

3080 Le Carrefour Boulevard, Laval, QC, H7T 2R5

Suite #602

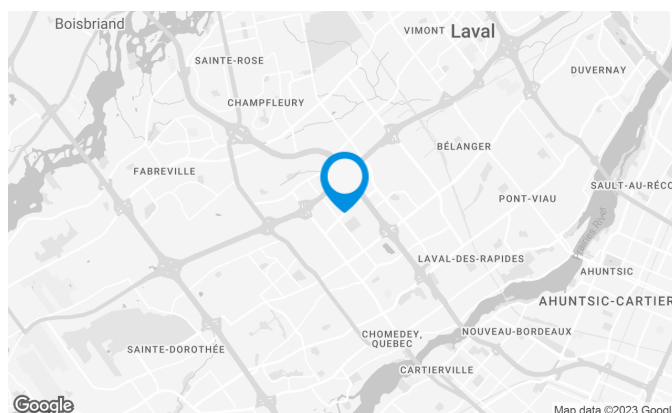
Prestigious office building located next to the Carrefour Laval and major highways in the business core of Laval. The building is equipped with fibre optic.

Building characteristics

TOTAL LEASING AREA	89,070 sq. ft.
NUMBER OF FLOORS	8
ASCENCEURS	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

T 514 764-8197

C 514 299-3901

E FRANCOIS.LAURENCE@COLLIERS.COM

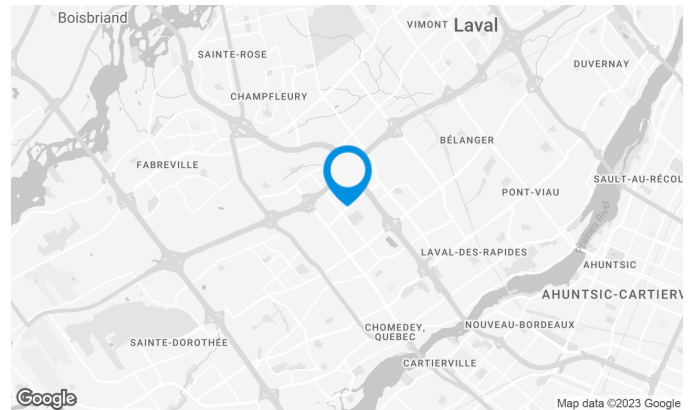
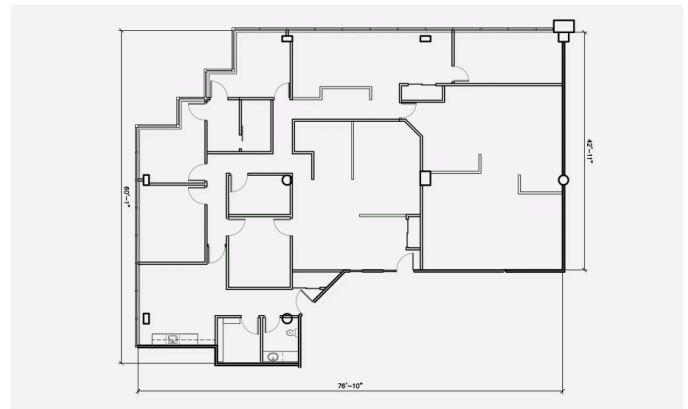
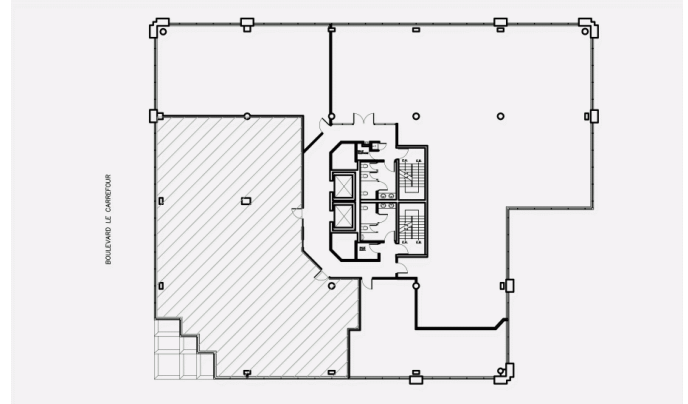
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Space characteristics

AVAILABLE LEASING AREA	4,157 sq. ft.
NUMBER OF FLOORS	1
FLOOR AREA	12,300 sq. ft.
ADDITIONAL RENT	\$15.14 /sq. ft.
ENERGY	Included
COMMENTS / NOTES	This local has existing improvements.



