

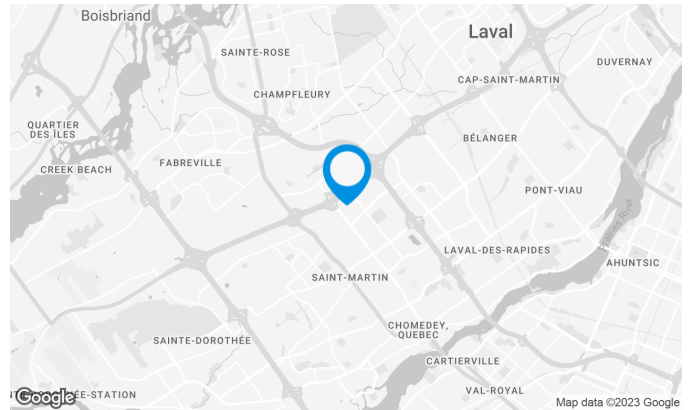
Located in the heart of the Laval business sector, 3400, Jean-Béraud Avenue is a quality 4-floor building with a total lease area of 156 000 square feet. A few steps from the Le Carrefour terminus of the Société des transports de Laval and less than five (5) minutes from the major arteries (15, 440), 3400, Jean-Béraud Avenue is a choice business address for experienced professionals.

Building characteristics

TOTAL LEASING AREA	156,270 sq. ft.
NUMBER OF FLOORS	4
ELEVATORS	1
OPTICAL FIBER	Yes
SPRINKLERS	Yes
GENERATOR	Yes
HVAC HOURS	7:30 am to 6 pm (Monday-Friday)
SECURITY	Access card

BUILDING ACCESSIBILITY

OUTDOOR PARKING	533
PARC À VÉLOS DISPONIBLE	Yes
ROAD ACCESS	Laurentian Autoroute (15), Jean-Noel-Lavoie Highway (440), Daniel-Johnson Boulevard, Saint-Martin Boulevard West
BUS	42, 56, 60, 61, 66, 70, 360, 902



François Laurence

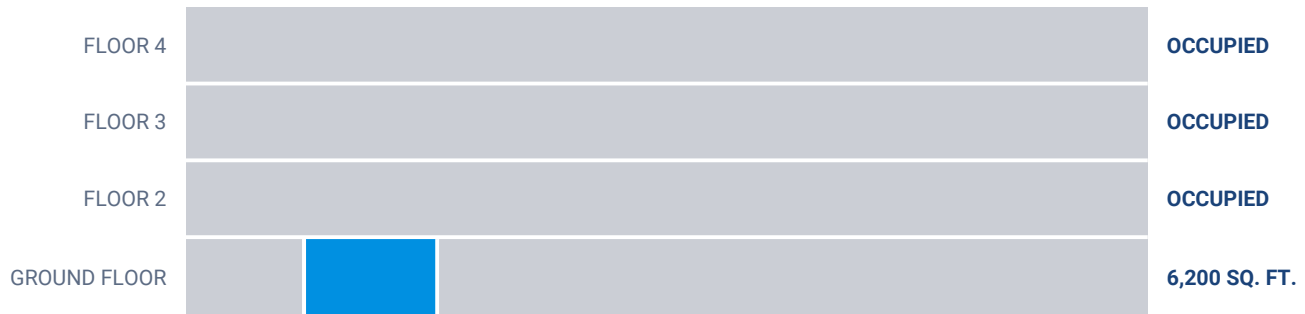
TRANSACTION MANAGER
COMMERCIAL REAL ESTATE BROKER
COLLIERS

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Superficie locative disponible de 6,200 sq. ft.

