

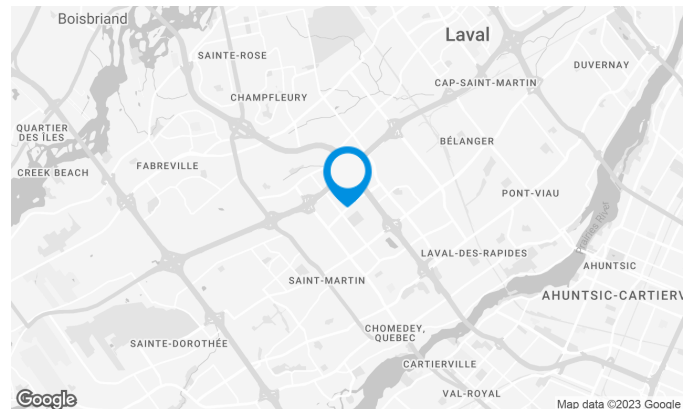
Prestigious office building located next to the Carrefour Laval and major highways in the business core of Laval. The building is equipped with fibre optic.

Building characteristics

TOTAL LEASING AREA	89,070 sq. ft.
NUMBER OF FLOORS	8
ELEVATORS	2
OPTICAL FIBER	Yes
GENERATOR	Yes
HVAC HOURS	Monday to Friday: 7 AM to 6 PM
SECURITY	Access cards

BUILDING ACCESSIBILITY

INDOOR PARKING	95
OUTDOOR PARKING	133
PARC À VÉLOS DISPONIBLE	Yes
ROAD ACCESS	Des Laurentides Highway (15), Saint-Martin Boulevard West, Jean-Noel-Lavoie Highway (440)
BUS	42, 56, 60, 61, 66, 70, 360, 902



