



 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.

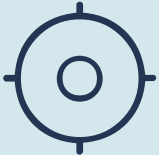


Highlights





Fenestration
Ample fenestration with abundant natural light



Location
In the heart of the Laval business district



Shopping
Steps away from Carrefour Laval



Parking
Free exterior parking



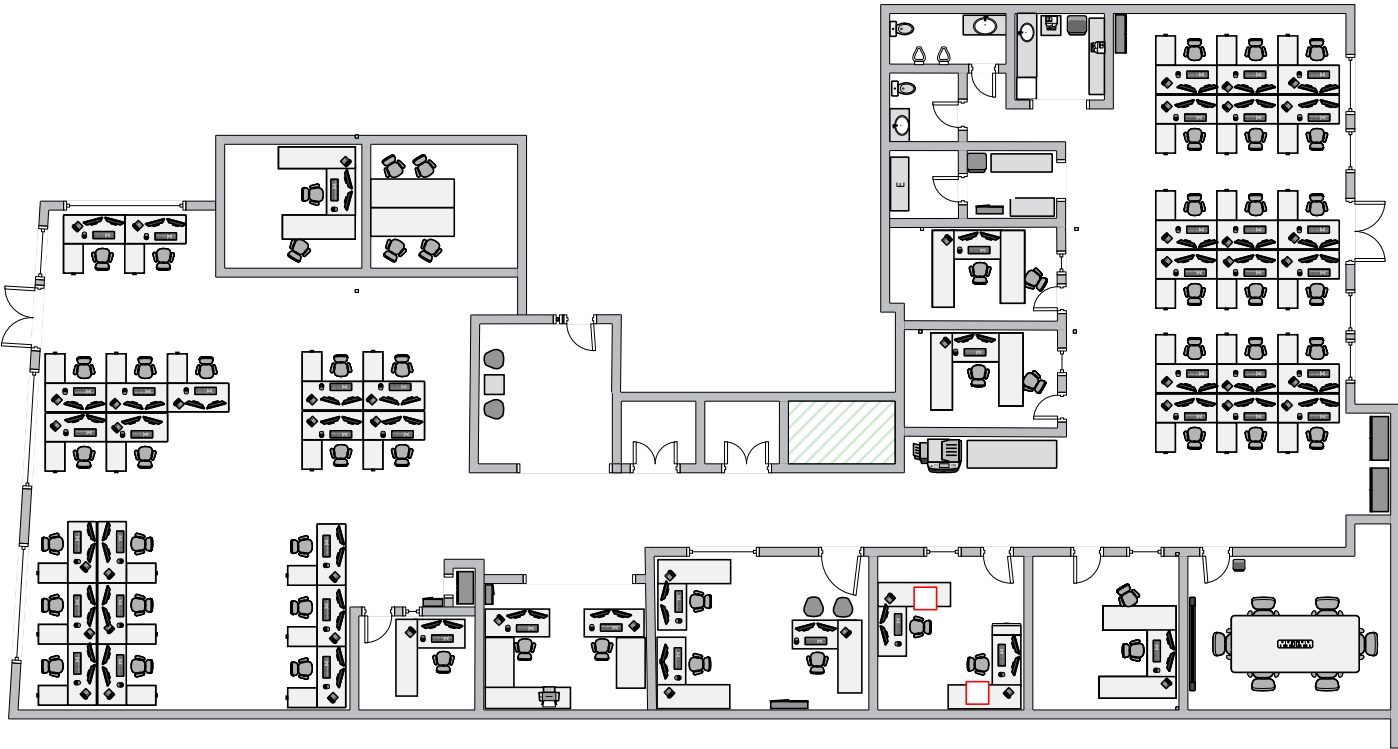
Amenities
Proximity to a lot of restaurants and services



