### FOR LEASE

3,000 TO 36,666 RSF PLUG & PLAY BUILT-OUT OFFICE SPACE



### **2905 LOUIS-R.-RENAUD, LAVAL**

This immaculate LEED Silver building was built in 2013 by Montoni. It boasts a tremendous signage opportunity with frontage directly on Highway 15 featuring more than 136,000 vehicles per day. The property also features plenty of natural light and highly configurable floor plates. There is potential for up to 66,397 square feet of built out contiguous space

featuring an on-site cafeteria (complete with full commercial kitchen), covered terrace, indoor parking and ample exterior parking. There are interior and exterior bike racks as well as showers located on all floors. The building is a short drive from all major shopping and restaurants in Laval including Carrefour Laval, Centropolis, and Espace Montmorency.

## HIGHLIGHTS







**CLOSE PROXIMITY TO MONTMORENCY METRO** 

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ABUNDAN	T
NATURAL	LIGHT



BUILDING	<b>SIGNAGE ON</b>
HIGHWAY	15



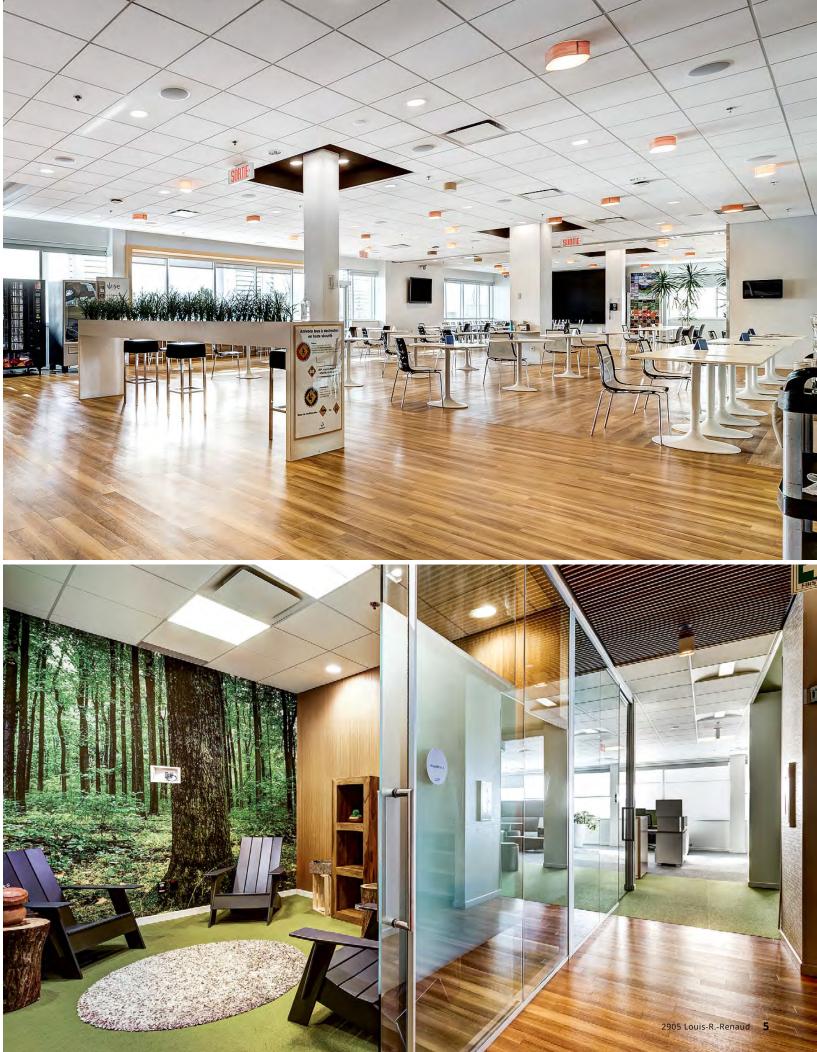
1:350 PSF **EXTERIOR PARKING** 











### **SPACE OVERVIEW**

Suites:

Availability:

Net Rent:

Additional Rent:

Parking:

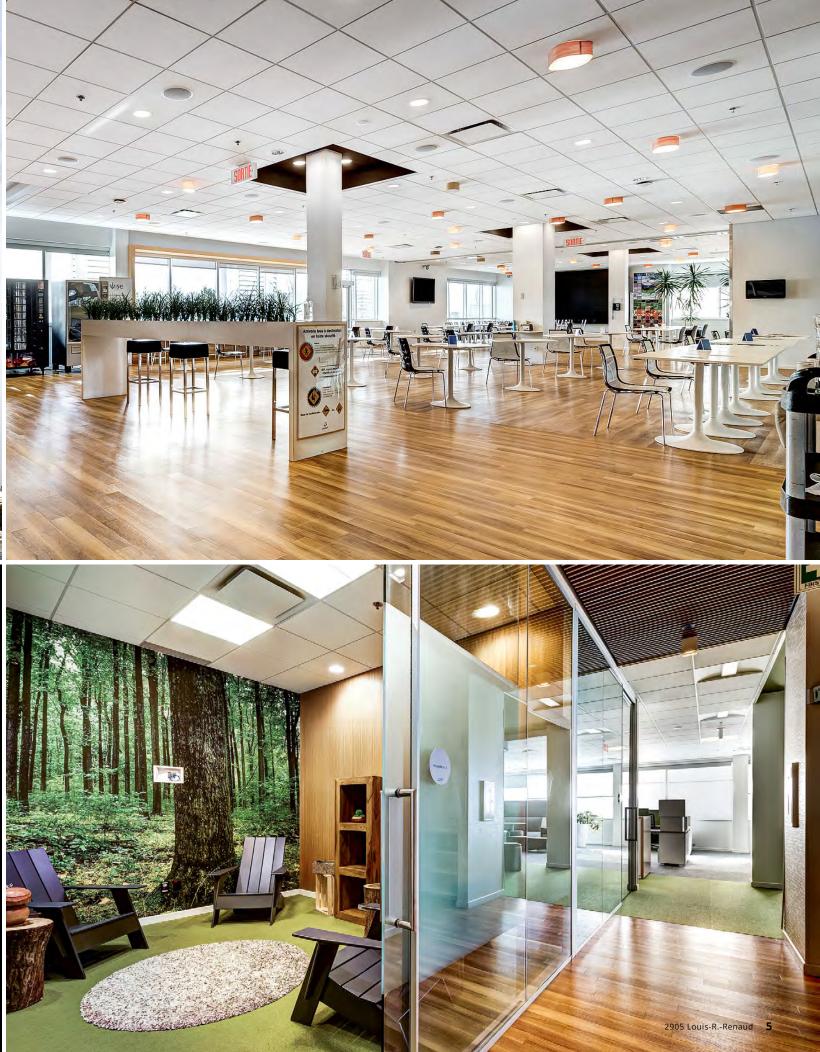
Furniture:

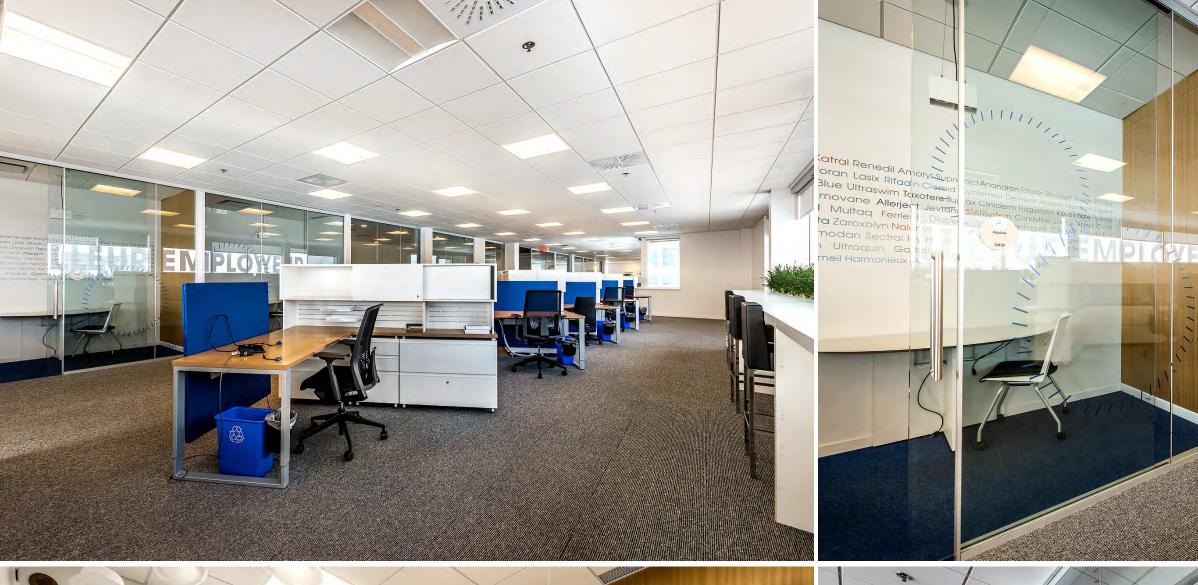
<del>Suite 100 - 12,236 SF</del> Suite 100 - +/- 3,000 SF LEASED Suite 200 - 16,417 SF Suite 300 - 17,249 SF Suite 400 - 17,550 SF LEASED LEASED 5<sup>th</sup> floor - 7,214 SF

90 days

Negotiable

\$12.89 (2022) Exterior ratio: 1: 350 PSF Interior ratio: 1: 2,500 PSF Negotiable