François Laurence

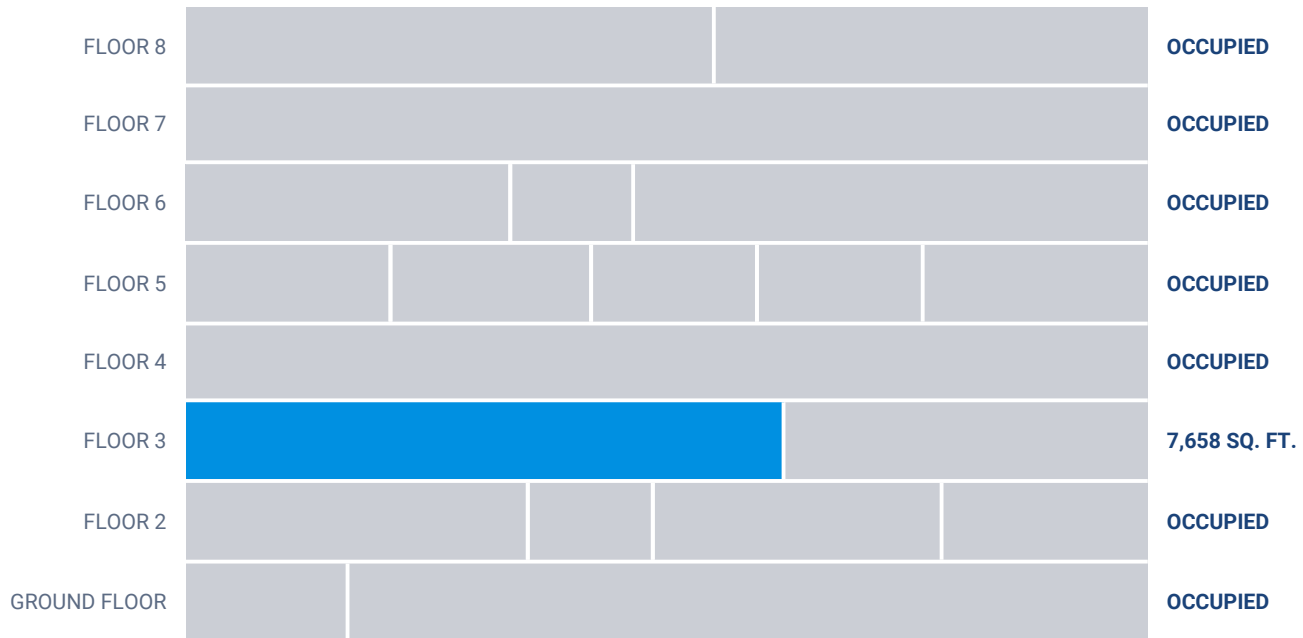
TRANSACTION MANAGER
COMMERCIAL REAL ESTATE BROKER
COLLIERS

T 514 764-8197

C 514 299-3901

E FRANCOIS.LAURENCE@COLLIERS.COM

Superficie locative disponible de 7,658 sq. ft.



List of available offices

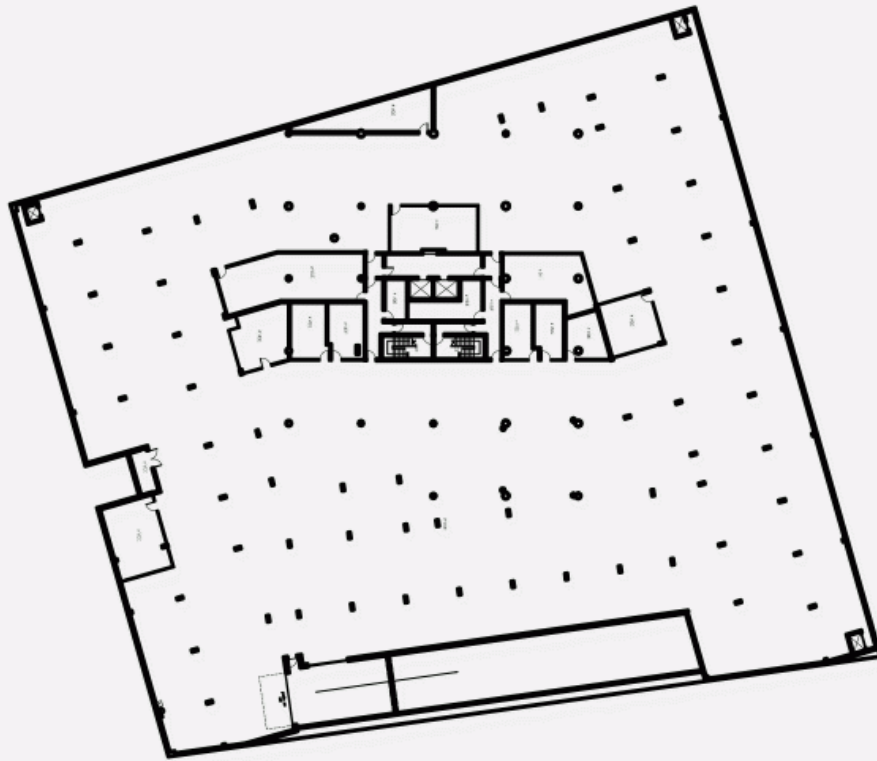
SUITE	FLOOR	AVAILABILITY	AREA
Suite #100B	RDC		2,072 sq. ft.
Suite #201	2		3,700 sq. ft.
Suite #200	2		4,381 sq. ft.
Suite #203	2		1,602 sq. ft.
Suite #310	3	90 jours	7,658 sq. ft.
Suite #530	5		2,124 sq. ft.
Suite #510-520-530	5		7,125 sq. ft.

