

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.
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Unit 220R	1,637 sq. ft.
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Unit 305*	2,422 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 305, 310 and 350 for a total of 7,819 sq. ft.

Availability	Immediate
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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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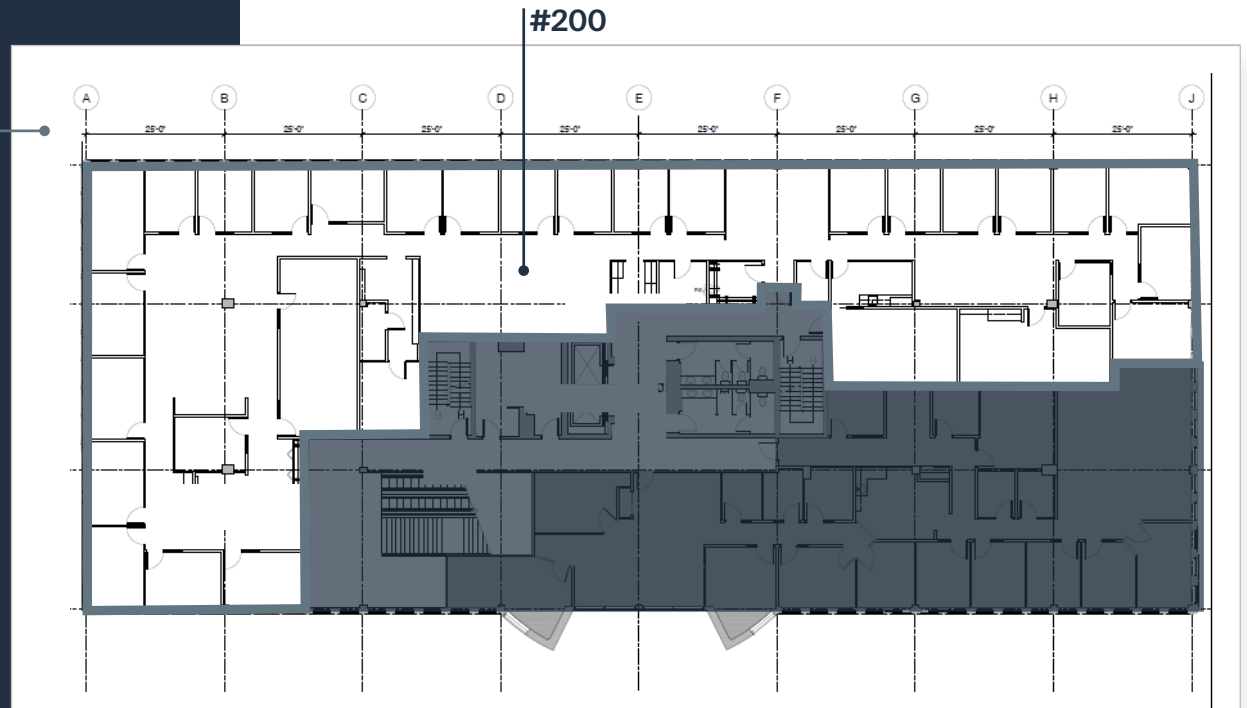
Floor plate	16,664 sq. ft.
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Year built	1982, renovated in 2008
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Generators	Yes
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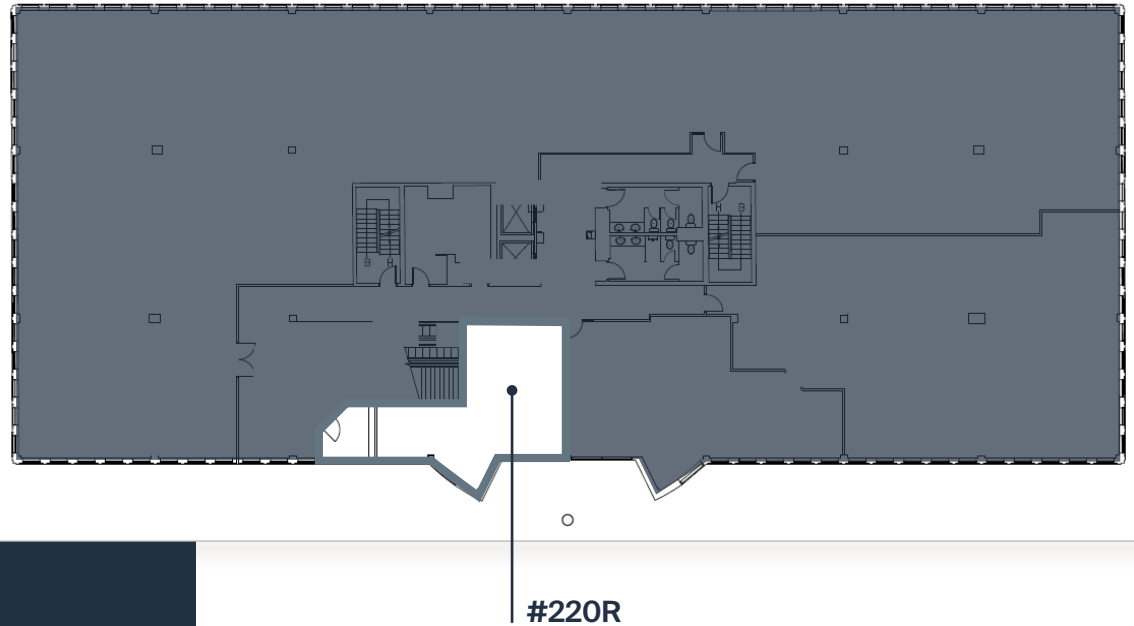
UNIT 200: 10,777 sq. ft.