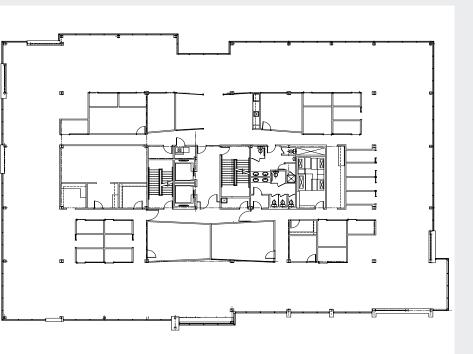




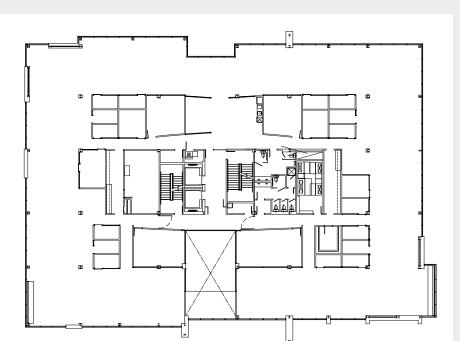
# **Floor** Plans

GF

**3**<sup>RD</sup> **FLOOR** 



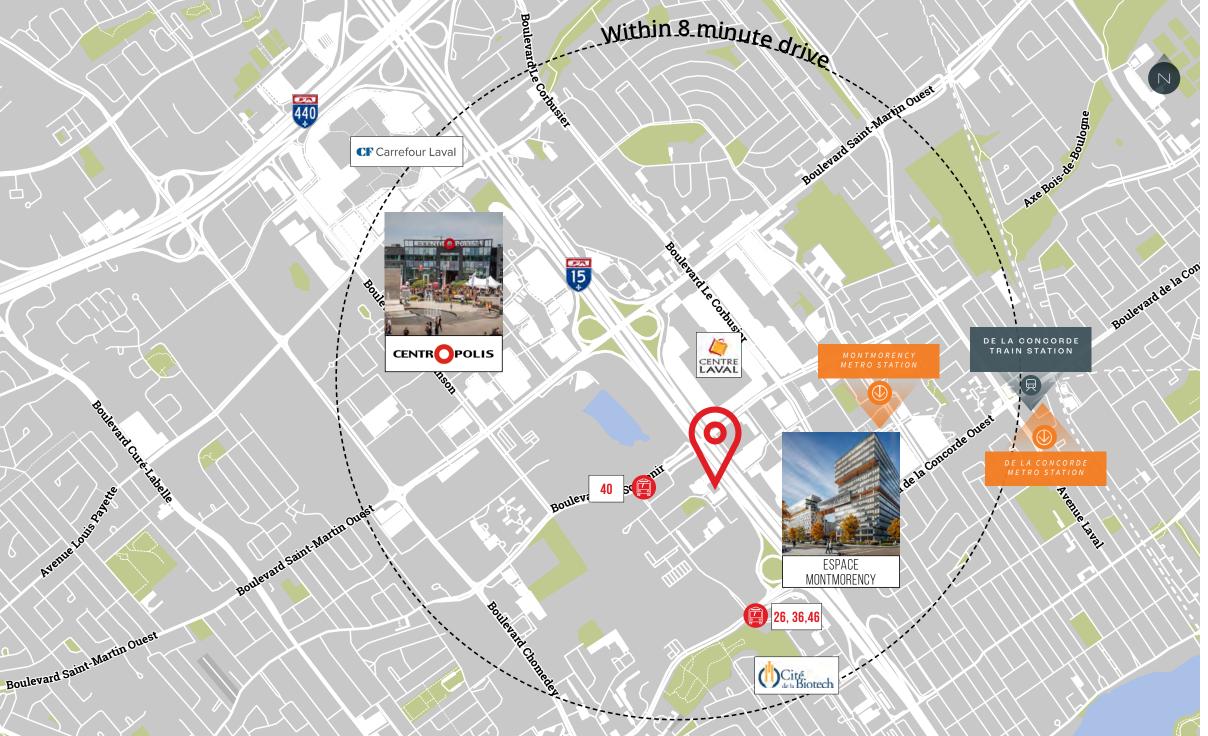
#### 2<sup>ND</sup> FLOOR



#### **5<sup>TH</sup> FLOOR**

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## **AREA** ACCESSIBILITY

**METRO** 6 minute drive: Montmorency Metro Station

**TRAIN (R)** 8 minute drive: de la Concorde Train Station

BUS

Bus 40: 8 minute walk (600 m)

(2) Bus 26, 36, 46: 13 minute walk (1.1 km)



#### **OVERVIEW OF AMENITIES**



GROCERY STORES, BANKS, Pharmacy & Gyms



#### IN PROXIMITY TO A lot of restaurants



A LARGE AMOUNT OF Green space

#### FOR MORE INFORMATION, PLEASE CONTACT:

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