

MONTONI |

Colliers

2955 Jules-Brillant Street, Laval | QC

# Bright and Modern Office Spaces **For Lease**

5,782 SF and 6,868 SF of office space in the Complexe Jules-Brillant, a modern building with LEED certification. Easily accessible from Highways 15 and 440, these offices are located only five minutes from Carrefour Laval and benefit from excellent visibility on Highway 15.

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# Property Features

Available areas	1 <sup>st</sup> floor: 6,868 SF 3 <sup>rd</sup> floor: 5,782 SF
Total building area	61,659 SF
Year built	2012
Heating	Electric
Air conditioning	Yes
Parking	170 outdoor spaces 31 indoor spaces

Zoning	Commercial and office
Lighting	Fluorescent and incandescent
Sprinklers	Yes
Net rental rate	Contact listing brokers
Operating expenses	\$12.25 / SF *(Energy and cleaning at the tenant's expense)

## Highlights



Access card system



Designed according to your needs



Accessible to people with reduced mobility



LEED certified building



Excellent visibility on Highway 15



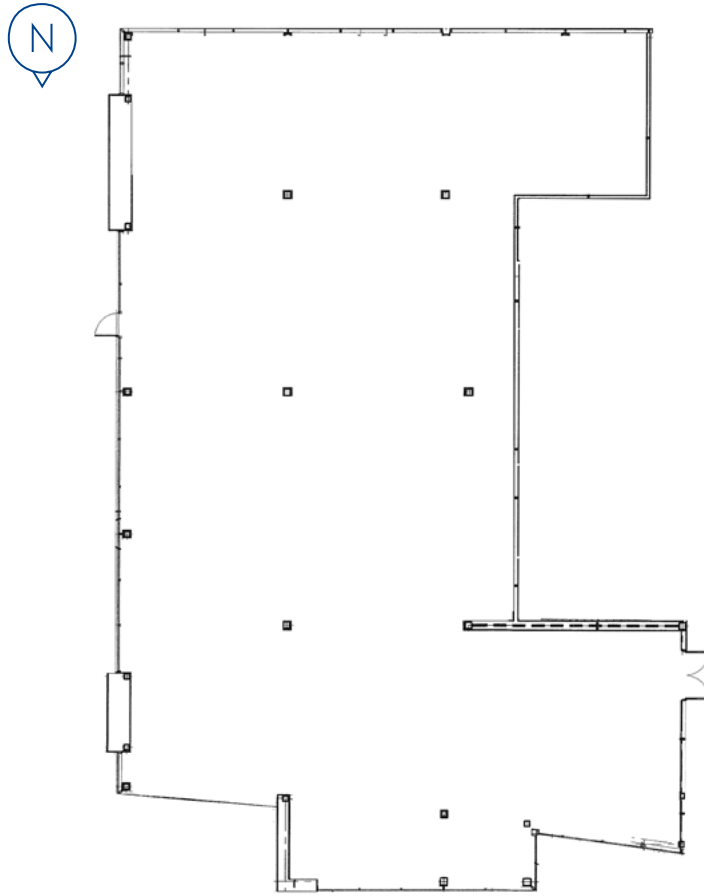
Quality leasehold improvements



Turnkey offices



Jules-Brillant Street



Highway 15



## Office 1 (1<sup>st</sup> floor) Space Details

- Open space offering many possibilities
- Abundant windows
- High ceilings
- Private entrance
- Available immediately



