# 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**

BTB

# 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.

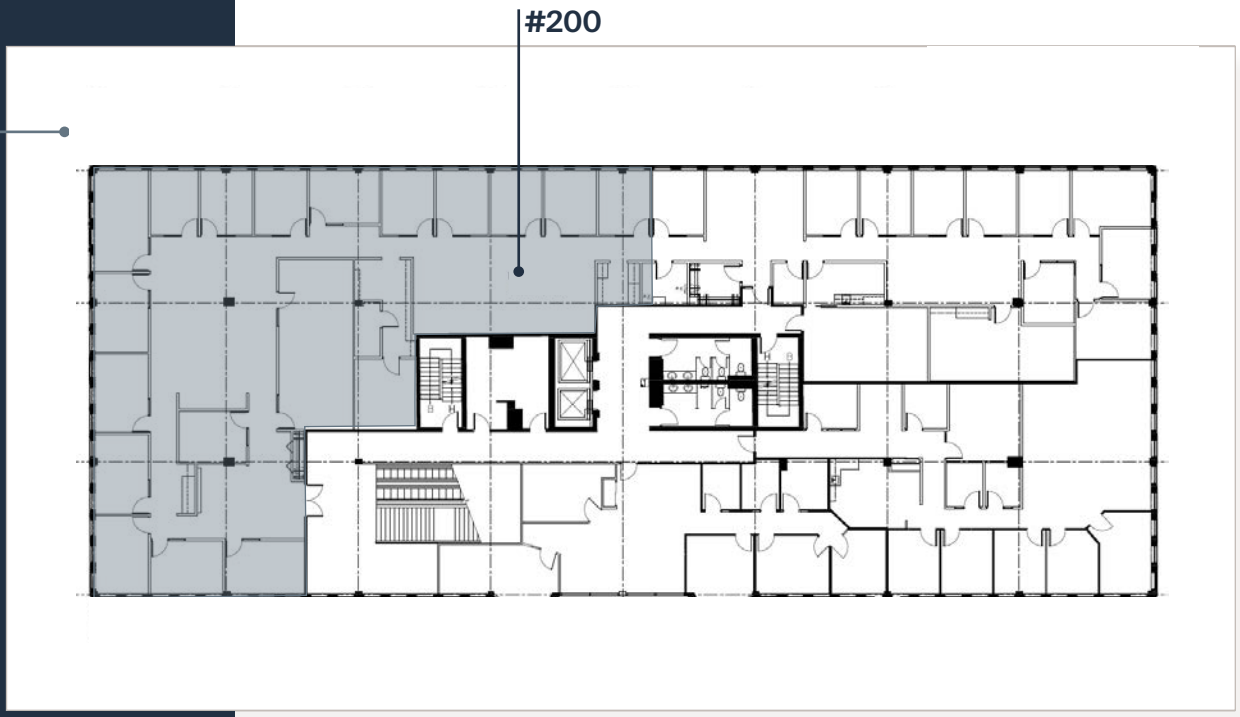
| | |
|---|---|
| **Unit 200** | 7,063 sq. ft. |
| **Unit 310*** | 3,198 sq. ft. |
| **Unit 350*** | 2,199 sq. ft. |

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

| | |
|---|---|
| **Availability** | Immediate |
| **Parking** | Interior ($)<br>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 |

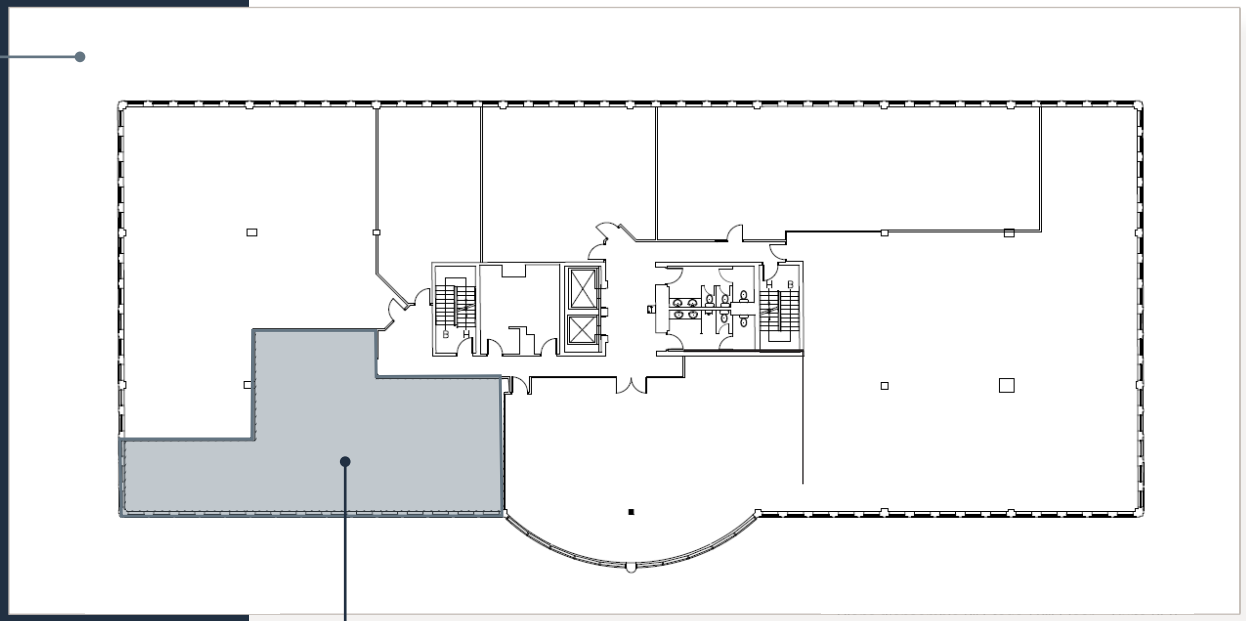
## UNIT 200: 7,063 sq. ft.

