

3131

Saint-Martin Boulevard West,
Laval, QC



*Bright office spaces in a prime location
in the heart of Laval*

UNITS FROM 2,199 - 7,063 sq. ft. | FOR LEASE



Highlights



BRIGHT OFFICE SPACES

Luminous office spaces ready to be adapted to your company's needs, with building amenities such as shared conference rooms and a café/restaurant.



PRIME LOCATION

Easily accessible by Highways 15 and 440 and public transit, and close to amenities including Centropolis, Place Bell, Walmart, restaurants, cafés and more.



BOMA BEST SILVER CERTIFIED

This building meets internationally-recognized standards of sustainability, efficiency and performance.



Unit 200	7,063 sq. ft.
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Unit 220	2,747 sq. ft.
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Unit 310*	3,198 sq. ft.
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Unit 350*	2,199 sq. ft.
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*Can combine units 310 and 350 for a total of 5,397 sq. ft.

Availability	Immediate (#220: 07/2027)
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Parking	Interior (\$) Exterior (free & first come, first serve)
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Building amenities	Conference rooms, café/restaurant, bike racks
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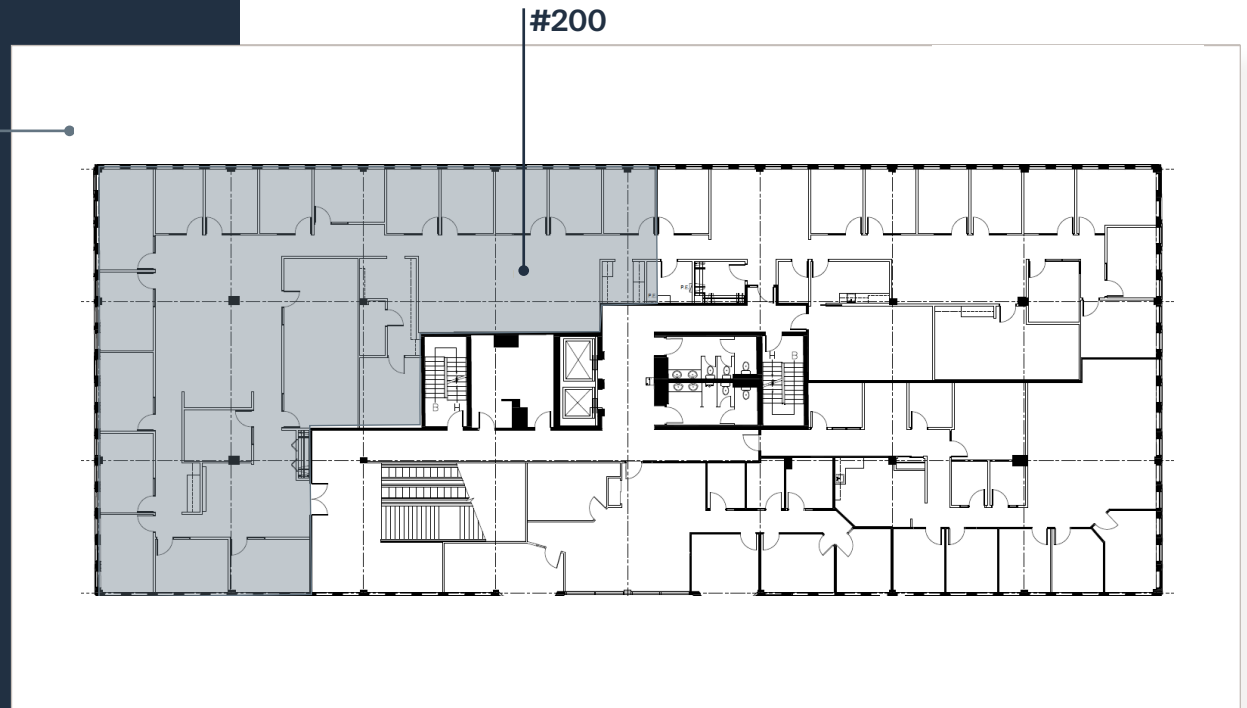
Floor plate	16,664 sq. ft.
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Year built	1982, renovated in 2008
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Generators	Yes
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UNIT 200: 7,063 sq. ft.

This bright unit offers *ample space for your business activities*: private offices, open workspace, conference rooms and a kitchenette.