6,868  
SF available

## Jules-Brillant Street



Highway 15

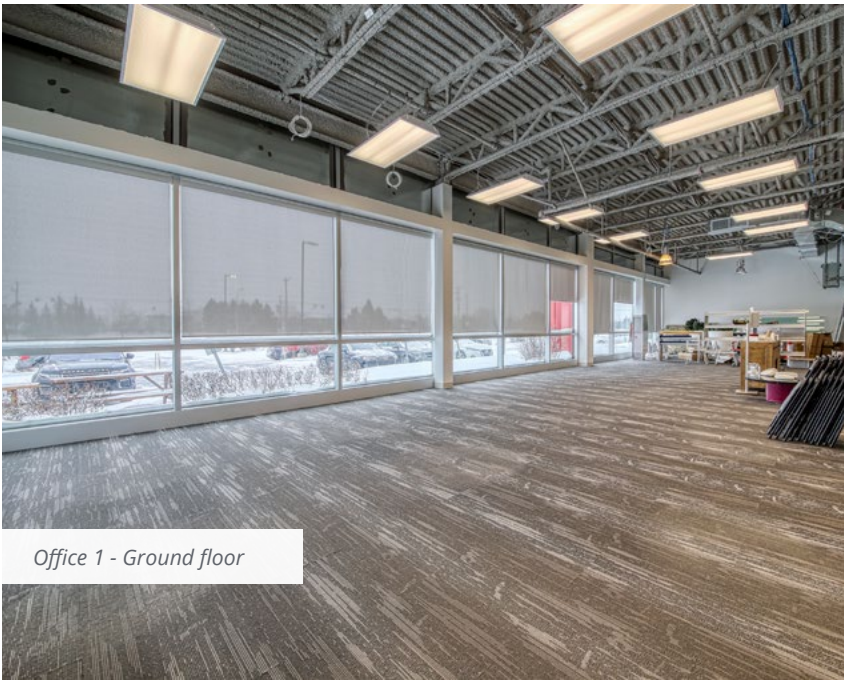


## Office 2 (3<sup>rd</sup> floor) Space Details

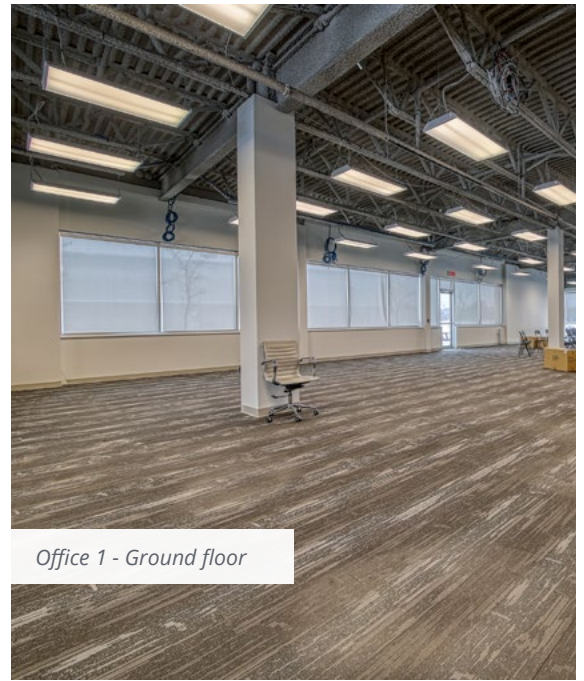
- Kitchen
- Large reception area
- 3 executive offices
- 2 conference rooms
- 5 closed offices
- Space already fitted out
- Availability to be discussed (2022)



