

JLL SEE A BRIGHTER WAY

# For lease

Plug & Play Office space for sublease Up to 5,629 SF

2990 Pierre-Péladeau Avenue Laval, Québec

jll.com

### 2990 Pierre-Péladeau

Modern 4-story office building constructed in 2007, offering functional workspaces. It features essential services such as 24/7 access, a security system, elevators, and free parking. Ideally located near highways 15 and 440, with good access to public transportation, including Montmorency metro station. The surrounding area offers numerous amenities, including Carrefour Laval shopping center, restaurants, and various professional and commercial services.



## Highlights





### Fenestration

Ample fenestration with abundant natural light



### **Parking**Free exterior parking

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Location
In the heart of
the Laval business district



Amenities
Proximity to a lot of restaurants
and services



**Shopping**Steps away from
Carrefour Laval



#### **Public Transit** 5-min bus ride from the Montmorency metro station

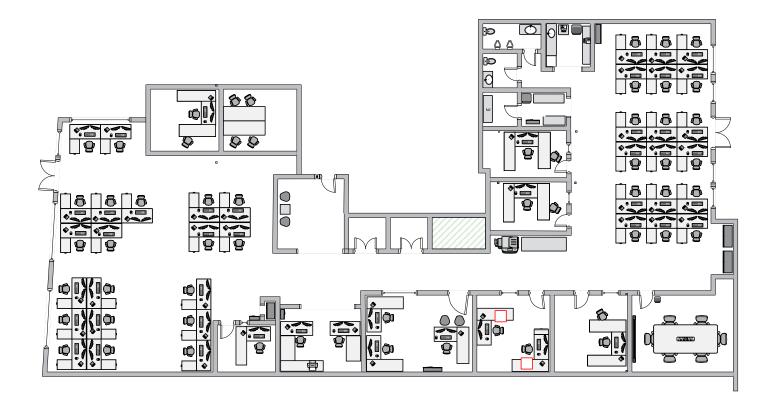




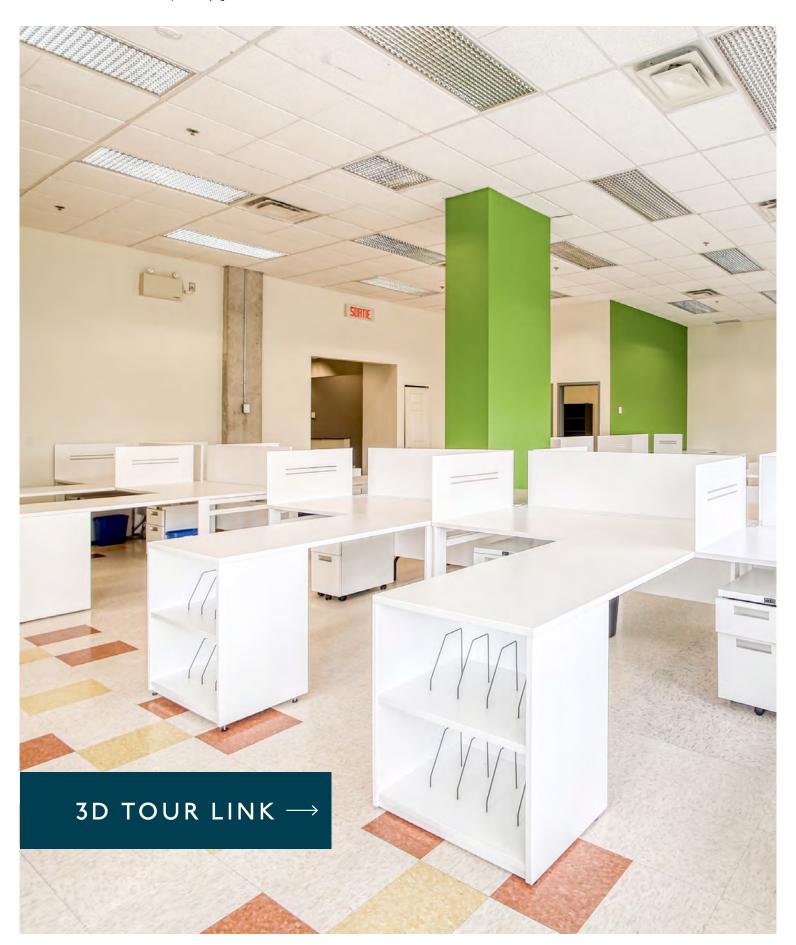




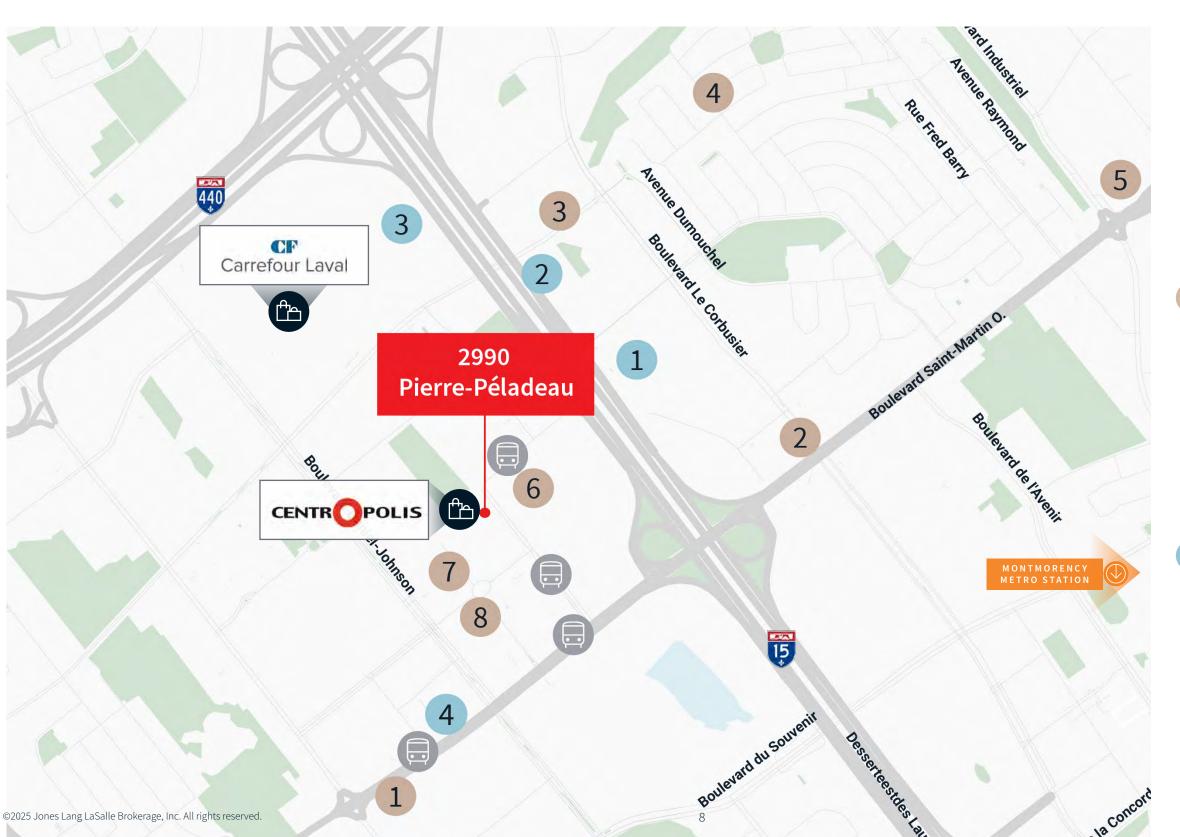
# Floor plan



Workstations	<b>38</b> Workstations
Closed offces	8 Closed offices
Conference Rooms	<b>1</b>   6-person <b>1</b>   10-person



### Location and accessibility



### BUS:

32, 42, 50, 60, 61, 63, 66, 70, 902, 903

### **METRO**:

5-minute bus ride: Montmorency metro station

### RESTAURANTS

- 1. Cafe Milano Laval
- 2. McDonald's
- 3. Gon Bui Restaurant Bar
- 4. Kaakouna
- 5. Au vieux Duluth
- 6. Fournée des sucreries de l'Érable
- 7. Enoteca Monza Pizzeria Moderna
- 8. Jack Flat BBQ

### HOTELS

- 1. Residence Inn
- 2. Hilton
- 3. Sheraton
- 4. Grand Hotel TIMES

Space overview Suite D120 - 3,751 SF Suites Suite D140 - 1,878 SF Sublease term August 31<sup>st</sup>, 2026 **Availability** Immediate Contact Broker Net rent \$18.92 PSF **Additional rent** Electricity metered
Daily cleaning included





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