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



Floor plan

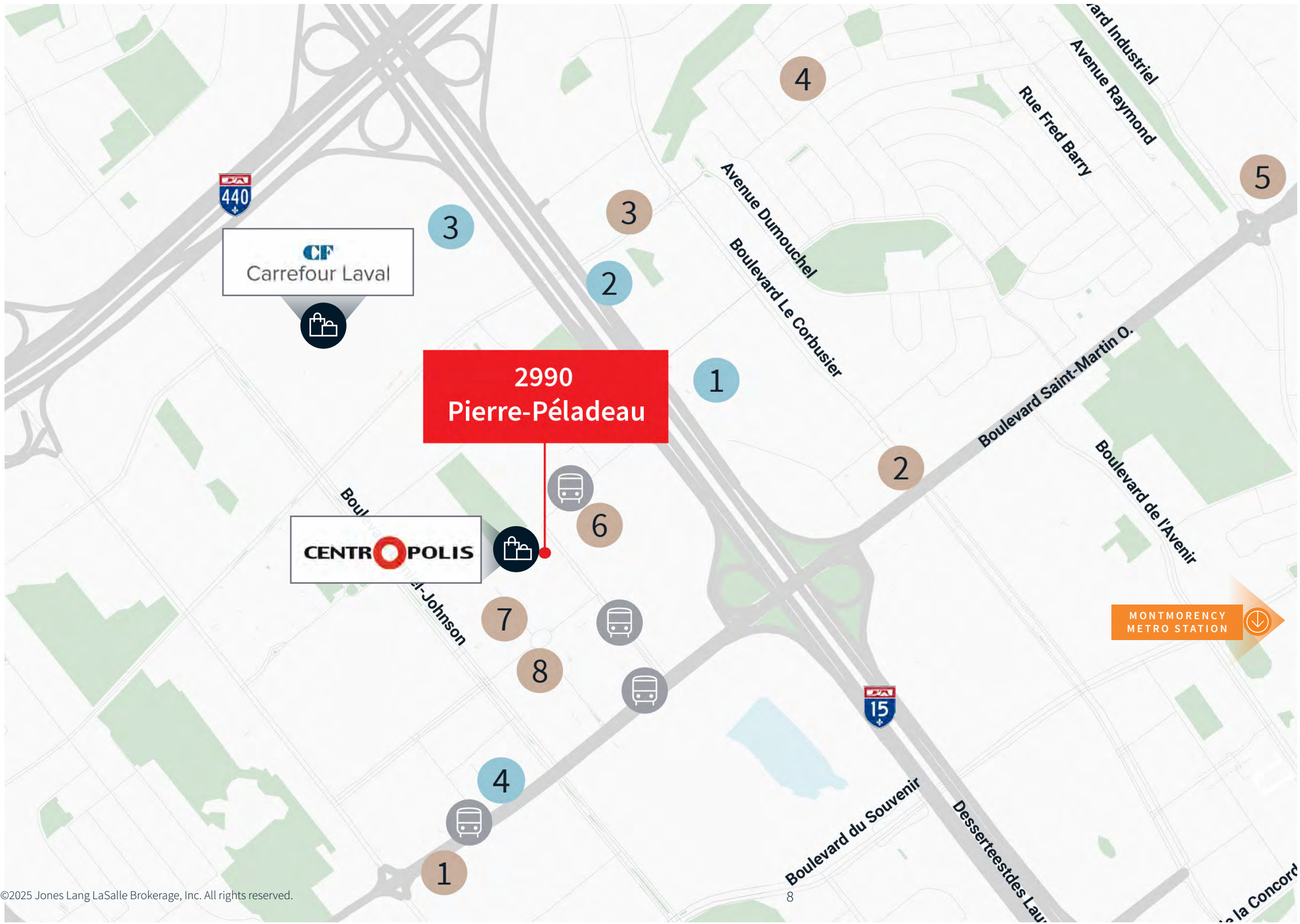


Workstations	38 Workstations
Closed offices	8 Closed offices
Conference Rooms	1 6-person
	1 10-person



