

Colliers

INVESTMENT OPPORTUNITY

High Quality Office Investment with
Significant Upside

3105 Place Louis-R.-Renaud, Laval, Québec

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National Investment Services



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Accelerating success



Metro
Montmorency

PÔLE CULTUREL
MONTMORENCY

Place Bell



QUARTIER LAVAL



Autoroute des Laurentides



BIOTECH CITY
Phase II

Boul. du Souvenir

The Opportunity



Colliers International (Quebec) Inc. (the “Advisor”) is pleased to offer for sale a 100% freehold interest in 3105 Place Louis-R.-Renaud (the “Property”), a best-in-class office building located in Laval, Québec. This high-quality asset comprises 37,584 square feet of high-end office space across three floors, strategically positioned on a 70,238 SF site with exceptional visibility along Highway 15 and Boulevard du Souvenir, within the Carré Laval node.

Completed in November 2020, the Property was constructed to LEED Certification standards and carries Montoni’s Distinction designation, highlighting its modern architecture and commitment to sustainability. With 66% of the building currently leased to high-quality tenants, the asset offers secure in-place cash flow and excellent upside potential through strategic lease-up and tenant repositioning.

Designed with long-term flexibility in mind, the Property has been engineered to support the addition of a full fourth floor of approximately 10,700 square feet, with preconfigured mechanical and electrical systems. This expansion potential, combined with premium features including large window lines, 13-foot ceiling heights, advanced security, and ample on-site parking with EV charging stations, positions the Property as a forward-looking workplace solution. The property is part of a strata title.

Situated minutes from the **Montmorency** metro station, the intermodal transit station **De la Concorde**, and surrounded by major developments such as **Espace Montmorency** and **Carré Laval**, 3105 Place Louis-R.-Renaud benefits from unmatched connectivity, strong fundamentals, and growing institutional interest in sustainable suburban assets.

This offering represents a compelling opportunity to acquire a modern, scalable office asset in one of the Montreal region’s most dynamic and accessible submarkets.



AT A GLANCE



37,584 SF
GLA



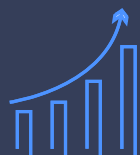
±70,238 SF
Site Size



LEED Certification
Standards



4-Minute drive to
Montmorency and *De la Concorde*
metro & train stations



Immediate Lease-Up Potential +
Expansion Value-Add

Investment Highlights



Prime Laval Location with Exceptional Accessibility and within the Life Sciences Hub

- Prominent visibility and access along **Highway 15** and **Boulevard du Souvenir**.
- **Minutes from Montmorency Metro Station**, providing excellent connectivity for tenants and visitors.
- Surrounded by premium amenities and major mixed-use developments.
- In the centre of the **Biotech City**, an international brand and the hub of Laval's thriving Life Sciences and Health Technologies sector.



High-Grade Office Asset

- Constructed in November 2020 to **LEED Certification standards** with **Montoni-Certified Distinction** designation.
- **No near-term capital requirements** due to modern construction and efficient building systems.



Secure Cash Flow with Significant Upside

- Currently **66% leased**, offering immediate lease-up potential.
- Stable income stream with quality tenants.



Attractive Value-add Investment Opportunity

- Engineered for a **potential future fourth floor** (~10,700 SF) expansion.
- **Vacant second floor** offers opportunity for immediate lease-up or owner-occupier use.
- Expansion supported by existing mechanical and electrical infrastructure, minimizing additional capital costs.



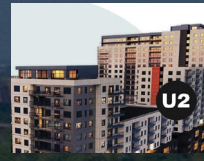
Premium Building Features & Amenities

- **13-foot ceiling heights** and large windows for exceptional natural light.
- **134 parking stalls**, including 4 EV charging stations.
- **Well maintained property** with annual service contracts in place.



Strong Market Fundamentals

- 46,752 SF of positive absorption in Laval in Q1 2025.
- Competitive Class A office rents and robust tenant demand.
- Growing investor appetite for **suburban LEED-certified assets**.



U-Bahn Urbania 2 Condos
300 units
15 floors

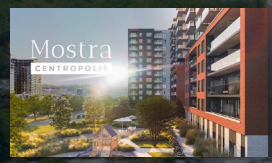


Espace Montmorency
717 units
15 floors



Metro
Montmorency

Place Bell



Mostra Centropolis
363 units
12 floors

PÔLE CULTUREL MONTMORENCY

QUARTIER LAVAL

CENTRE LAVAL

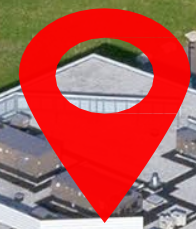
Aut. des Laurentides



Boul. du Souvenir

CARRÉ LAVAL

BIOTECH CITY
Phase II



Well-Maintained Property
Annual service contracts including preventive
maintenance in place



Reach out to get started.

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