

# 3400 Jean-Béraud Avenue, Laval, QC, H7T 2Z2

## Suite #100B



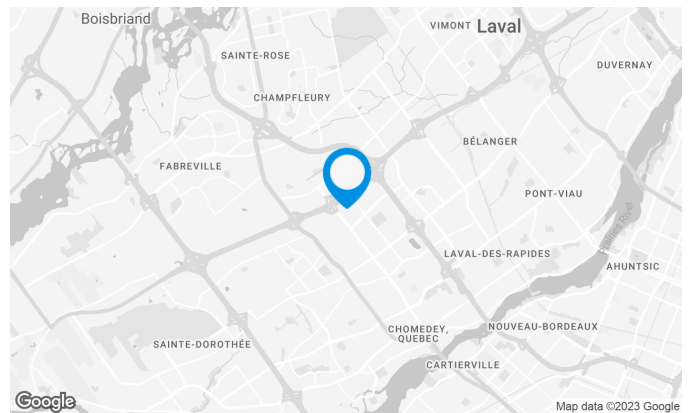
Located in the heart of the Laval business sector, 3400, Jean-Béraud Avenue is a quality 4-floor building with a total lease area of 156 000 square feet. A few steps from the Le Carrefour terminus of the Société des transports de Laval and less than five (5) minutes from the major arteries (15, 440),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

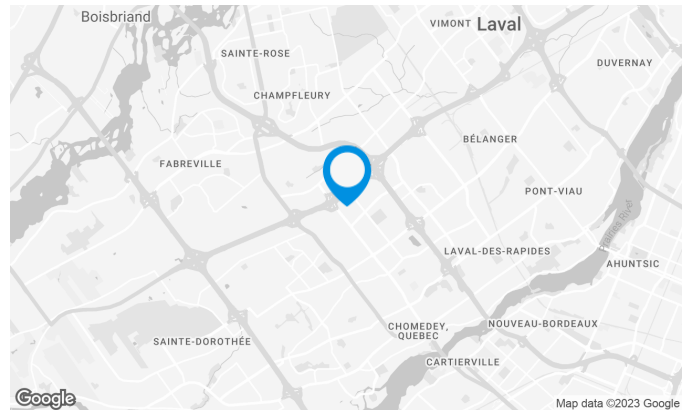
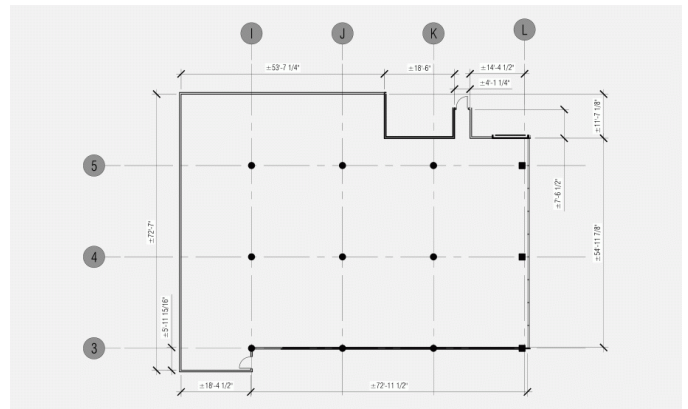
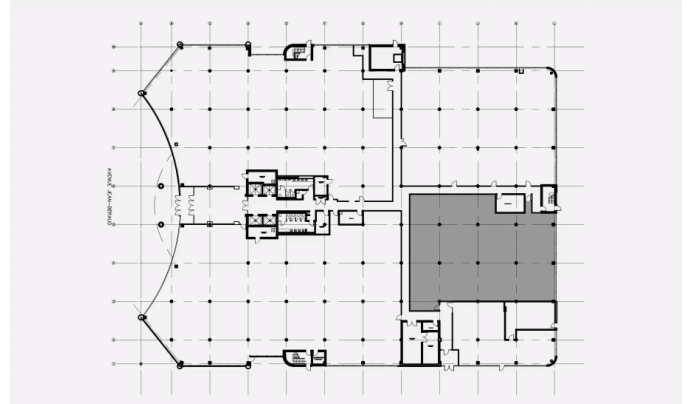
**T** 514 764-8197

**C** 514 299-3901

**E** FRANCOIS.LAURENCE@COLLIERS.COM

## Space characteristics

AVAILABLE LEASING AREA	6,200 sq. ft.
AVAILABILITY	Immediate
FLOOR AREA	44,733 sq. ft.
ADDITIONAL RENT	\$12.93 /sq. ft.
ENERGY	Included
COMMENTS / NOTES	Possibility of expansion of 1,982 sf. Existing improvements



