

FOR LEASE

**3,000 TO 36,666 RSF
PLUG & PLAY
BUILT-OUT OFFICE SPACE**

2905

LOUIS-R.-RENAUD



Jones Lang LaSalle Real Estate Services, Inc.

2905 LOUIS-R.-RENAUD, LAVAL

This immaculate LEED Silver building was built in 2013 by Montoni. It boasts a tremendous signage opportunity with frontage directly on Highway 15 featuring more than 136,000 vehicles per day. The property also features plenty of natural light and highly configurable floor plates. There is potential for up to 66,397 square feet of built out contiguous space

featuring an on-site cafeteria (complete with full commercial kitchen), covered terrace, indoor parking and ample exterior parking. There are interior and exterior bike racks as well as showers located on all floors. The building is a short drive from all major shopping and restaurants in Laval including Carrefour Laval, Centropolis, and Espace Montmorency.



HIGHLIGHTS



**COMPLETELY
FURNISHED**



**CLOSE PROXIMITY TO
MONTMORENCY METRO**



**ABUNDANT
NATURAL LIGHT**



**BUILDING SIGNAGE ON
HIGHWAY 15**



**1:350 PSF
EXTERIOR PARKING**



**EXTERIOR COVERED
TERRACE**





SPACE OVERVIEW

Suites:

Suite 100 - 12,236 SF	LEASED
Suite 100 - +/- 3,000 SF	
Suite 200 - 16,417 SF	
Suite 300 - 17,249 SF	
Suite 400 - 17,550 SF	LEASED
5th floor - 7,214 SF	LEASED

Availability:

90 days

Net Rent:

Negotiable

Additional Rent:

\$12.89 (2022)

Parking:

Exterior ratio: 1: 350 PSF
Interior ratio: 1: 2,500 PSF

Furniture:

Negotiable

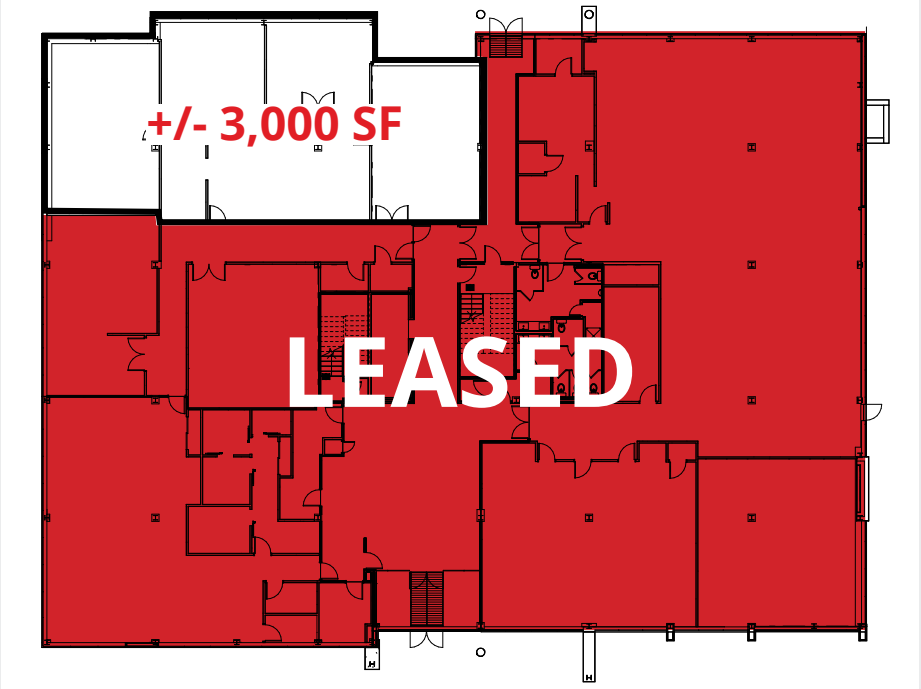




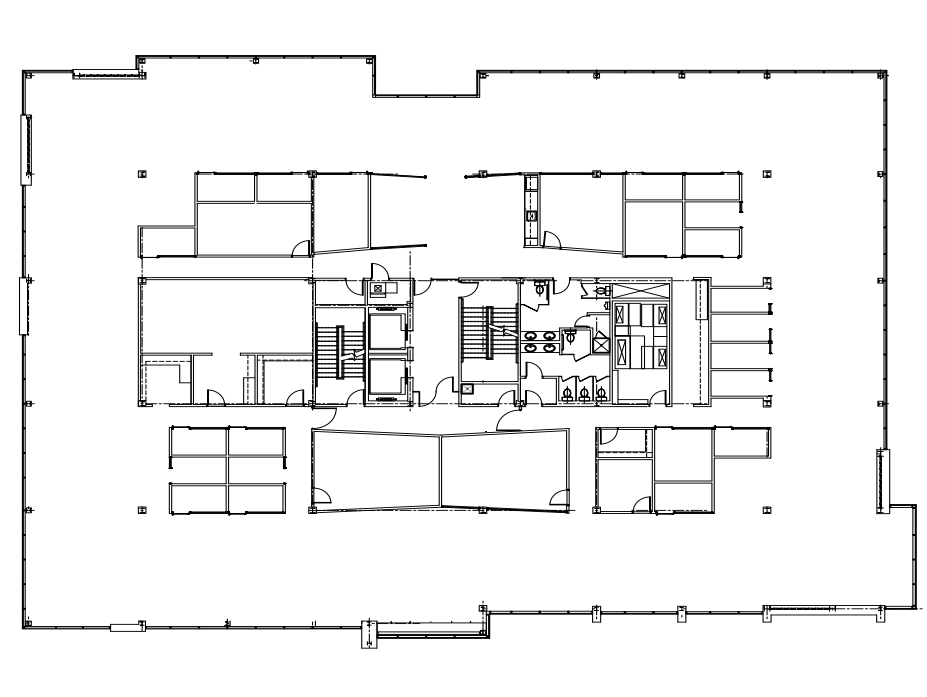


FLOOR
PLANS

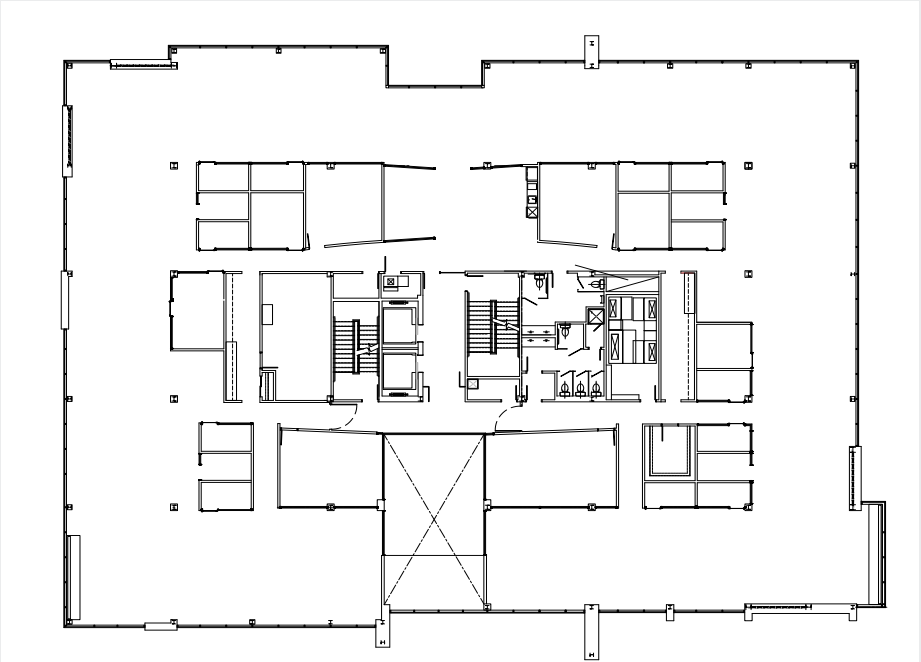
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3RD FLOOR

