

3131

Saint-Martin Boulevard West,
Laval, QC



*Bright and accessible office space
in the heart of Laval*

UNITS FROM 1,637 - 10,777 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 10,777 sq. ft.

Unit 220R 1,637 sq. ft.

Unit 310* 3,198 sq. ft.

Unit 350* 2,199 sq. ft.

*Can combine units 310 and 350 for a total of 5,397 sq. ft.

Availability Immediate

Parking Interior (\$) Exterior (free & first come, first serve)

Building amenities Conference rooms, café/restaurant, bike racks

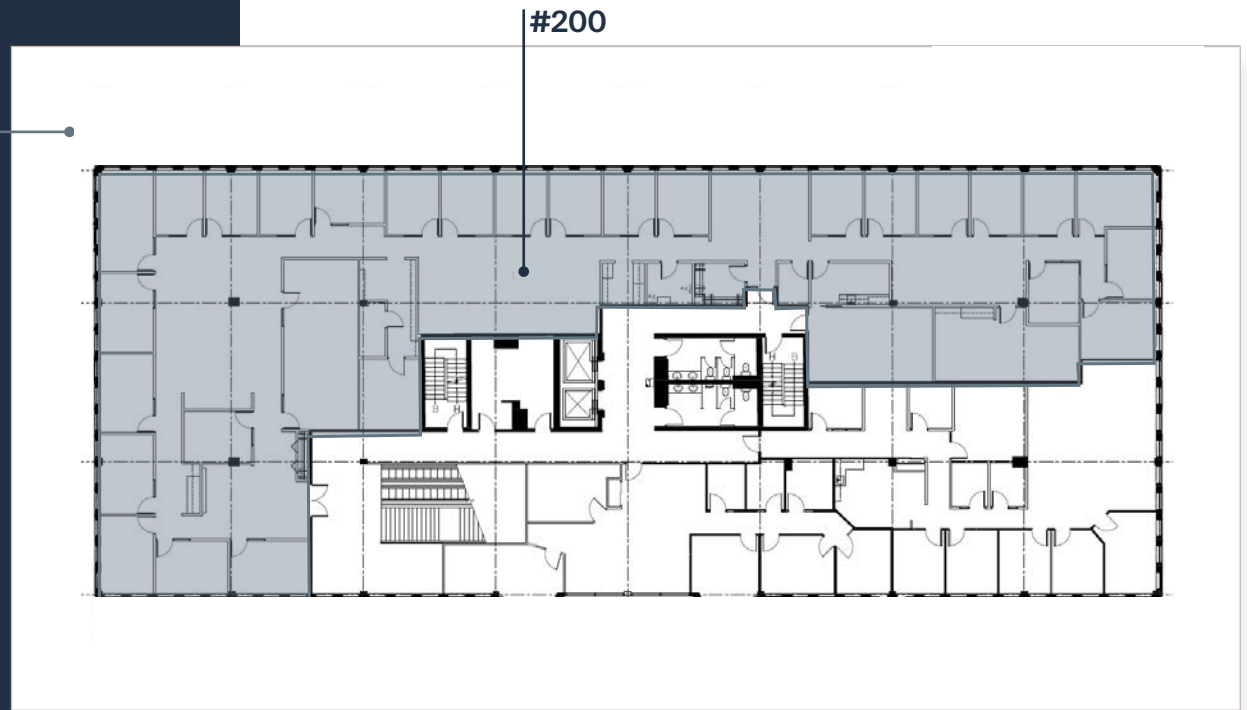
Floor plate 16,664 sq. ft.

Year built 1982, renovated in 2008

Generators Yes

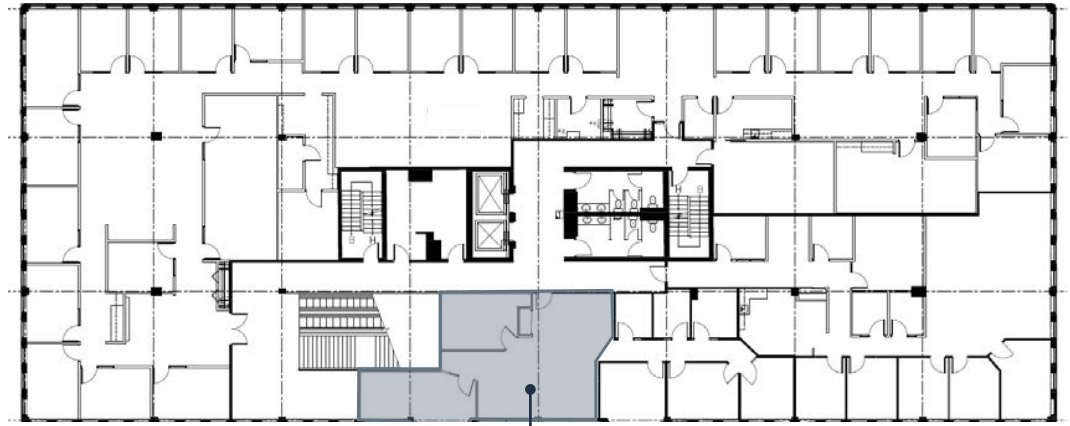
UNIT 200: 10,777 sq. ft.