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



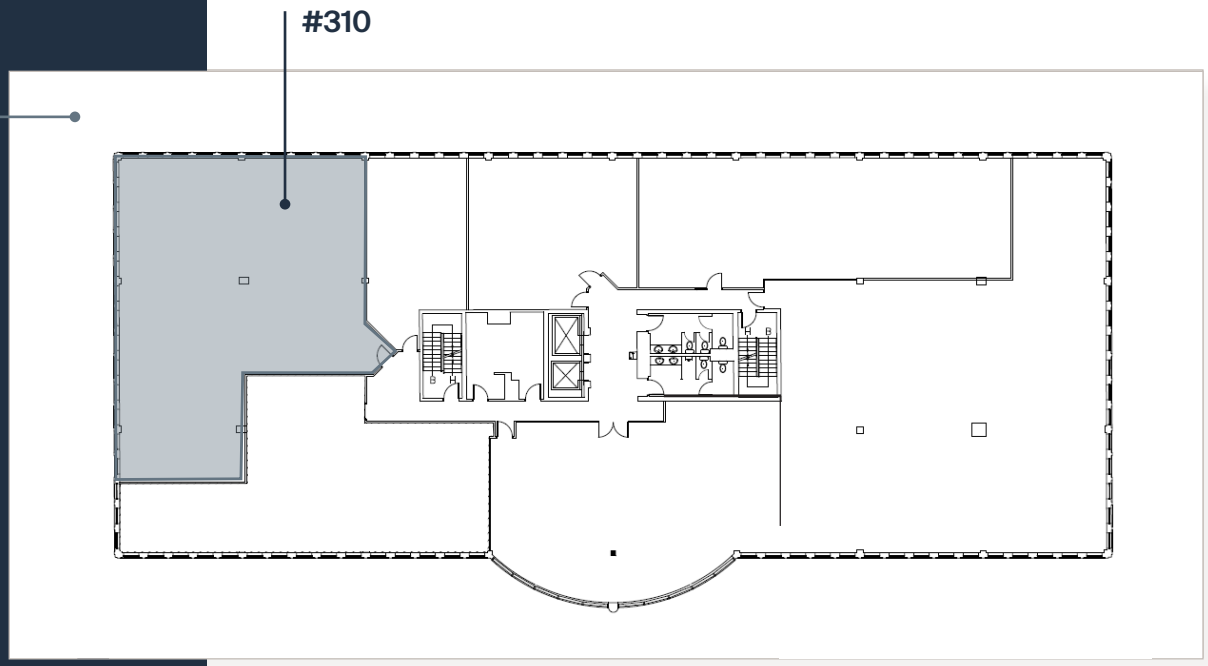
# UNIT 350: 2,199 sq. ft.

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



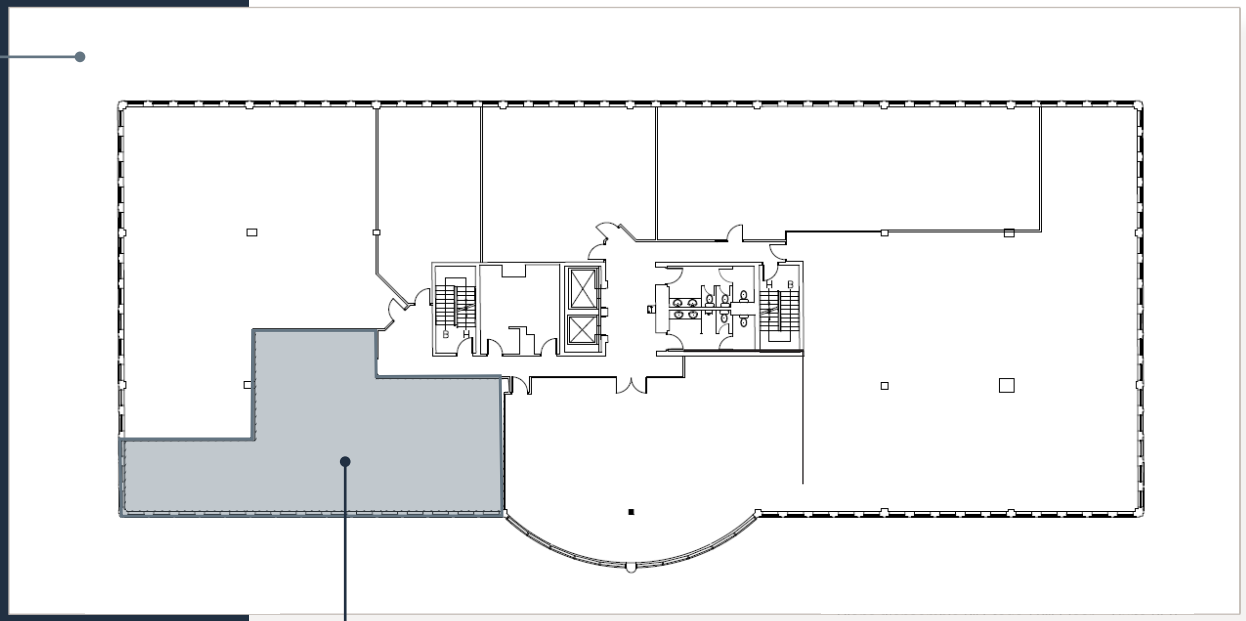
# UNIT 310: 3,198 sq. ft.

