

3030

BOUL. LE CARREFOUR
LAVAL, QC



OFFICE /
MEDICAL
SPACE FOR
LEASE



ADJACENT TO THE CF
CARREFOUR LAVAL
SHOPPING CENTER WITH
35+ RESTAURANTS, 150+
RETAIL SHOPS AND 30+
CONVENIENT SERVICES.



118,254 SF | 13 FLOORS
Total Building Size



6 KM
to Cité-de-la-Santé Hospital



2 KM
to Highways 440 and 15



ON-SITE PARKING
(381 Spaces) & Bike Storage



WIREScore
Certification

LOCATION MEETS OPPORTUNITY IN LAVAL

3030 Le Carrefour Médical is a recently renovated Class A building in Laval, Quebec, offering traditional office and medical office space. Ideally located with immediate access to Highways 440 & 15, five minutes from Cité-de-la-Santé, and within walking distance of countless retail and dining amenities, this highly connected building delivers a true destination experience.



OFFICE OPPORTUNITIES

With a mix of move-in ready suites, tremendous commuter access and ample on-site parking, 3030 Le Carrefour defines convenience within Laval's bustling commercial retail hub.



MOVE IN.
PLUG IN.
TAKE OFF.



38,299 SF
TOTAL MEDICAL/OFFICE SPACE

9,096 SF
TYPICAL FLOOR PLATE

382 - 8,596 SF
SUITES AVAILABLE FROM

PLEASE CONTACT FOR RENTAL RATE

Additional Rent Is \$19.98 PSF
Includes Electricity & Daily Cleaning



MEDICAL OFFICE OPPORTUNITIES

This class A building offers a wide range of medical services, including a walk-in clinic, family physicians and specialists, as well as complementary healthcare services including a laboratory, pharmacy, diagnostic imaging and physiotherapy.

LAVAL DEMOGRAPHICS (WITHIN 3 KM OF ADDRESS)

69,357
POPULATION

28,489
HOUSEHOLDS

43.50
MEDIAN AGE

\$62,959
MEDIAN HH INCOME

9.37%
POPULATION GROWTH '23 - '28



5 MINUTES
from Cité-de-la-Santé Hospital



3.22/1,000 SF
Surface Parking Lot (381 Spaces)



GREAT PROXIMITY
to Abundant Residential Population



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3030 AVAILABILITES

Suite 102	382 SF
Suite M-102	1,474 SF
Suite M-103	2,485 SF
Suite 404	497 SF
Suite 502	1,975 SF
Suite 600	3,129 SF
Suite 606	956 SF
Suite 703	1,970 SF
Suite 902	7,100 SF
Suite 1001	639 SF
Suite 1002	6,779 SF
Suite 1003	1,178 SF
Suite 1203	1,122 SF



ACCELERATED ACCESS

DRIVE TIMES

4 MINUTES

HWY 440

5 MINUTES

HWY 15

Cité-de-la-Santé Hospital

22 MINUTES

Montréal-Pierre Elliott Tarudeau International

25 MINUTES

Downtown Montréal

WALK TIMES

1-3 MINUTES

CF Carrefour Laval

5 MINUTES

Bus Lines 42, 56, 60, 61, 66, 70, 360, 902



CF CARREFOUR LAVAL

CENTRE LAVAL

CENTROPOLIS

COLLÈGE MONTMORENCY

DE LA CONCORDE

QUARTIER LAVAL

MONTMORENCY

PLACE BELL

ENJOY UNBEATABLE
CONVENIENCE WITH EASY
ACCESS TO MAJOR ROUTES

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FOR MORE LEASING INFORMATION, PLEASE CONTACT:

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