3D TOUR LINK →

Location and accessibility



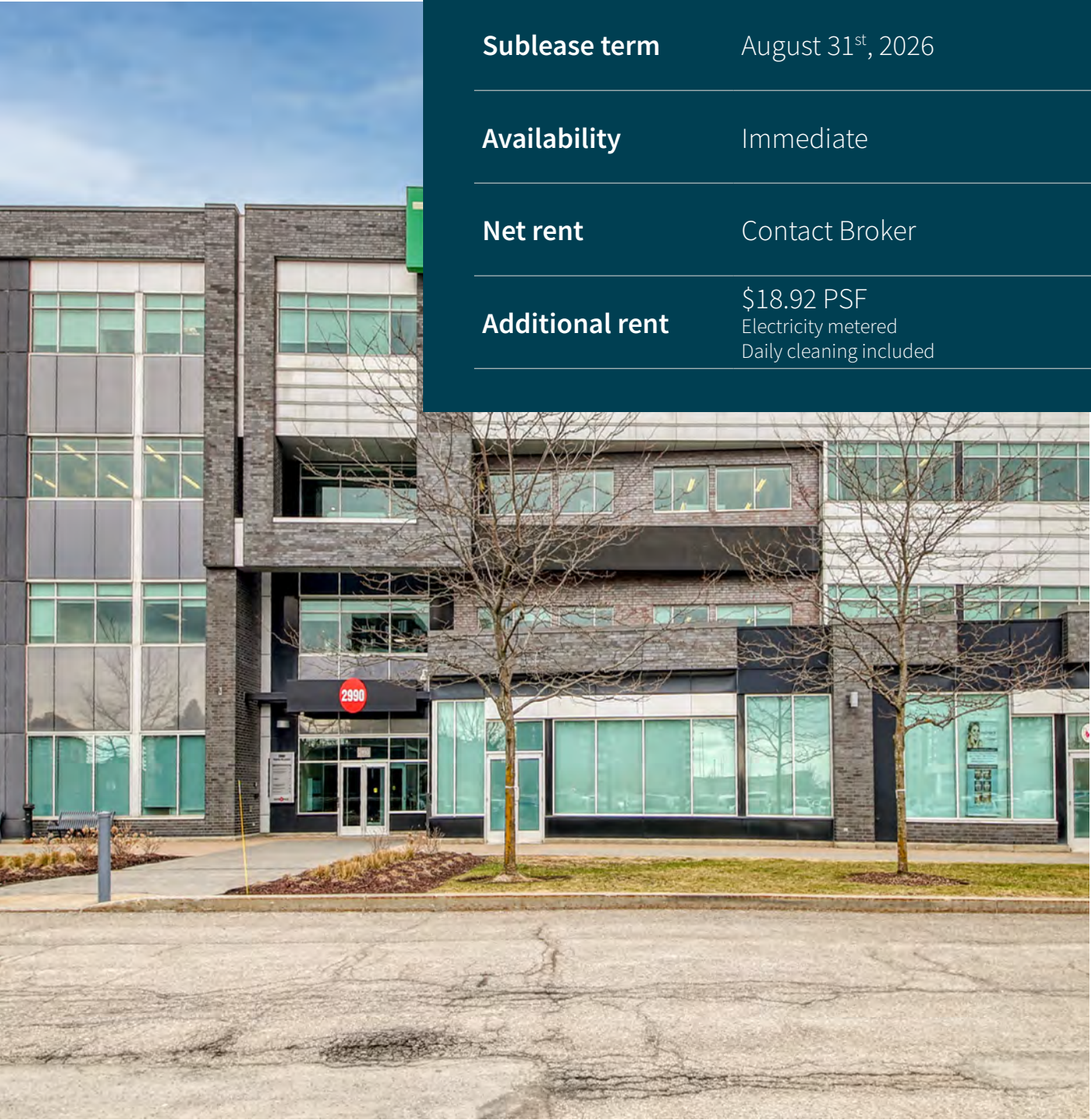
BUS:
32, 42, 50, 60, 61, 63, 66, 70, 902, 903

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



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



for more information, please contact:

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