

4455 Jean-Noël-Lavoie Highway (440)

4451 to 4479 Jean-Noël-Lavoie Highway and 2800 to 2816 Joseph-A.-Bombardier Street, Laval, QC, H7P 6C5

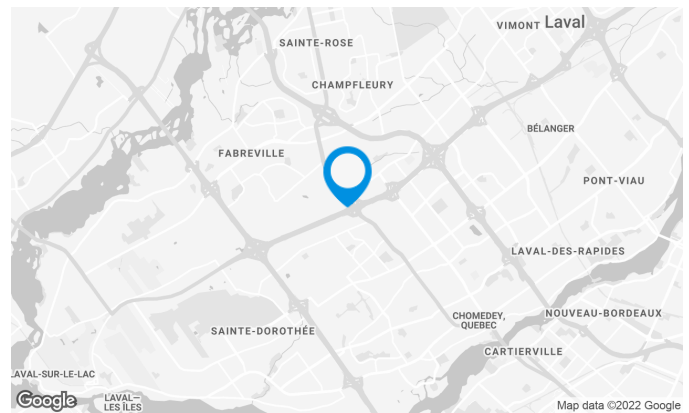
This building is located in the 440 Impact Industrial Park in Laval.

Building characteristics

TOTAL LEASING AREA	115,375 ft ²
NUMBER OF FLOORS	2
ELEVATORS	1
OPTICAL FIBER	Yes
SPRINKLERS	Yes
GENERATOR	Yes
HVAC HOURS	Monday to Friday: 6 AM to 6 PM
SECURITY	Access cards
BUILDING SERVICES	Sports center

BUILDING ACCESSIBILITY

OUTDOOR PARKING	225
PARC À VÉLOS DISPONIBLE	Yes
ROAD ACCESS	Jean-Noel-Lavoie Highway (440), Curé-Labelle Boulevard (117)



Julie Godbout

LEASING DIRECTOR
LEASING - OFFICES, MONTREAL AREA

- T** 514 737-3344 #3485
- C** 514 238-7079
- E** JULIE.GODBOUT@COMINAR.COM

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Available leasing areas from 2,009 ft² to 12,112 ft²



List of available offices

SUITE	FLOOR	AVAILABILITY	AREA
Suite #255	2	Immediate	4,854 ft ²
Suite #200-220	2		10,814 ft ²
Suite #240	2		1,218 ft ²
Suite #265	2	Immediate	2,009 ft ²
Suite #285-295	2	Immediate	12,112 ft ²
Suite #200	2		5,979 ft ²
Suite #285	2	Immediate	3,542 ft ²
Suite #295	2	Immediate	8,570 ft ²
Suite #275	2		1,727 ft ²
Suites #255-265	2	Immediate	6,863 ft ²
Suite #220	2		4,835 ft ²
Suite # 245	2		4,348 ft ²

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SUITE	FLOOR	AVAILABILITY	AREA
Suite #250	2		7,111 ft ²
Suite #283	2		3,166 ft ²

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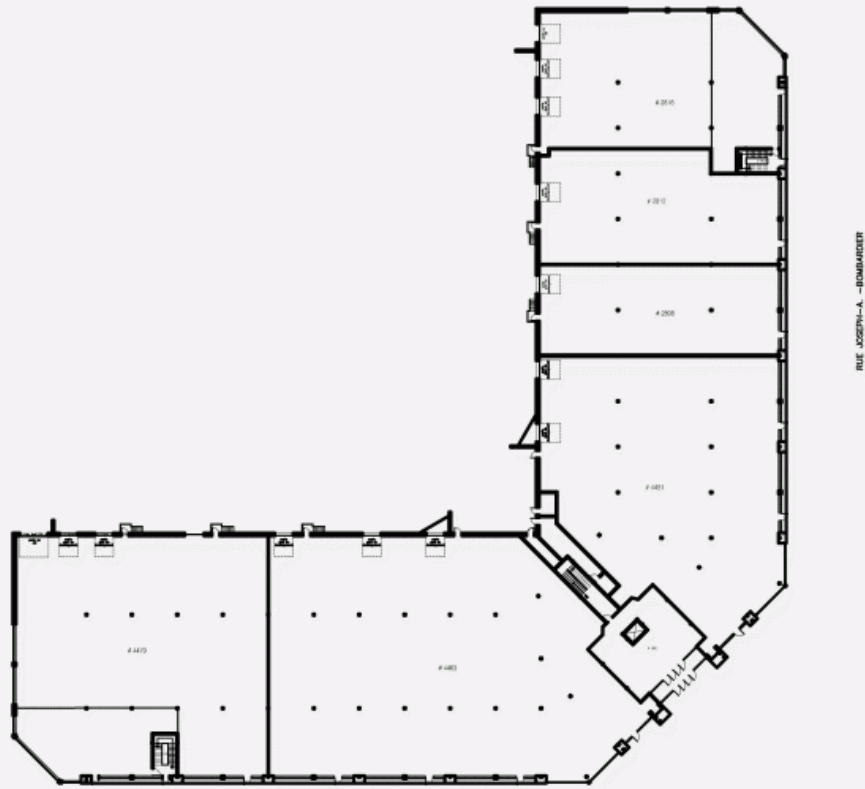
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GROUND FLOOR PLAN



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2ND FLOOR PLAN