List of available offices

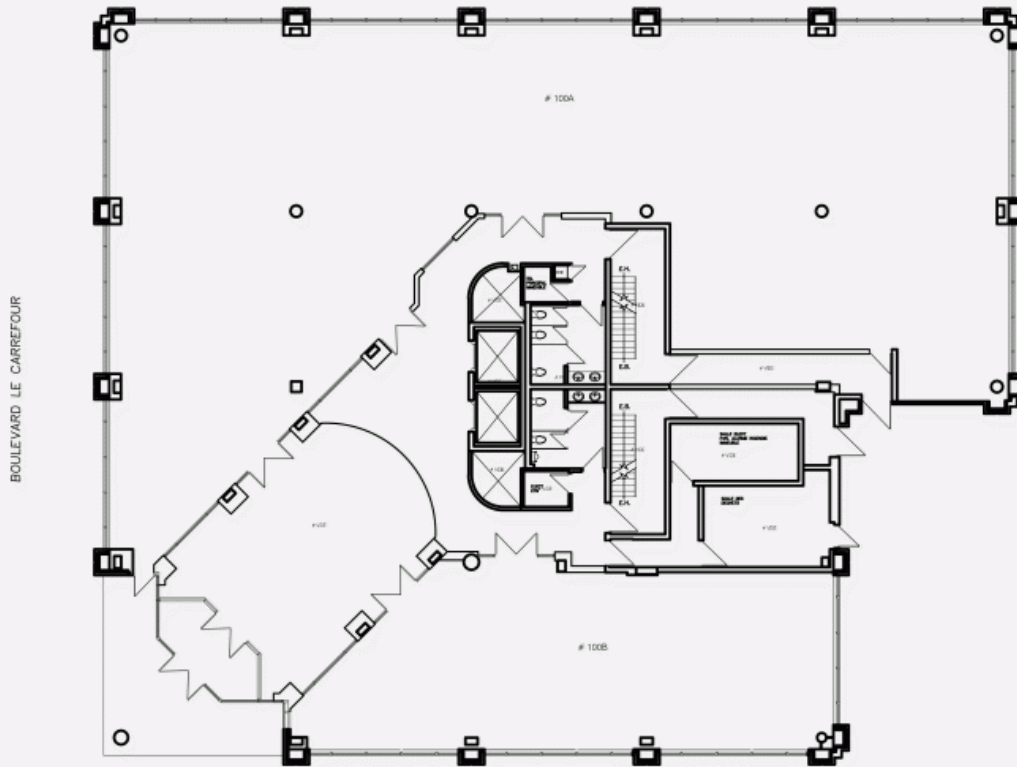
SUITE	FLOOR	AVAILABILITY	AREA
Suite #510	5		2,622 sq. ft.
Suite #520	5		2,571 sq. ft.
Suite #530	5		2,124 sq. ft.
Suite#603	6		1,574 sq. ft.
Suite #602	6		4,157 sq. ft.
Suite #800	8		6,765 sq. ft.