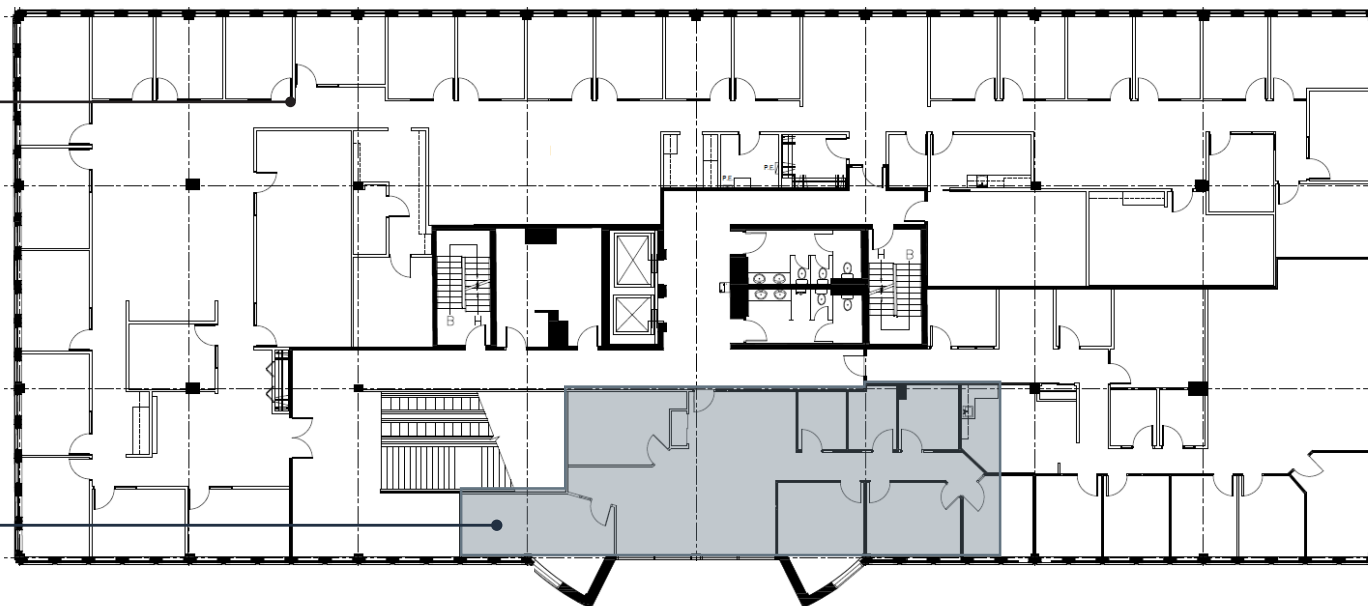
UNIT 220: 2,747 sq. ft.

Bright office space
featuring 6 private offices,
a conference room,
kitchenette, IT room, and
flexible additional space.



Floorplan

#220



Kitchenette



6 private offices with flexible layouts

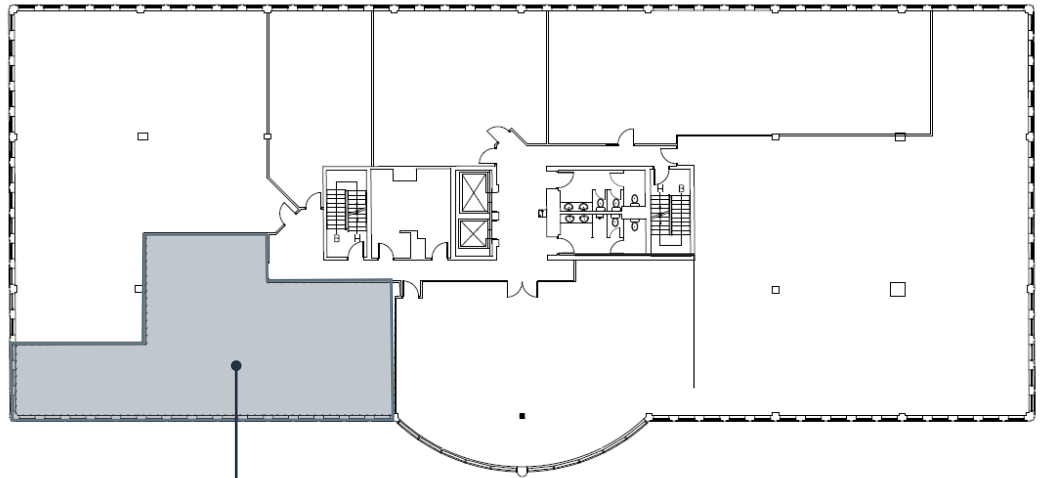


Abundant natural light



UNIT 350: 2,199 sq. ft.

