



For Lease

Prestigious building with strategic location

Prestigious office building located next to the Carrefour Laval and major highways in Laval's business district. This building offers traditional open spaces that can accommodate a wide range of tenants. The building is equipped with fibre optic.

3090 Le Carrefour Blvd, Laval | QC



In the heart of Laval's
business district



Close to major
highways



Numerous restaurants
and services nearby



Featured Benefits



7-storey building



Built in 1986 and renovated in 1997



Traditional open spaces



Abundant fenestration



252 outdoor spaces

Building availabilities

Suite	Superficie	Disponibilité	Description
2nd floor <i>Suite 205</i>	± 2,403 SF	Immediate	5 closed offices, open area, kitchen
3rd floor <i>Suite 304</i>	± 1,102 SF	Immediate	Corner space, 2 offices, open area, move-in condition
4th floor <i>Suite 400</i>	± 11,694 SF	Immediate	Entire floor, 11 closed offices around the perimeter, meeting rooms, kitchen, server room, and large open spaces.
5th floor <i>Suite 502</i>	± 4,836 SF	Immediate	3 closed offices, 2 meeting rooms, kitchen, and large open spaces.
6th floor <i>Suite 625</i>	± 1,670 SF	Immediate	Details to come
7th floor <i>Suite 700</i>	± 5,662 SF	Immediate	5 offices, open area, reception, kitchen, conference room

Financial parameters

Asking Net Rent	Negotiable
Taxes	\$5.28 / SF
OPEX	\$4.93 / SF
Energy	\$2.17 / SF
Cleaning	\$1.69 / SF
Total Additional Rent (est. 2025)	\$14.07 / SF



Property Fact Sheet

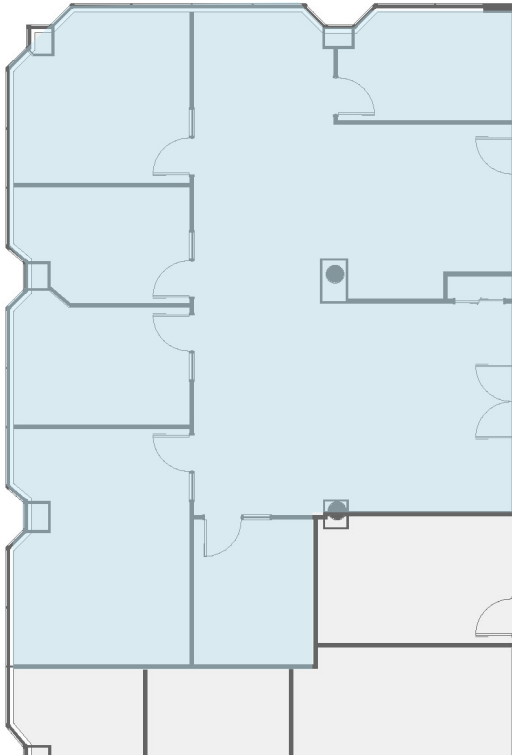
Building facilities	Bike parking, within walking distance of Carrefour Laval
Public transit	• Park-and-ride lot and Carrefour AMT terminus nearby • Buses: 42, 56, 60, 61, 66, 70, 360, 902
Floor area	74,165 SF
Area per floor	10,500 SF
Ceiling height	• GF T-Bar Floor: 11'-0" Slab Floor 14'-0" Level 1 • Level 2 T-Bar Floor: 8'-6" Slab Floor 11'-0 • Level 3-8th T-Bar Floor: 8'-6" Slab Floor 11'-0
Loading capacity of floors	• First floor of the hall, live load is = 100 lbs / S.F • Level 2 Overload = 50 lb/S.F. • Level 3 Overload= 50 lb/ S.F. • Level 4 Overload= 50 lb/ S.F. • Level 5 to 11 Overload= 50 lb/ S.F.
Elevators	2 elevators with a capacity of 2,500 lb (1134Kg)
Storage	Storage area on underground levels; storage inside the client's premises
Security system	Sprinkler system, fire alarm and security system with central control panel on first floor, magnetic card access system, cameras
Building access hours	24/7 with access card