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



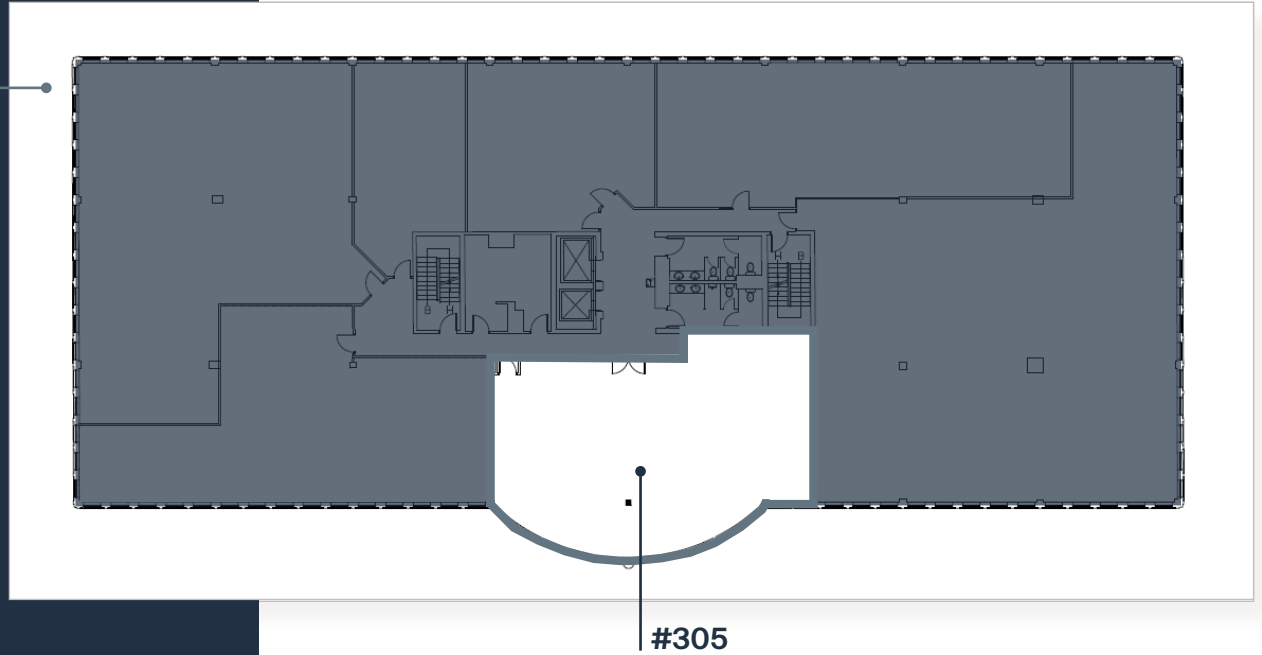
UNIT 220R: 1,637 sq. ft.