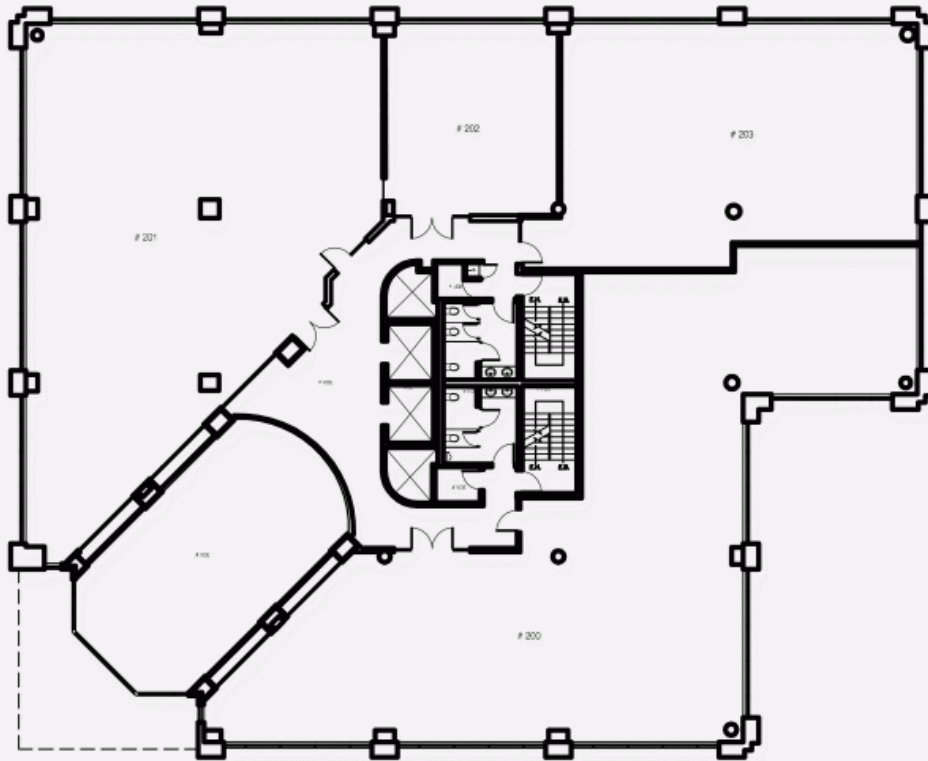
FLOOR PLAN, BASEMENT



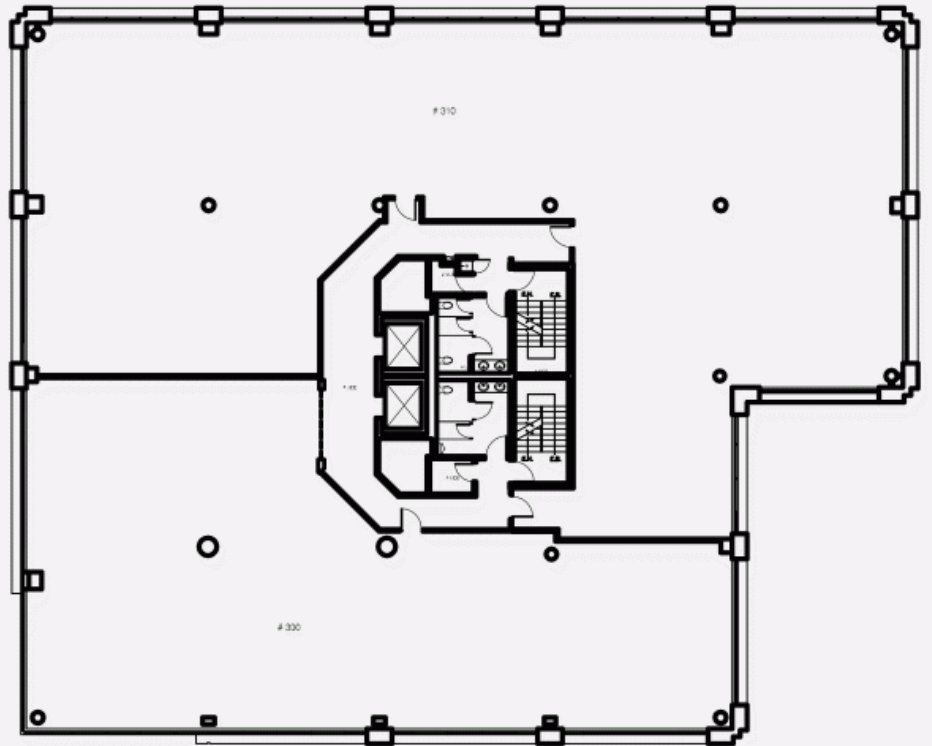
FLOOR PLAN, GROUND FLOOR