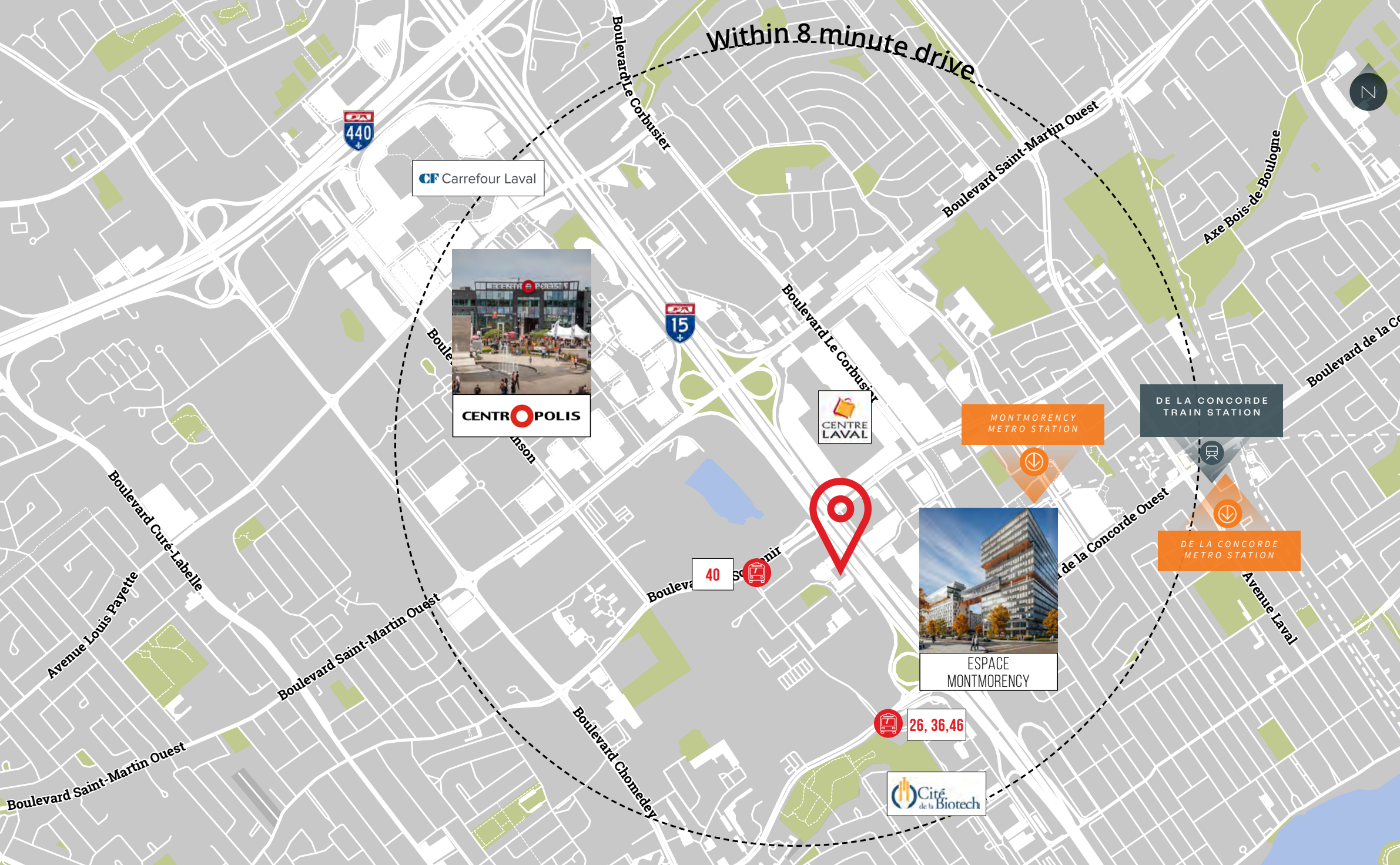


2ND FLOOR



5TH FLOOR





OVERVIEW OF AMENITIES

 **GROCERY STORES, BANKS, PHARMACY & GYMS**

 **IN PROXIMITY TO A LOT OF RESTAURANTS**


 **A LARGE AMOUNT OF GREEN SPACE**

AREA ACCESSIBILITY

METRO


 6 minute drive: Montmorency Metro Station

TRAIN

 8 minute drive: de la Concorde Train Station

BUS

 Bus 40: 8 minute walk (600 m)

 Bus 26, 36, 46: 13 minute walk (1.1 km)



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