



For Lease

Prestigious building with strategic location

3400 Jean-Béraud Avenue - Laval, QC

Located near Carrefour Laval, major highways and the heart of Laval's business district, 3400 Jean-Béraud Avenue is a prime business address for seasoned professionals.

From 15,000 SF to 110,000 SF available for lease.



Building Highlights



4-storey building



Built in 2002



Located in the heart of Laval's business district



Traditional open spaces



Close to major highways



Numerous restaurants and services nearby



Property Fact Sheet

Building facilities	Restaurant within the complex. Cafeteria for tenants on the first floor.
Public transit	<ul style="list-style-type: none">• Park-and-ride lot and Carrefour AMT terminus nearby• Buses: 42, 56, 60, 61, 66, 70, 360, 902
Floor area	154,343 SF
Ceiling height	Open concept, variable heights
Elevators	4 hydraulic elevators with a capacity of 2,500 lb (1134Kg)
Security system	Wet sprinkler system and alarm system, magnetic card access system
Building access hours	24/7 with access card

Parking	533 outdoor spaces
Accessibility standards	All accesses are secured
Heating and air-conditioning	Heating is provided by electric baseboard heaters for the perimeter areas. Cooling is provided by several variable flow roof top units totaling 360 tons of refrigeration. A 100kw generator is also present in the building.
Alarm and fire alarm system	Wet sprinkler system and alarm system
Zoning	Commercial and office business





Availabilities and Financial Parameters

Availabilities

Floor	# Suite	Area (SF)	Date	Description of the space
RC	100B	±6 200	Dec. 2025	Space in base building
2nd*		±45 000	Dec. 2025	Space already built-out
3rd*		±45 000	Dec. 2025	Space already built-out
4th*		±20 000	Dec. 2025	Space already built-out

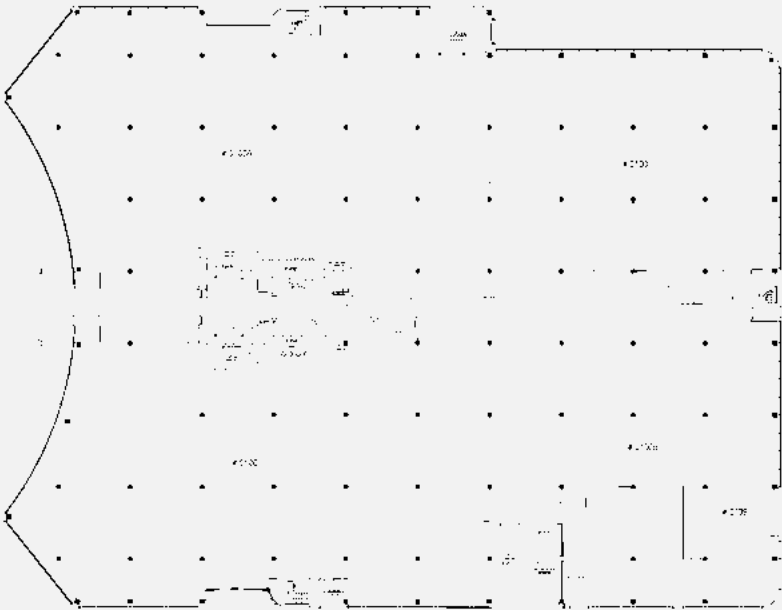
* Floors 2, 3 and 4 can be contiguous for a total of 110,000 SF.

Financial Parameters

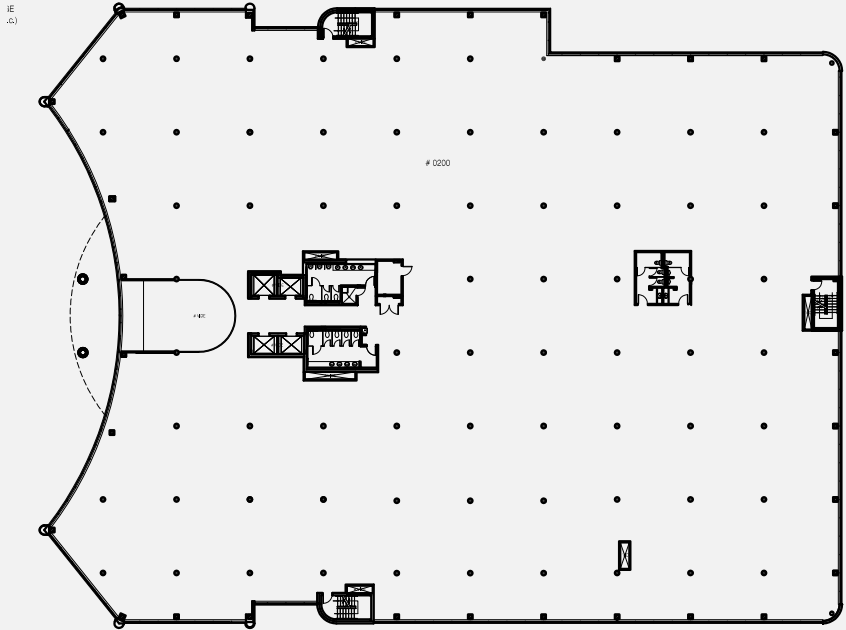
Asking Net Rent	Negotiable
Taxes	\$5.13
OPEX	\$4.95
Energy	\$1.80
Cleaning	\$1.09
Total Additional Rent (est. 2024)	\$12.97 / SF