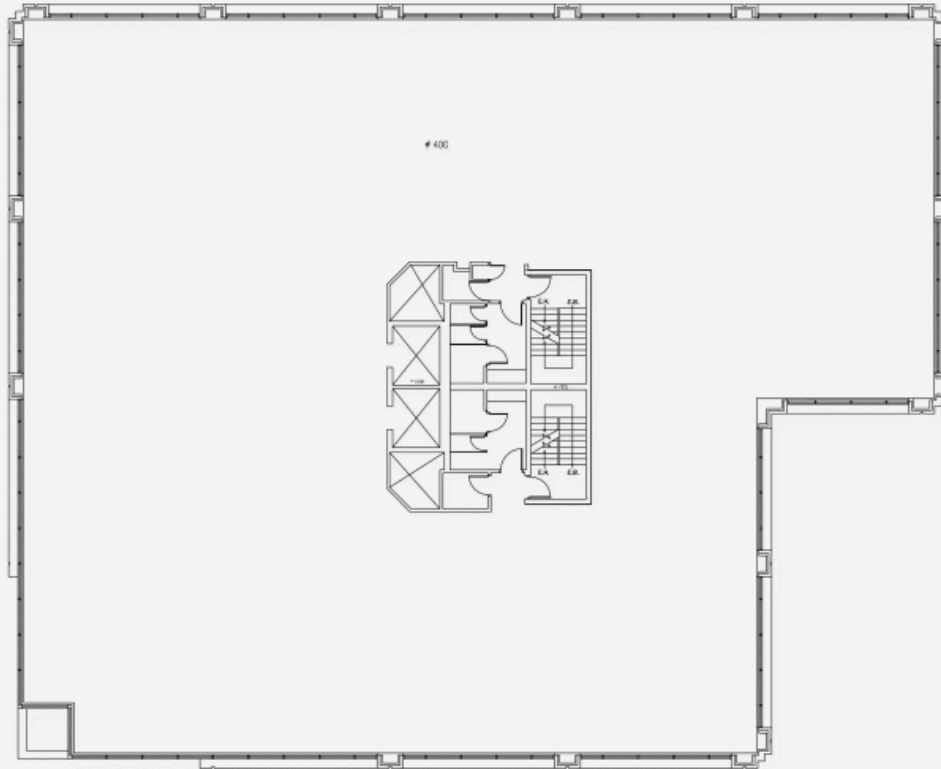
SECOND FLOOR PLAN



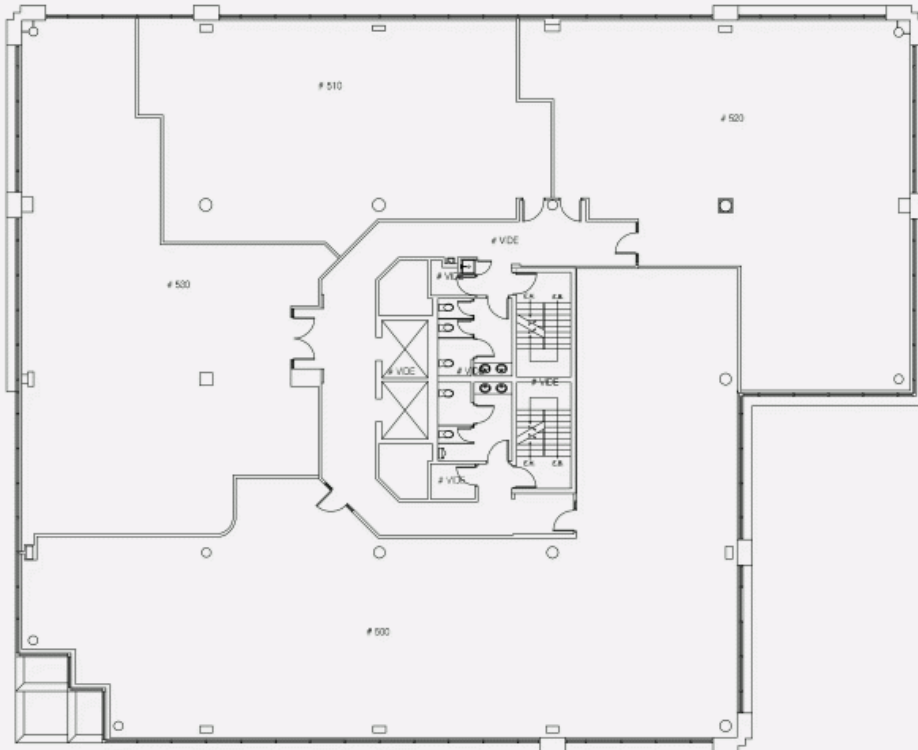
THIRD FLOOR PLAN



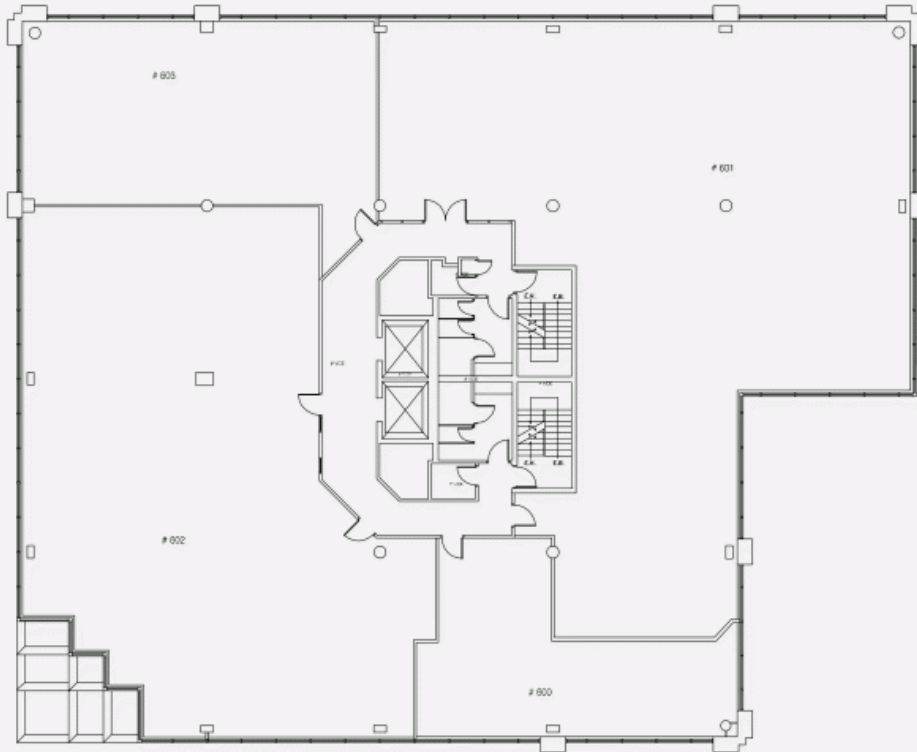