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



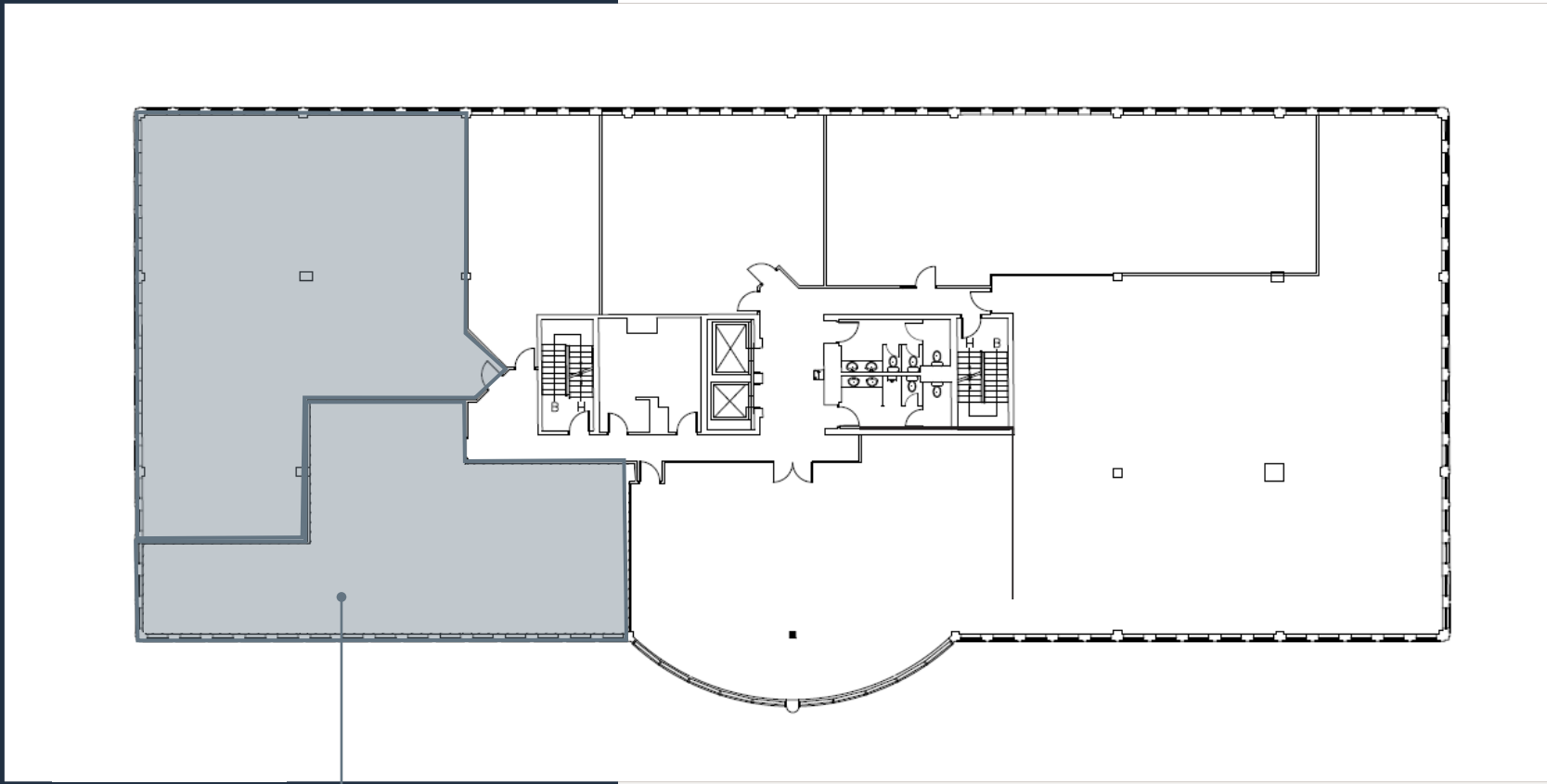
# UNIT 350: 2,199 sq. ft.

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



# 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.

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

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