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



UNIT 305: 2,422 sq. ft.

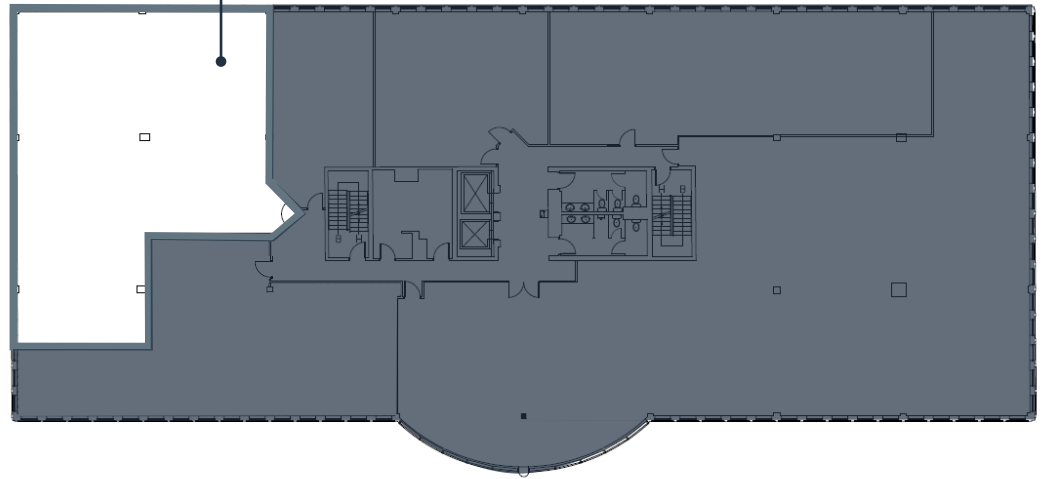
*Modern & bright
move-in ready unit
with 4 sunny closed
offices and space for
open workstations,
with the opportunity
to add a kitchenette.*



UNIT 310: 3,198 sq. ft.

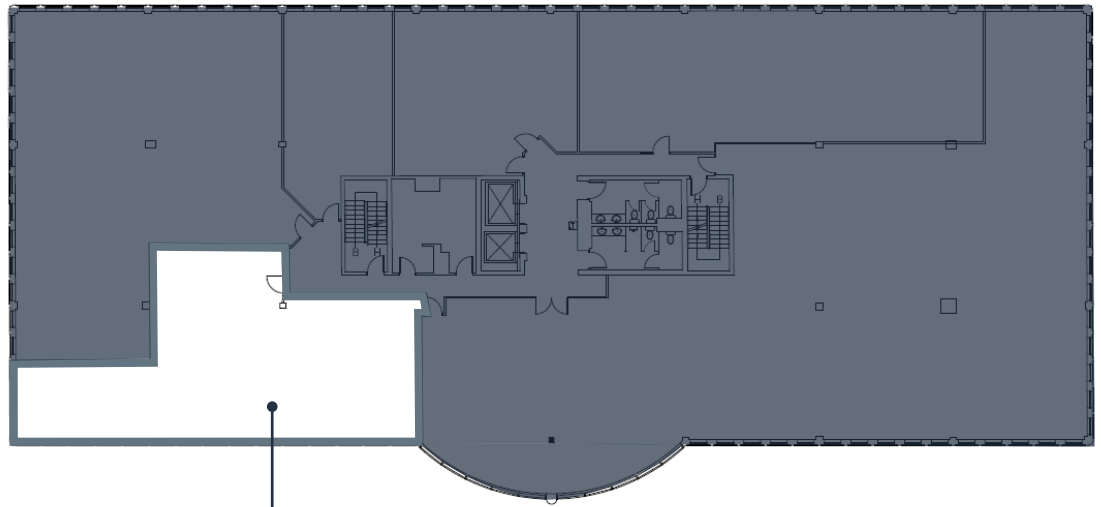
Spacious and bright unit with ample space for open workstations and the potential for a build-out to meet a variety of needs.