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



UNIT 220R: 1,637 sq. ft.

A unique and open office space, this unit benefits from abundant natural light.

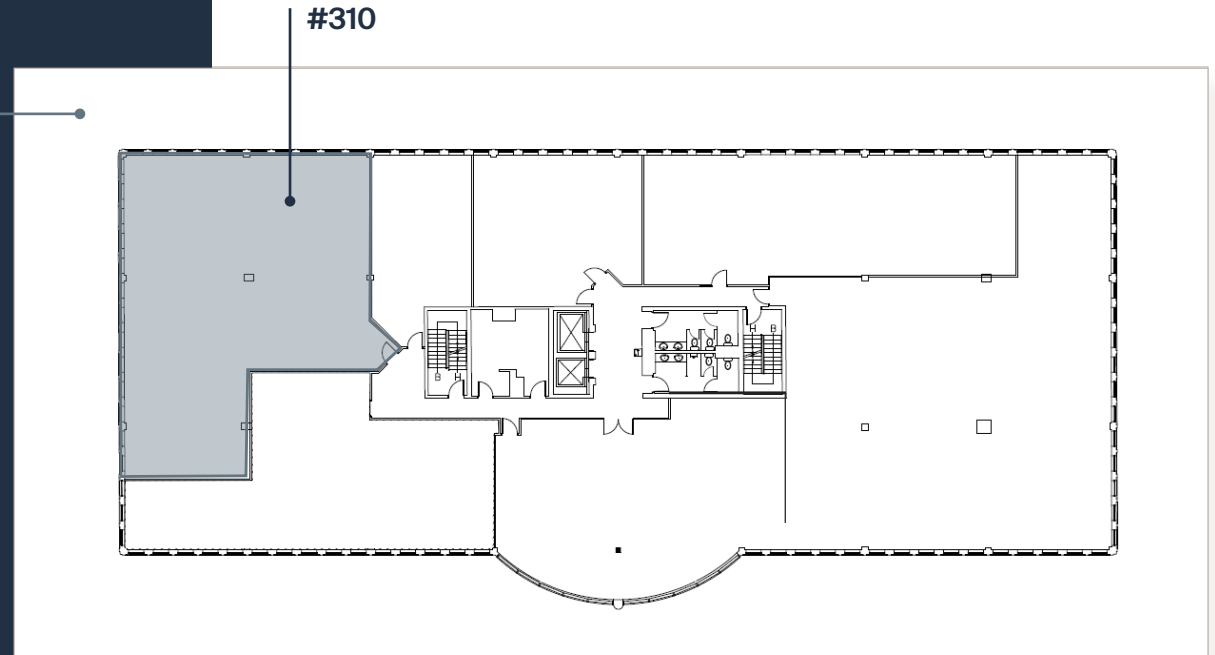


#220R



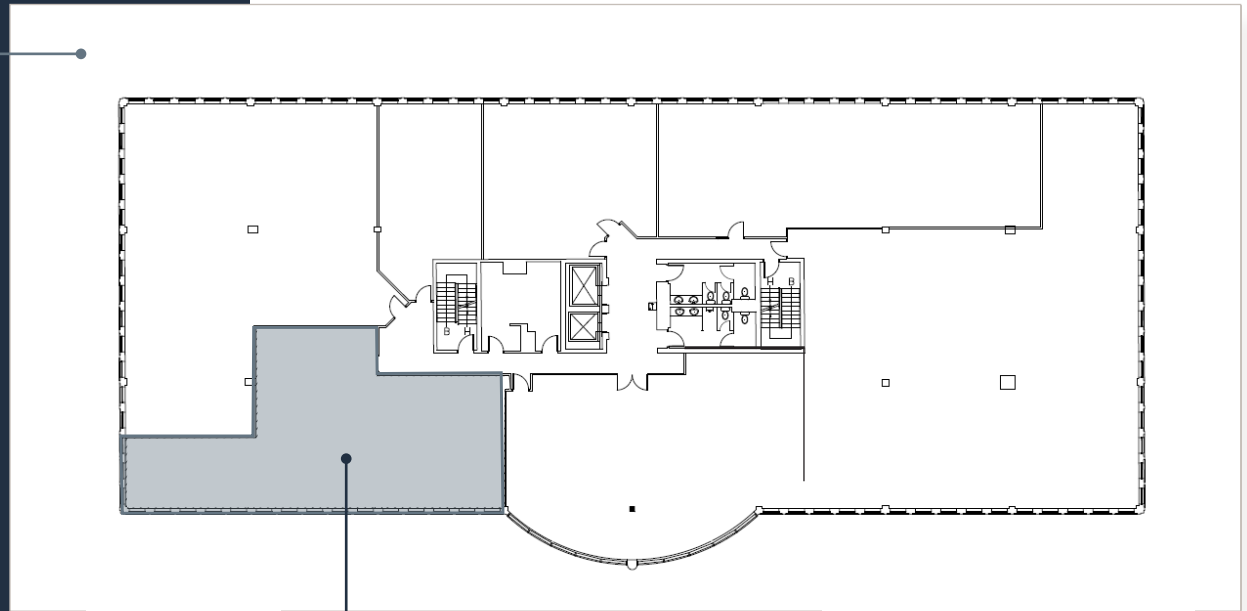
UNIT 310: 3,198 sq. ft.