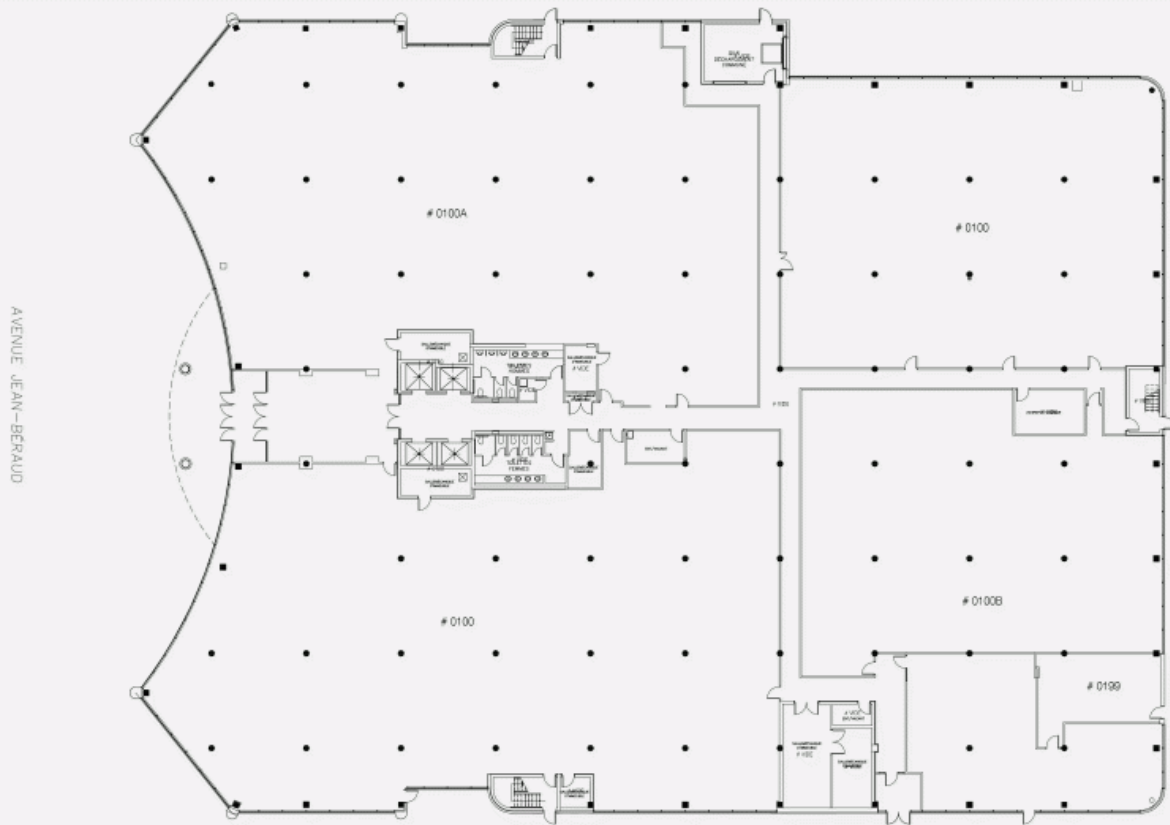


List of available offices

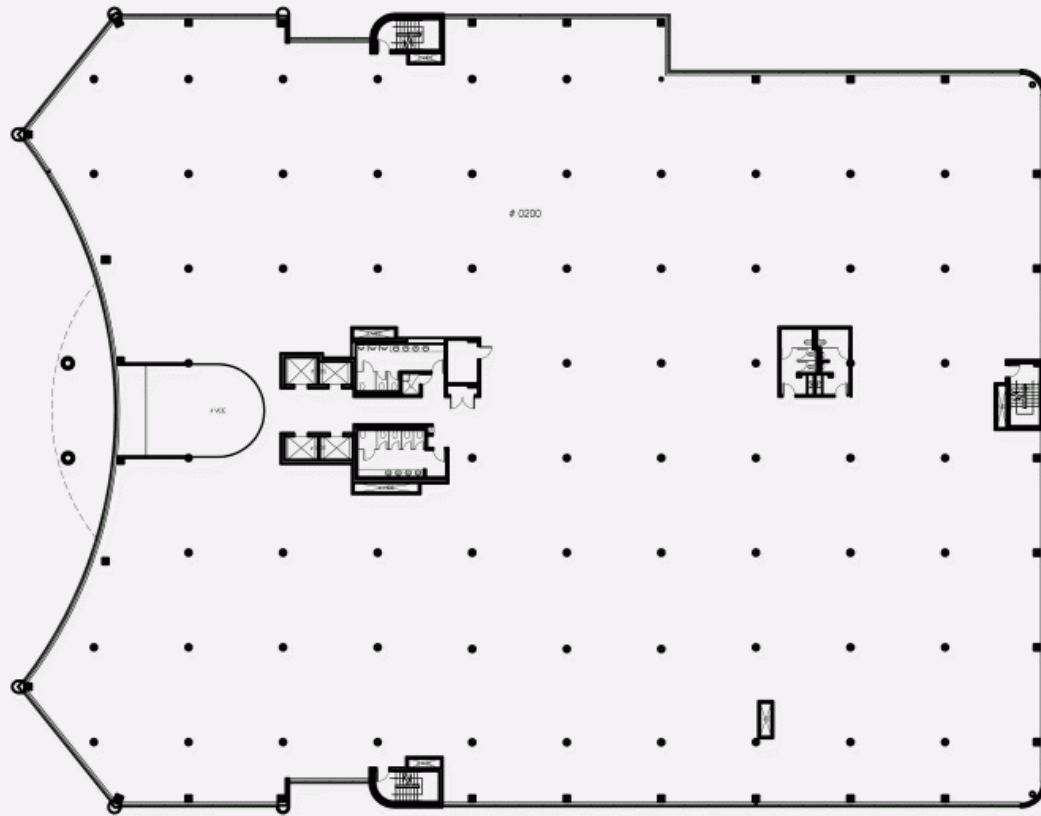
SUITE	FLOOR	AVAILABILITY	AREA
Suite #100B	RDC	Immediate	6,200 sq. ft.
Suite #140	RDC		5,511 sq. ft.