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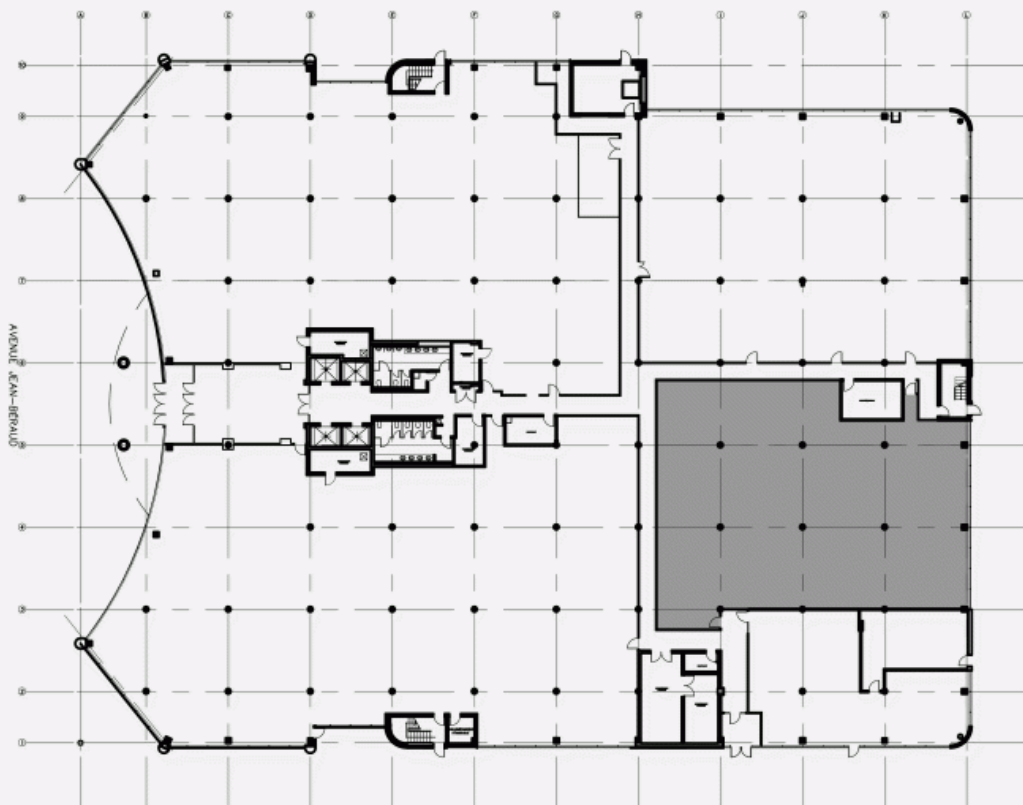
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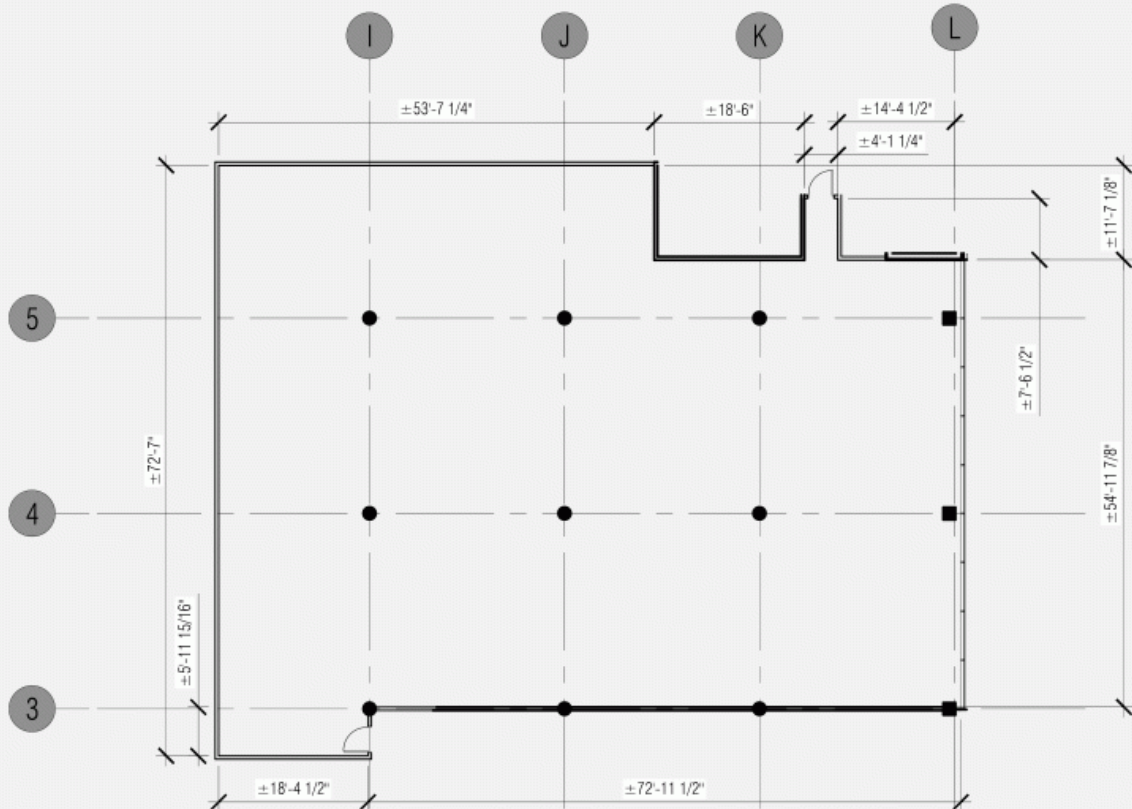
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LOCATION PLAN



LAYOUT PLAN



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