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.

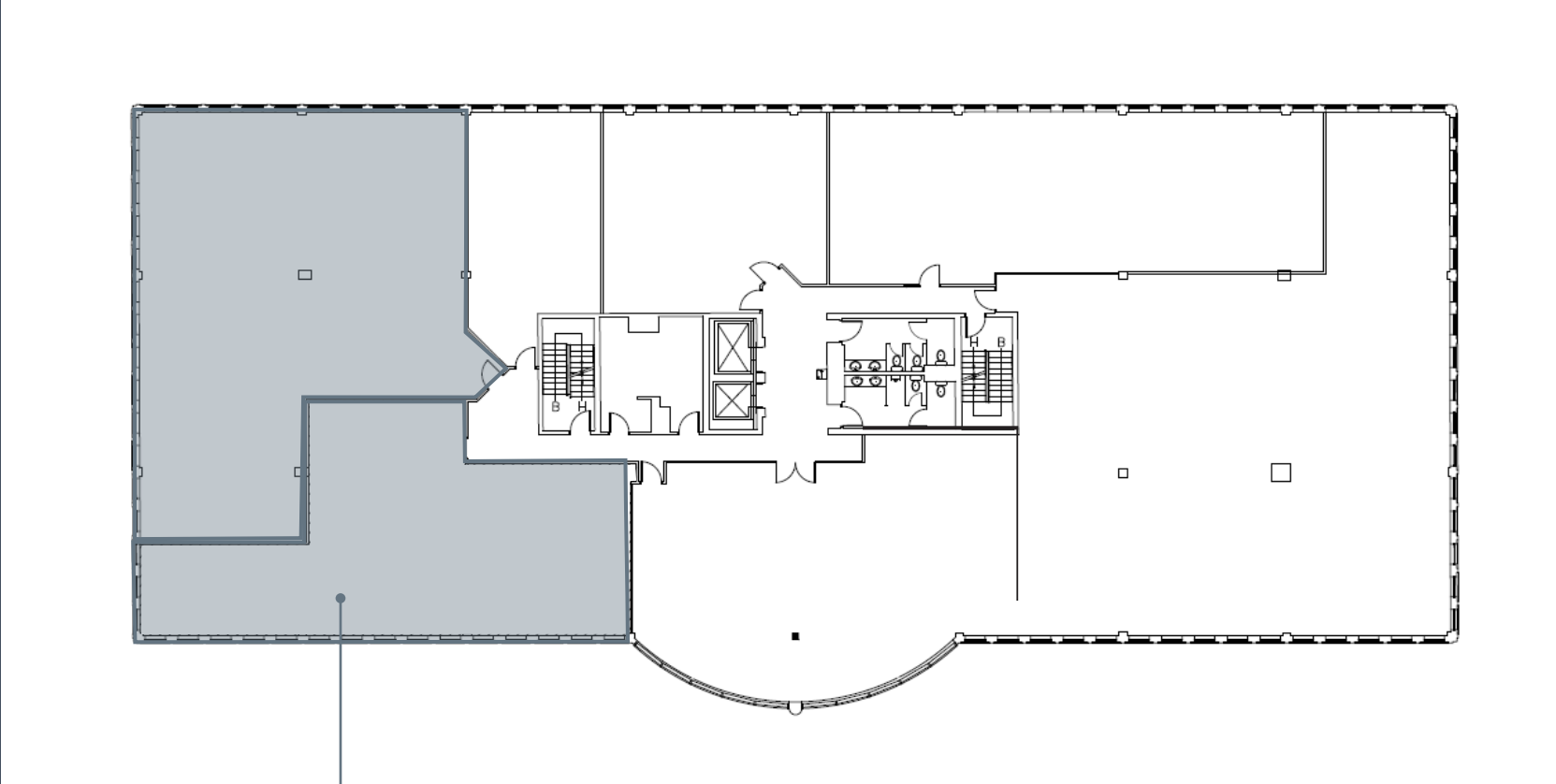


#350



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 transportaion 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.

Alexandre Cowper
Senior Leasing Director, Montréal
514 286-0188, ext. 243
acowper@btbreit.com

©2026 BTB Real Estate Investment Trust. All rights reserved. The information contained in this brochure is provided for general information purposes only and has been obtained from sources believed to be reliable. However, no warranty or representation, express or implied, is made as to the accuracy, completeness, or reliability of the information provided. The information contained in this brochure is provided in accordance with the information available at the time of writing, and is subject to change. Without limiting the foregoing, all information is subject to errors, omissions, changes in price, rental conditions, or withdrawal without notice. The condition of the property and its features are provided "as is" and are subject to change. Any projections, opinions, or estimates are provided as illustrative examples only and are subject to uncertainty. Certain images have been digitally modified for presentation purposes.