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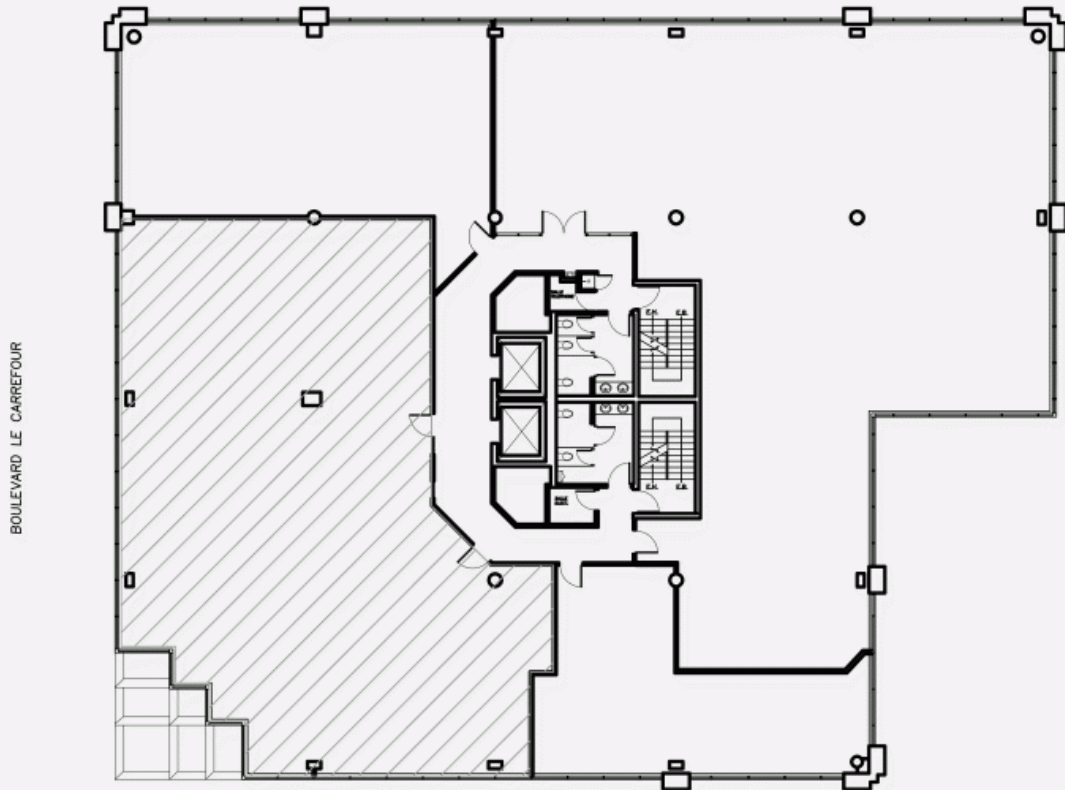
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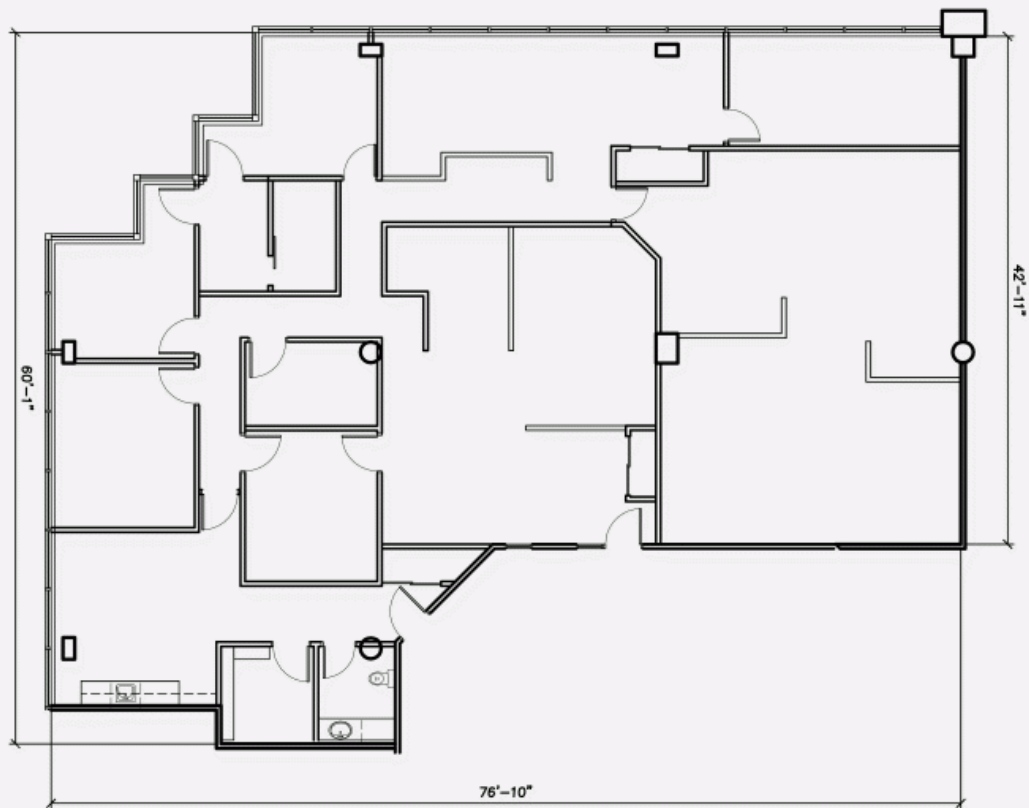
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LOCATION PLAN



LAYOUT PLAN



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