Parking	252 outdoor spaces. Pedestrian tunnel linking the property to the underground parking lot at 3100 Le Carrefour Blvd.
Loading area	Loading area inside the garage entrance
Accessibility standards	All accesses are secured
Electricity and high-speed communications	The building's electrical service is supplied by an underground distribution from an outdoor Hydro-Quebec pad-mounted transformer providing 2000 amps at 347/600 volts to the building via the main electrical room located in the basement.
Heating and air-conditioning	Each floor is served by a ventilation unit with a bi-block type cooling unit and ventilation boxes. Heating is provided by electric baseboard heaters for the perimeter areas. An 85kw generator is also present in the building. Air conditioning of 457 Kilowatts.
Alarm and fire alarm system	Sprinkler system, fire alarm system, zone indicator panel
Zoning	Commercial and office business

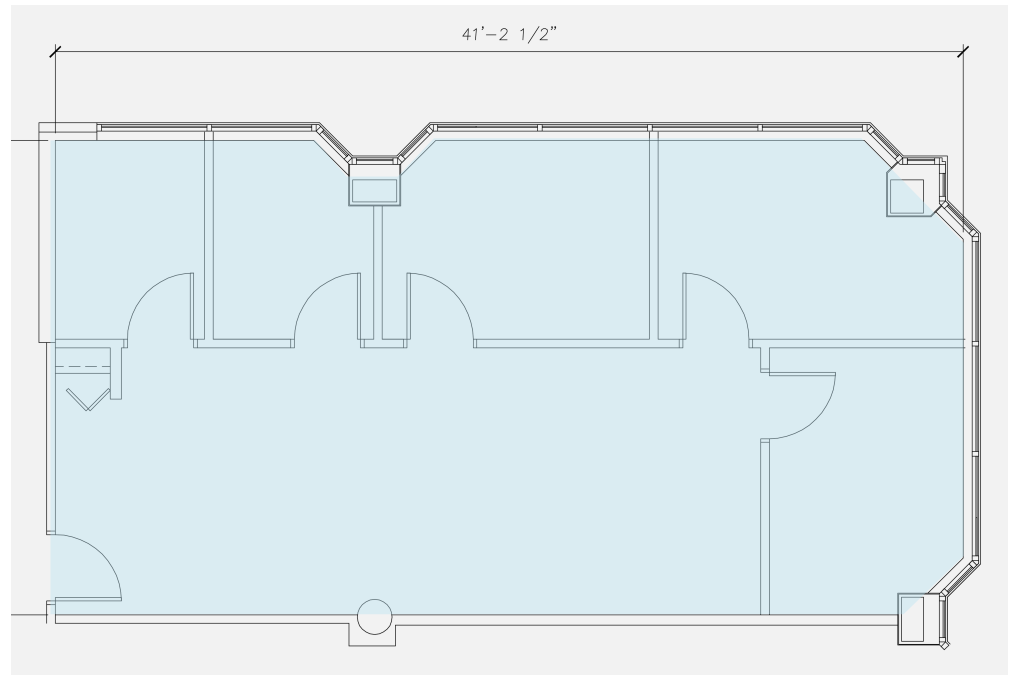


Floor Plans

Suite 205

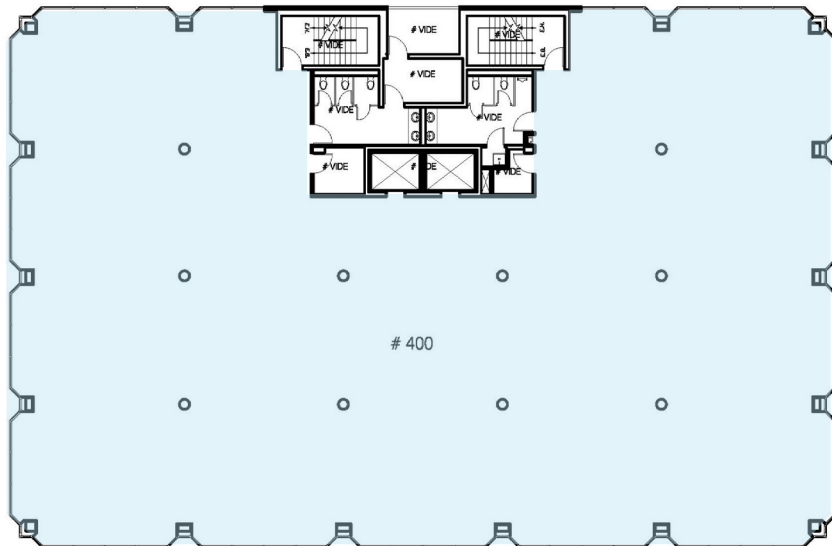


Suite 304

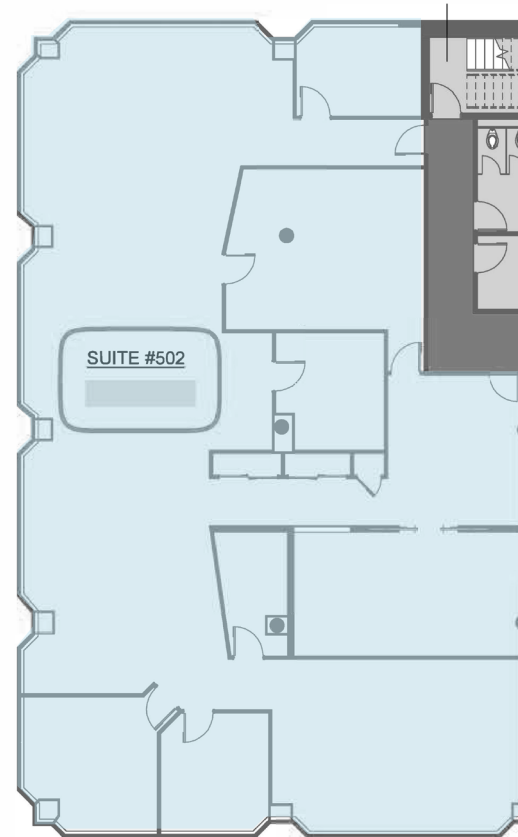