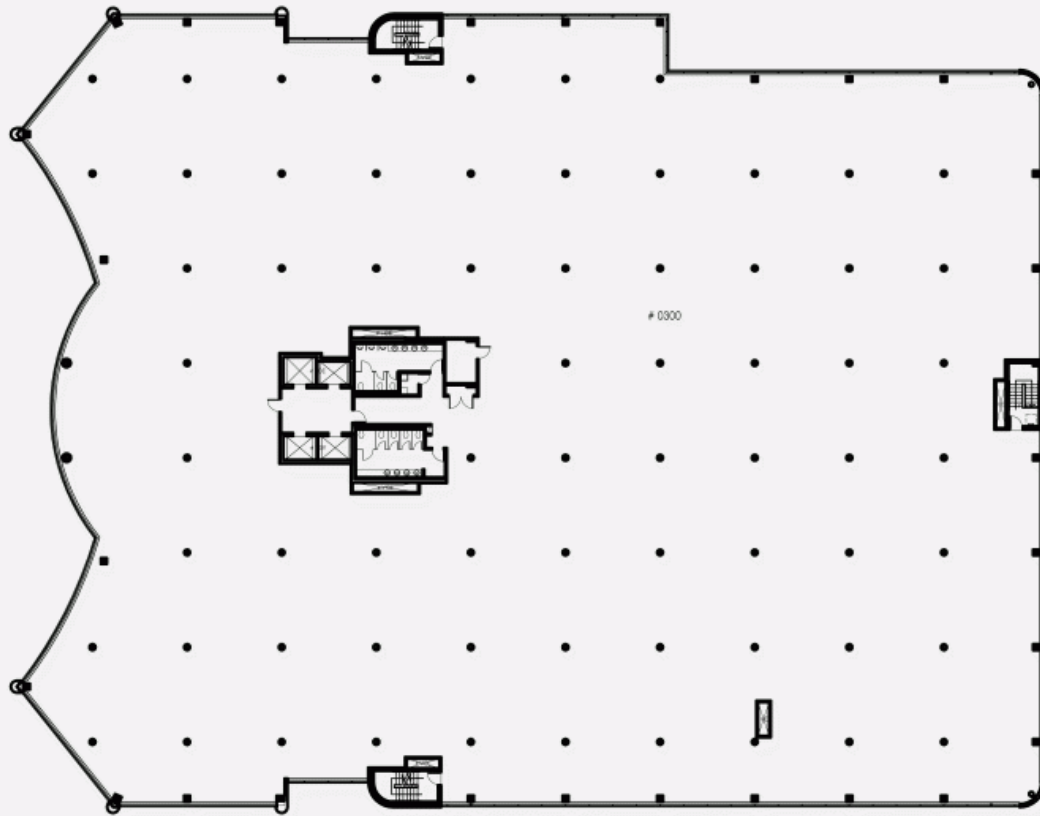
GROUND FLOOR PLAN



2ND FLOOR PLAN



3RD FLOOR PLAN



4TH FLOOR PLAN