5,782  
SF available



Office 1 - Ground floor



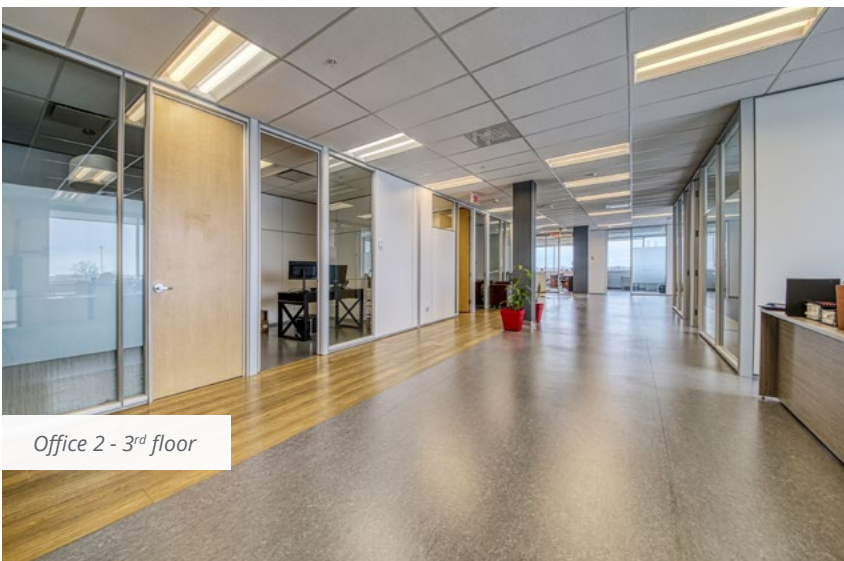
Office 1 - Ground floor



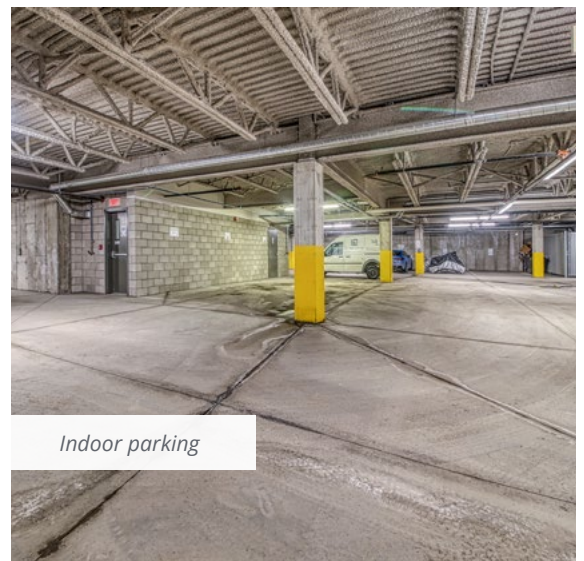
Office 2 - 3rd floor



Office 2 - 3rd floor

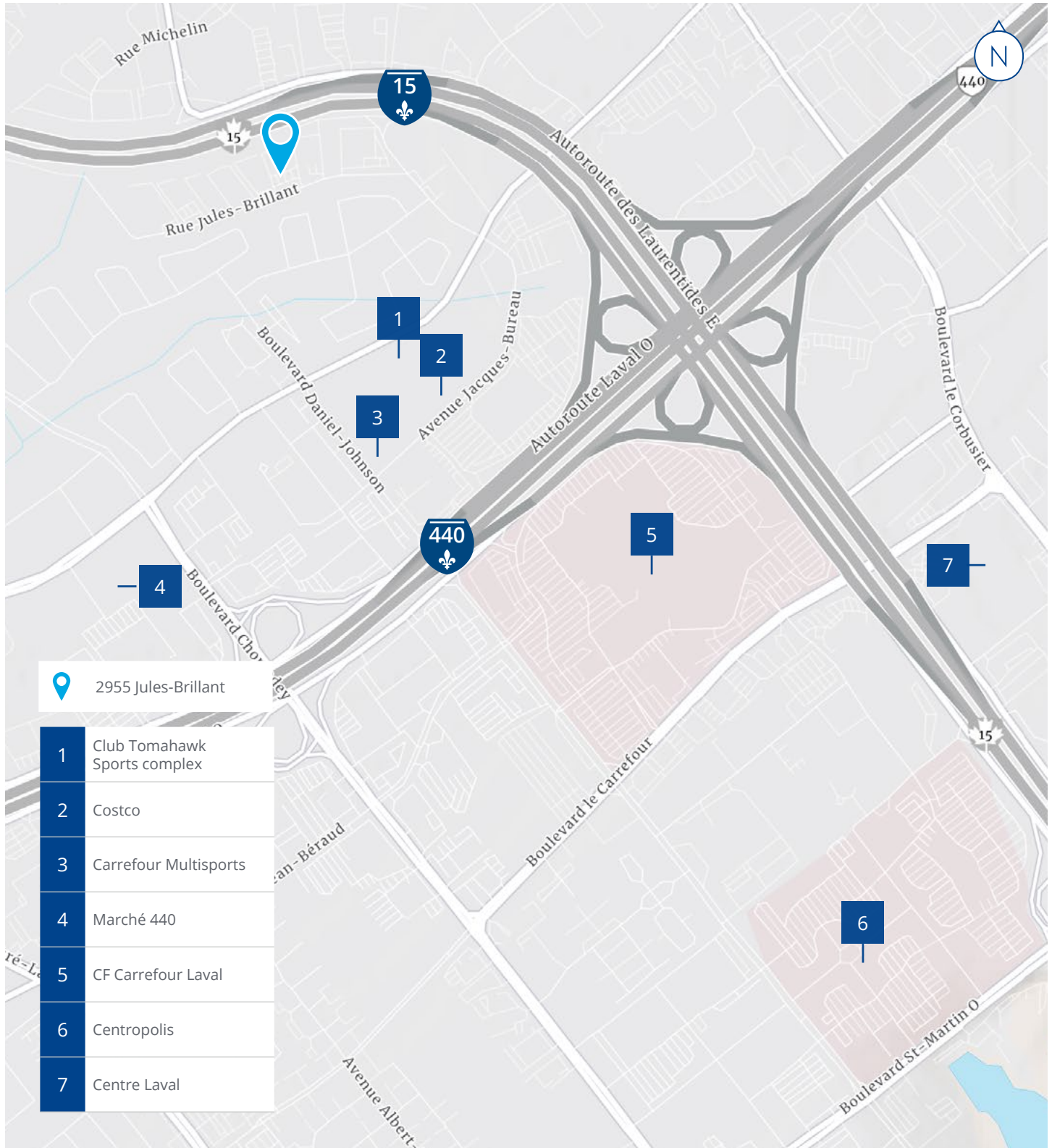


Office 2 - 3rd floor



Indoor parking

# In Proximity





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