#310



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.

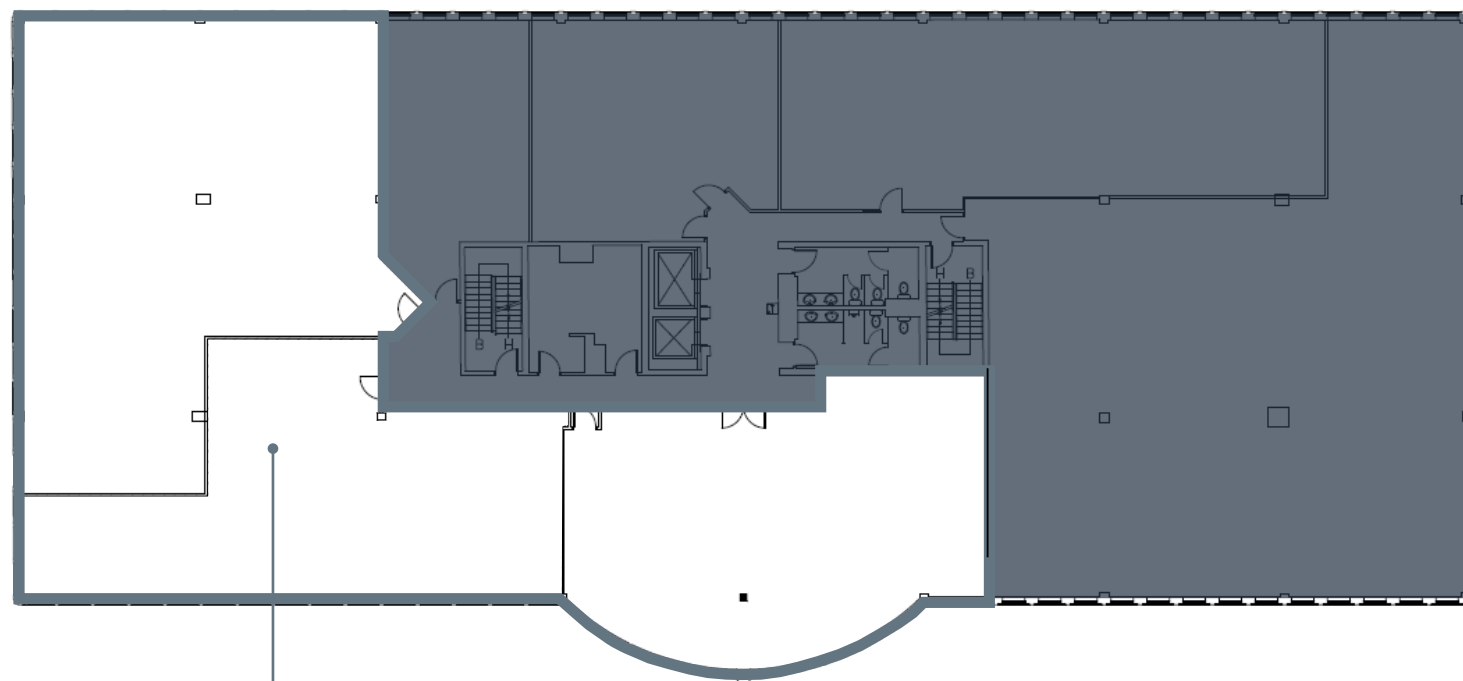


#350



UNITS 305, 310 & 250: 7,819 sq. ft.

Potential for
combined units



**Units 305, 310 & 250:
7,819 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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