Floor Plans

Suite 400

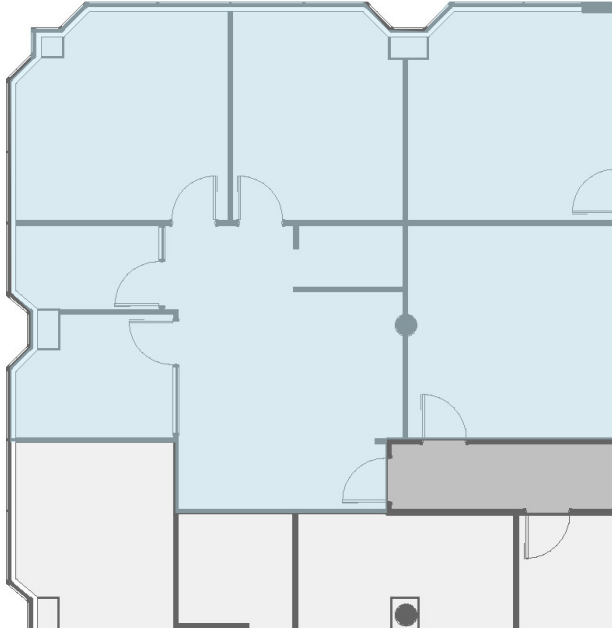


Suite 502

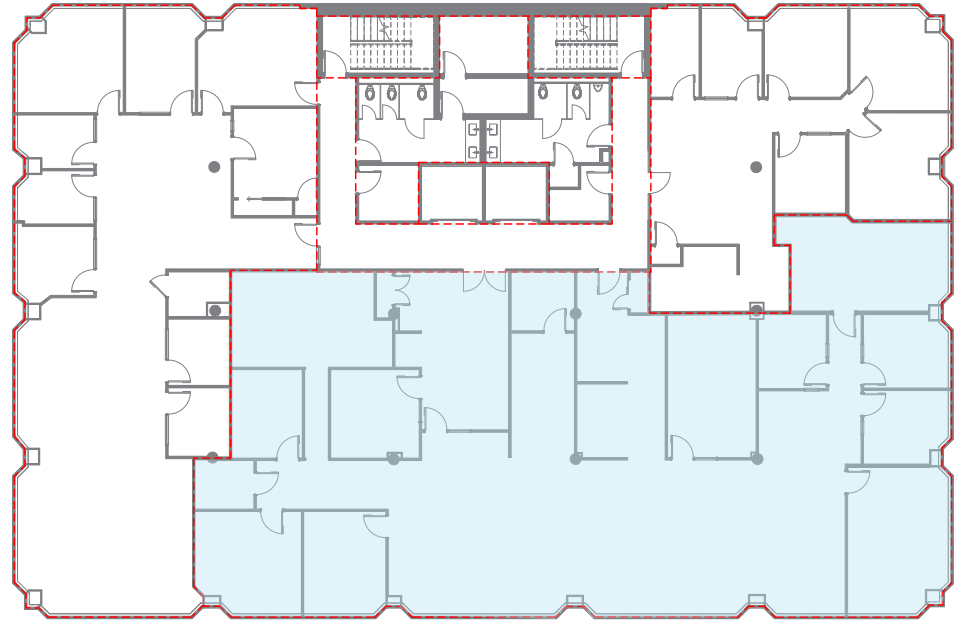


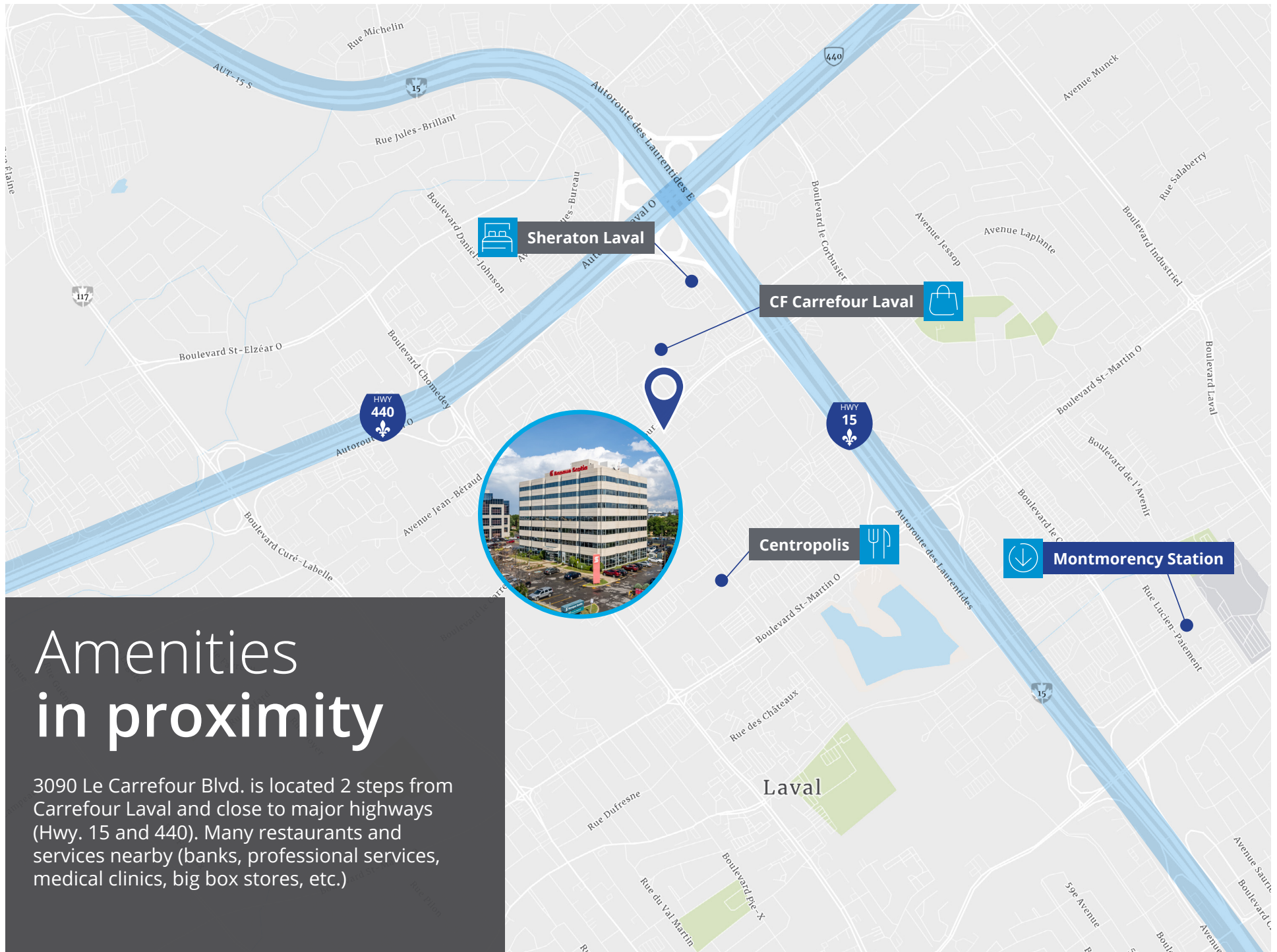
Floor Plans

Suite 625



Suite 700





Amenities in proximity

3090 Le Carrefour Blvd. is located 2 steps from Carrefour Laval and close to major highways (Hwy. 15 and 440). Many restaurants and services nearby (banks, professional services, medical clinics, big box stores, etc.)

3090 Le Carrefour Blvd - Laval, QC

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