This *sunny office space* is able to be customized to meet your needs, whether it be private offices or open workspace.

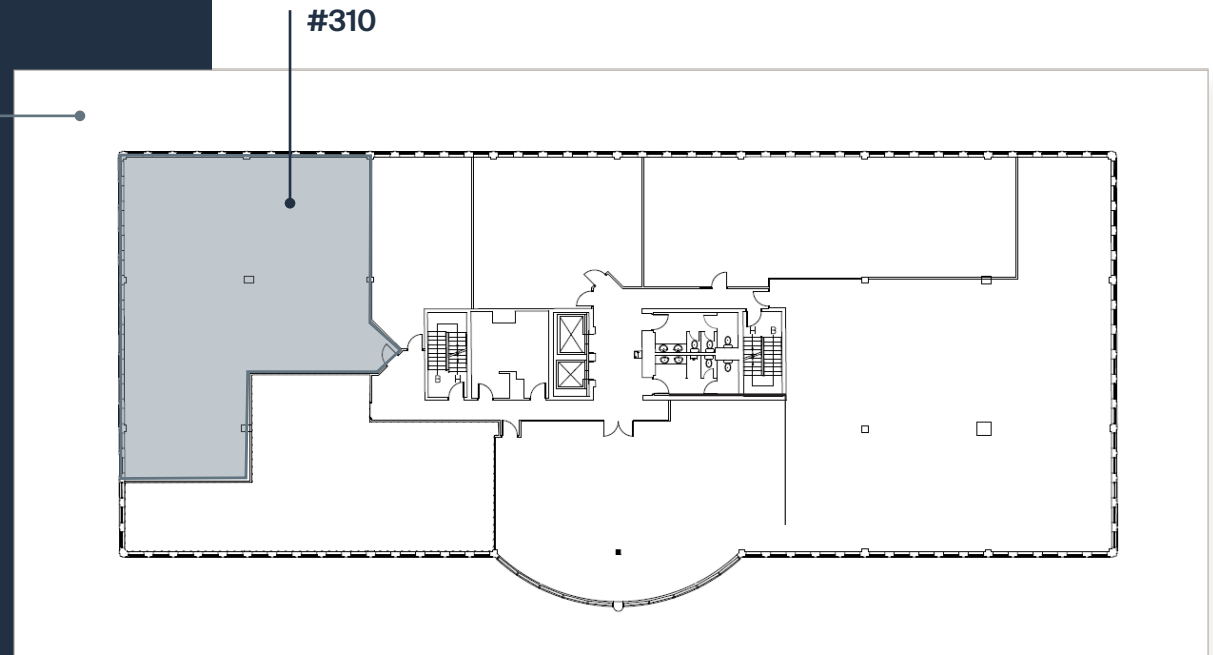


#350



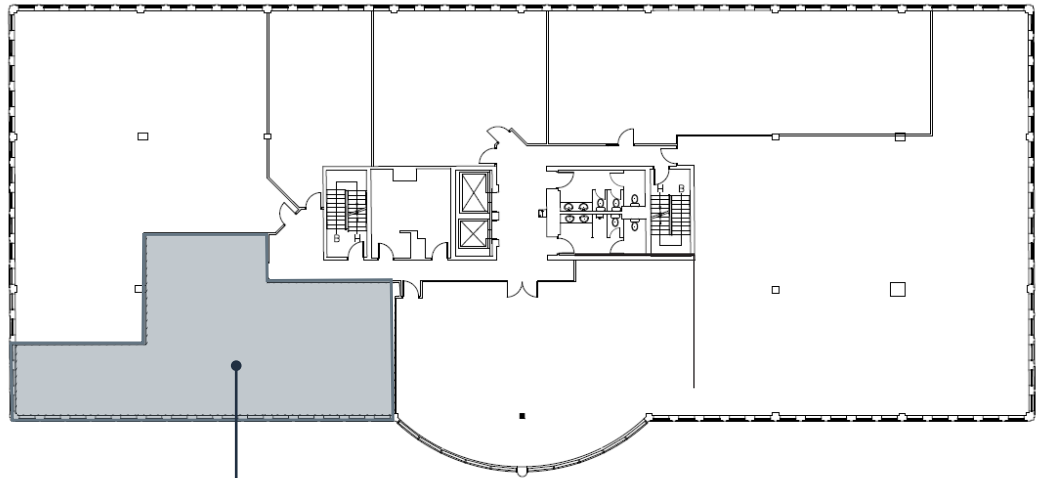
UNIT 310: 3,198 sq. ft.

