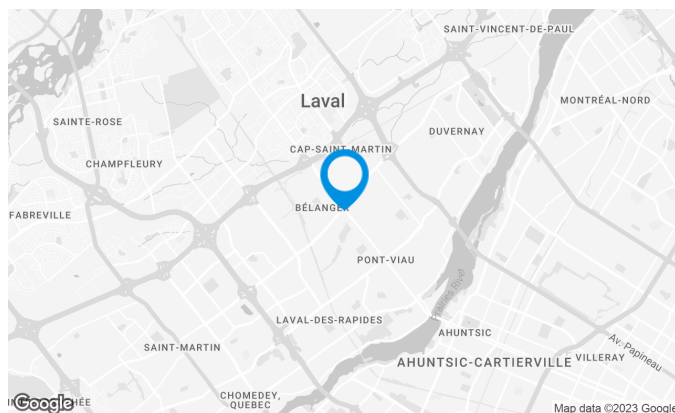
With over 185,000 square feet of leasable space, this building is home to a federal passport office, one of many services available within the complex.

## 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

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## Space characteristics

AVAILABLE LEASING AREA 17,958 sq. ft.

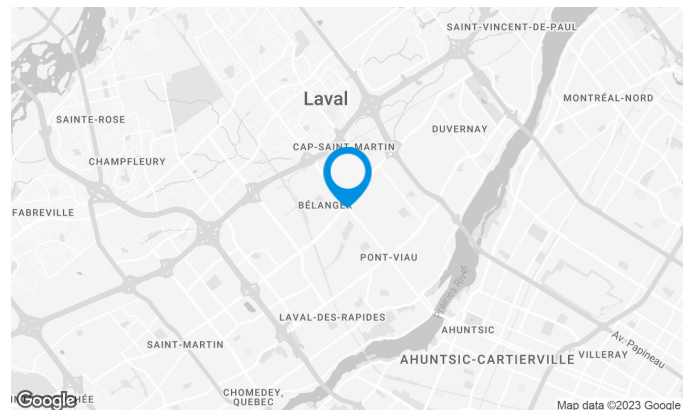
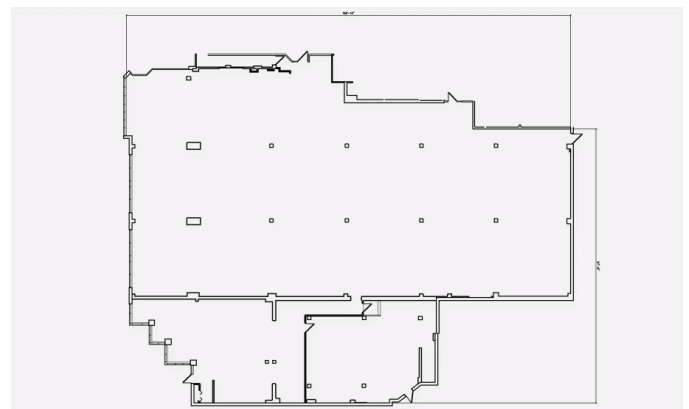
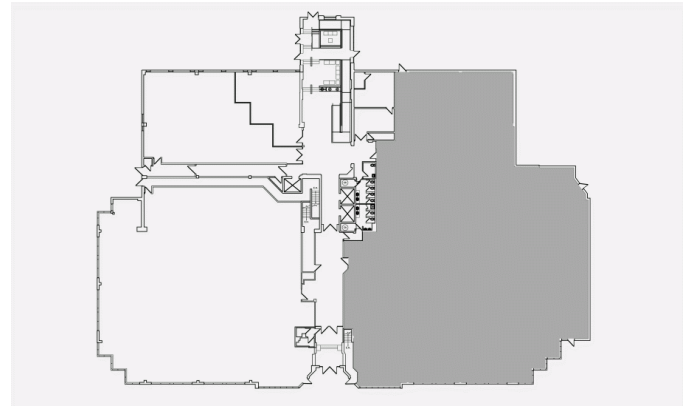
AVAILABILITY Immediate

FLOOR AREA 35,000 sq. ft.

ADDITIONAL RENT \$11.16 /sq. ft.