FOURTH FLOOR PLAN



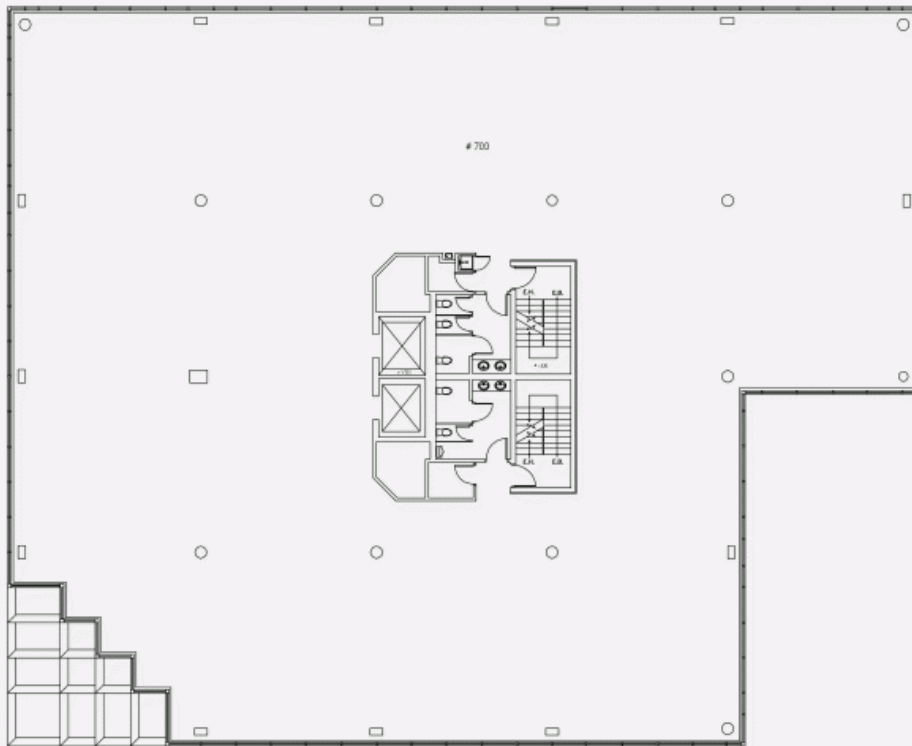
FIFTH FLOOR PLAN



SIXTH FLOOR PLAN



SEVENTH FLOOR PLAN



EIGHTH FLOOR PLAN