Spacious and bright unit with ample space for open workstations and the potential for a build-out to meet a variety of needs.



UNIT 350: 2,199 sq. ft.

This *sunny office space* is able to be customized to meet your needs, whether it be private offices or open workspace.

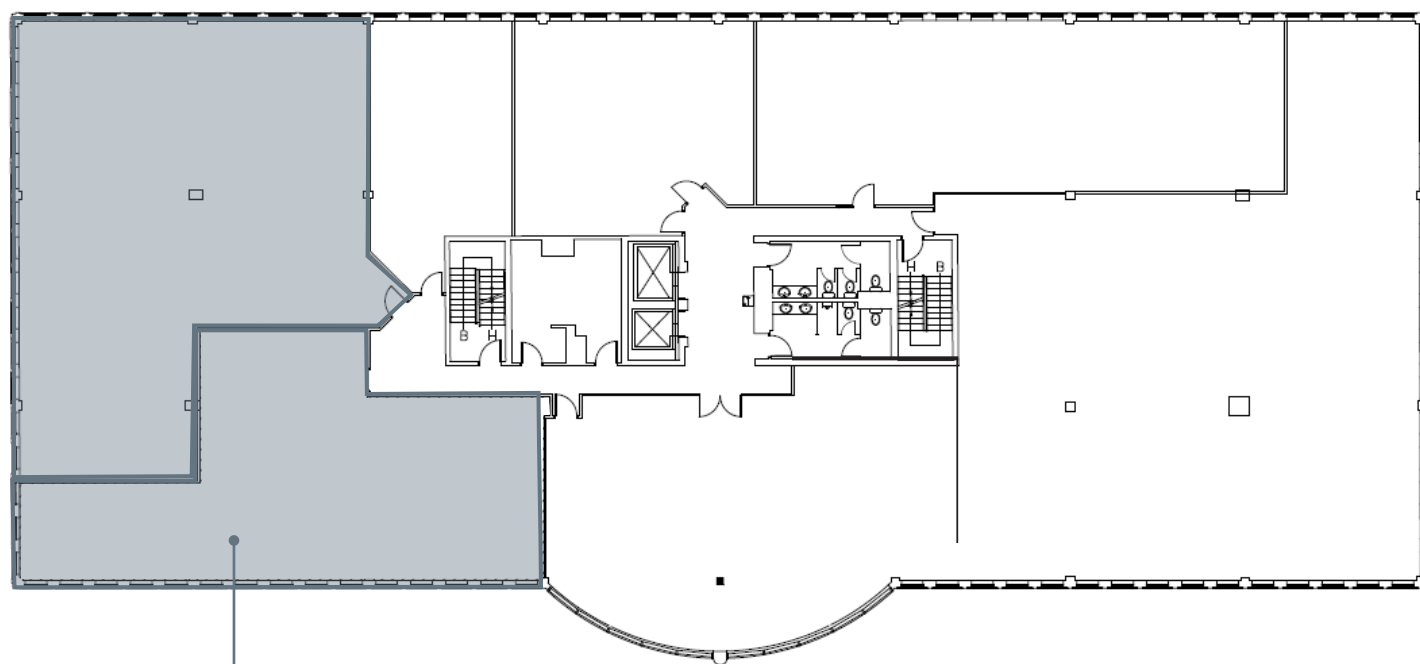


#350



UNITS 310 & 350: 5,397 sq. ft.

Potential for
combined units



Units 310 & 350:
5,397 sq. ft.

3131 Saint-Martin is *ideally located in the heart of Laval*, with amenities and public transportation just minutes away.



EASILY ACCESSIBLE BY
HIGHWAYS 15 & 440



PUBLIC TRANSIT

Montmorency metro, de la Concorde train, and busses 66, 42, 60, & 360 offering convenient connections to Montréal.



IN PROXIMITY TO AMENITIES

Walking distance to several amenities including restaurants, grocery stores, cafés and more.





Let us help you build
the environment that
fits your vision.

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