ENERGY Included

COMMENTS / NOTES Base building



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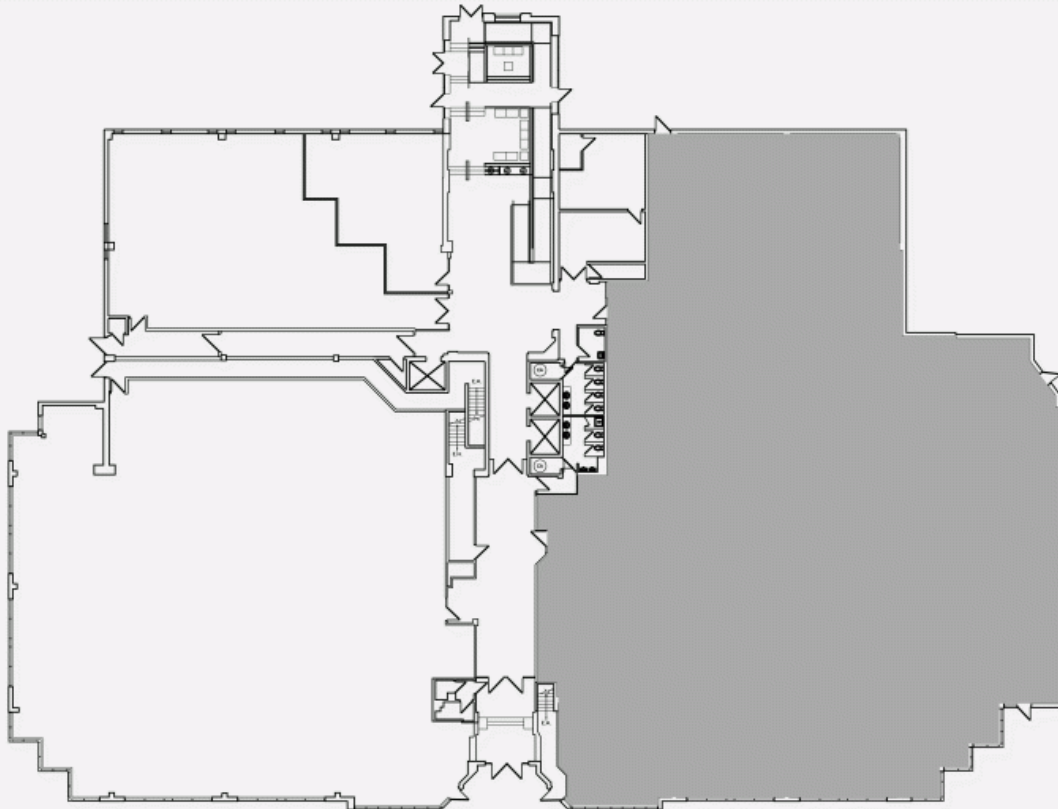
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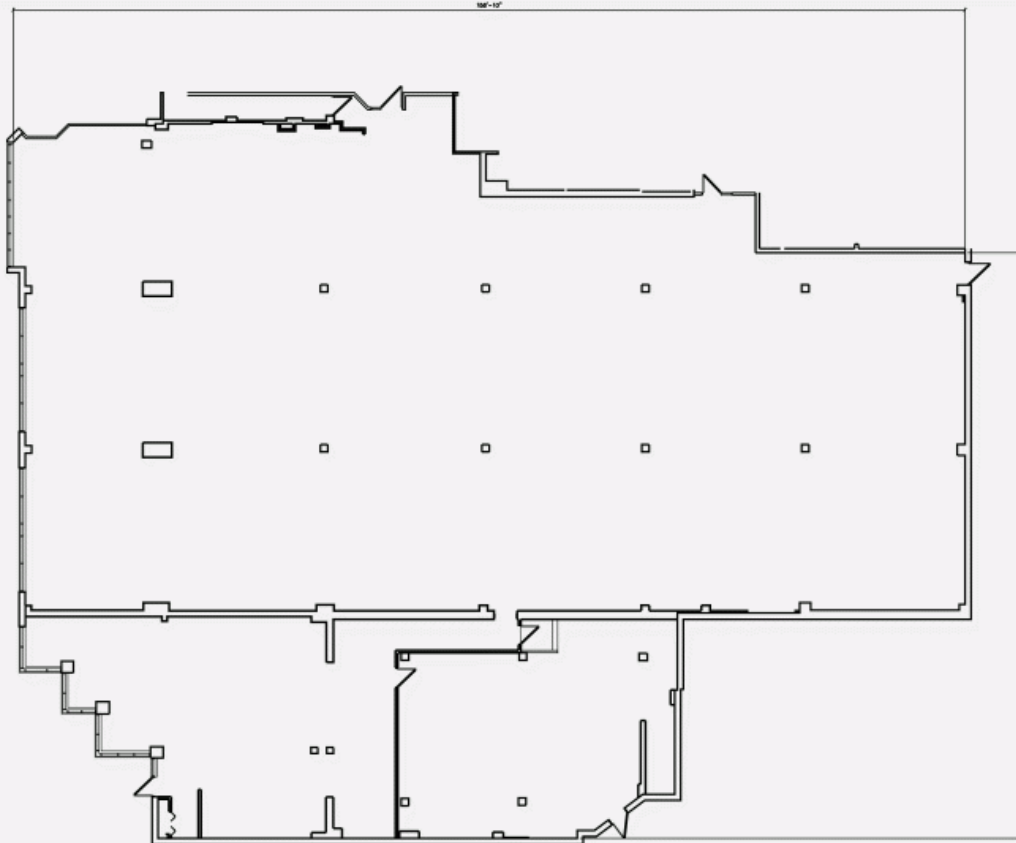
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LOCATION PLAN



LAYOUT PLAN



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**Suite #60**