Floor plans

#100B
±10,000 SF

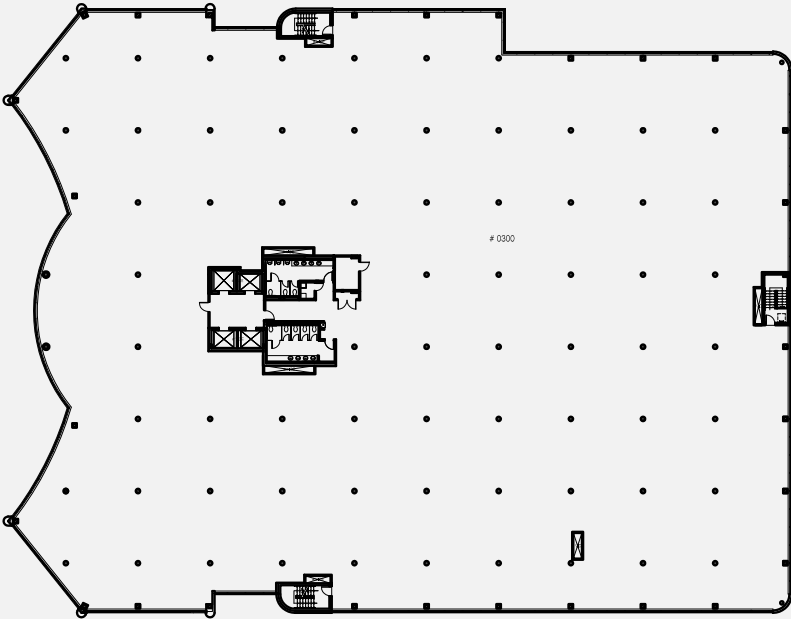


2ND
±45,000 SF



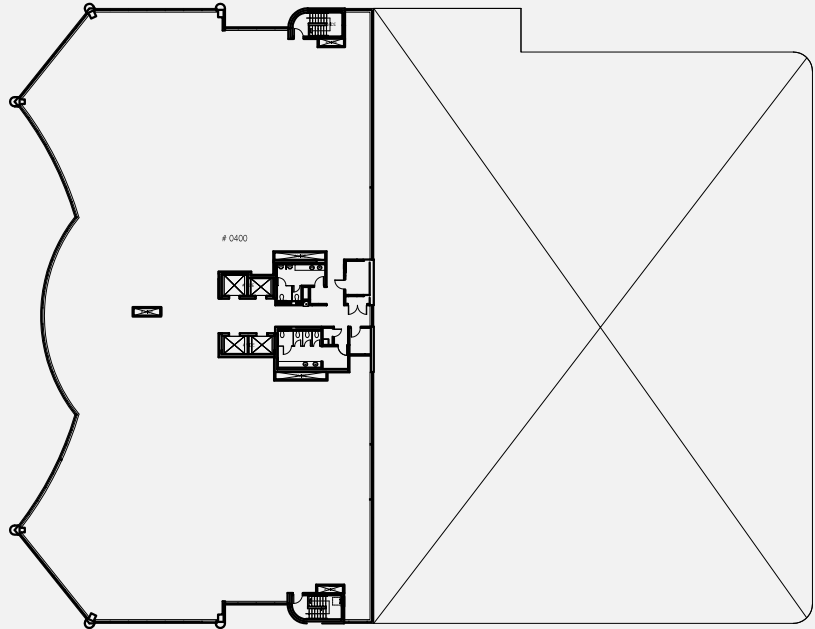
Floor plans

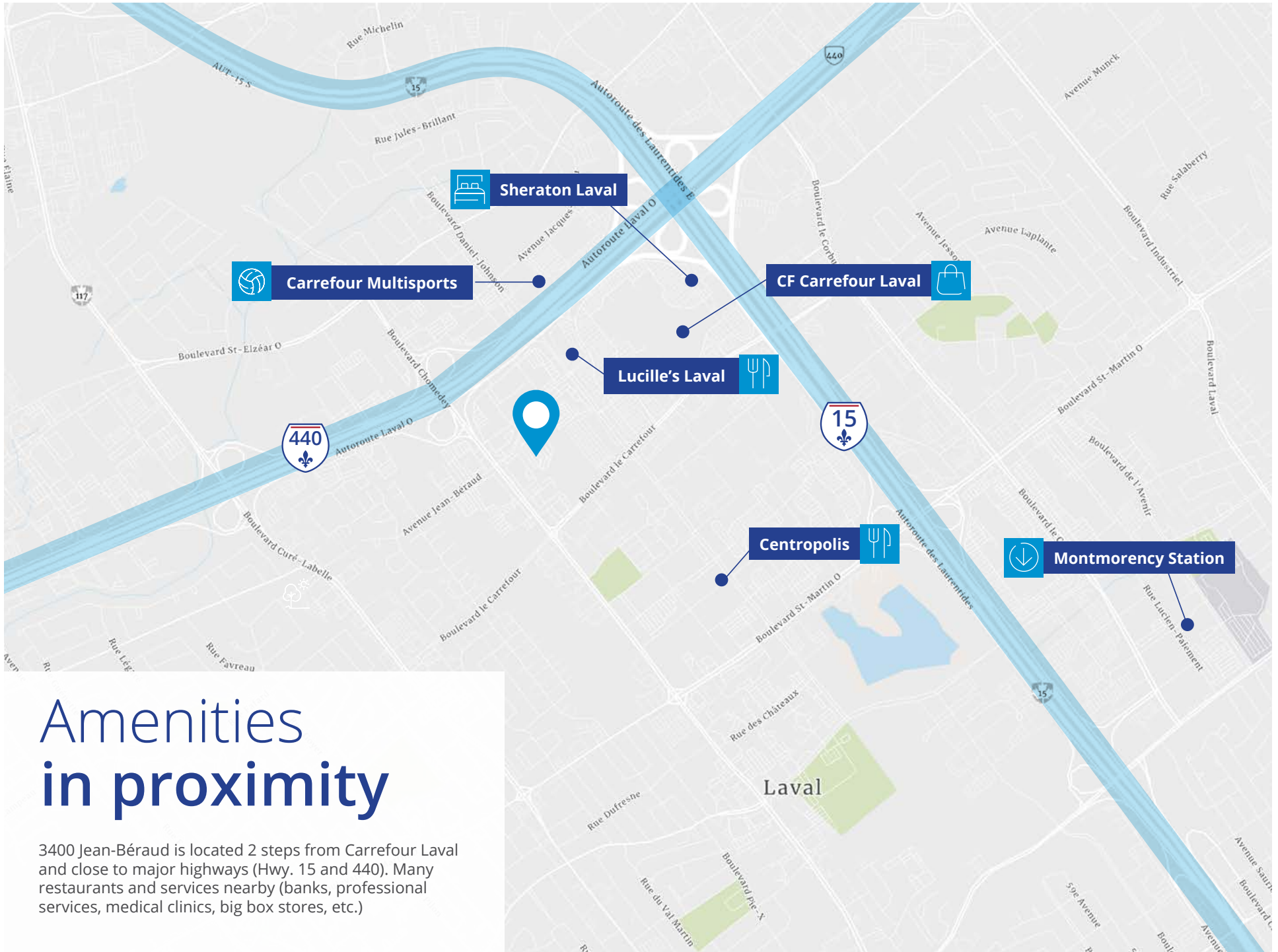
3RD
±45,000 SF



4TH
±20,000 SF

4e ETAGE
2018 (p.c.)





Amenities in proximity

3400 Jean-Béraud 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.)

About Cominar



Founded in 1965, Cominar is one of the largest real estate owners and managers in Quebec. Driven by our values and expertise, our mission is to create modern, distinctive living environments across our portfolio of office, retail and mixed-use properties.

With assets that have high densification potential and are strategically located near major transit routes, our ambition is to build forward-looking communities that will reshape the urban landscape and positively impact the development of the communities in which we operate.

Our proximity-driven philosophy guides our daily actions and allows us to make our properties enticing and inviting destinations.

www.cominar.com



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