



For Lease

Prestigious building in a strategic location

3055 St-Martin Boulevard West - Laval, QC

This contemporary building is located right next to Centropolis, a premier shopping and dining complex. Well-known in downtown Laval's business district, leasing this office space will give you easy access to a fast-growing business hub



Colliers

Building Highlights



6-storey building



Built in 2014



Located in the heart of Laval's business district



Office space on the ground floor



Visibility from major roads



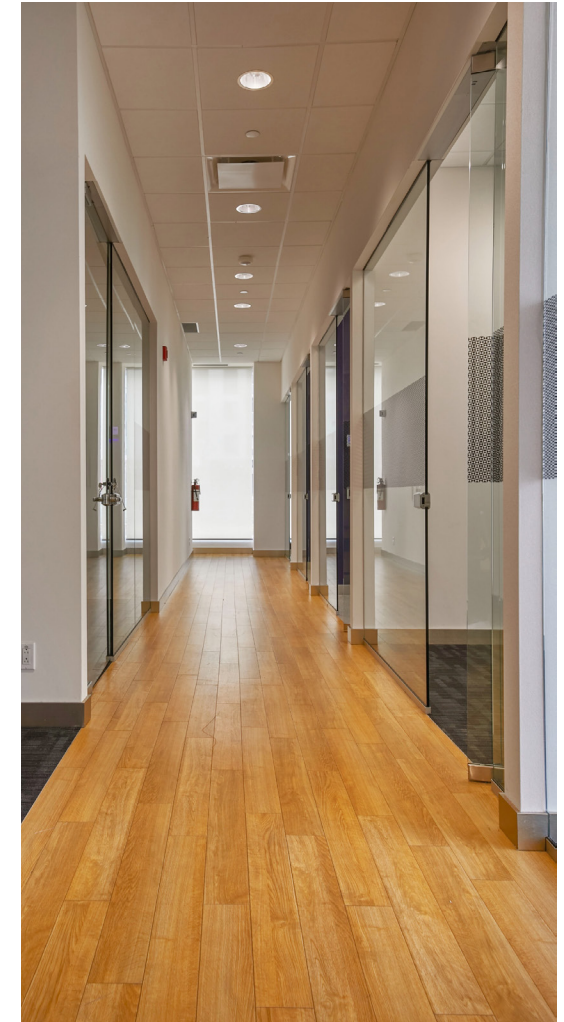
Numerous restaurants and services nearby



Property Fact Sheet

Building Description	The exterior façade is composed of a double-glazed curtain wall with low emissivity to increase natural light and energy efficiency.
Building facilities	Management team and technical team on-site. 24h/24 Access. Men/Women bathrooms on each floor, except for the 1st floor. Showers, changing rooms. LEED-NE Gold certified.
Public transit	<ul style="list-style-type: none"> 5 minutes by bus from Montmorency metro station Buses: 39, 42, 50, 56, 60, 61, 63, 66, 70, 902, 903
Typical Floor area	Approximative floor area of 19 500 sq ft on each floor.
Ceiling height	Beneath the structure of 11'2" and 9' free height. Ground floor: Beneath the structure of 12'5" and 10'4" free height.
Loading capacity of floors	The live load is 50 pounds per sq ft on all floors.
Elevators	2 Elevators with a maximum capacity of 35 000 lbs
Storage	None
Security system	The building has an access card system, as well as an integrated management system that manages schedules and controls for doors, lighting, cameras, and alarm systems.

Building access hours	The building is available for visitors between 8AM and 6:30PM, Monday to Friday.
Parking	Free exterior parking Basement garage of 50 parking spaces that are available for rent. Bicycle parking to accommodate cyclists and their bikes.
Loading area	None
Electricity and high-speed communications	The building's electrical service is supplied from an underground distribution system by Hydro-Quebec, to the main distribution panel located in a separate room in the basement of the building. As for communication, major providers, such as Bell and Videotron, can provide this service.
Heating and airconditioning	The building has a central system consisting of a cooler, water tower and boiler.
Alarm and fire alarm system	The building is equipped with sprinklers, a fire alarm panel with zone indicators, fire extinguishers, emergency lighting and a fire pump
Zoning	Zone T6.4-3348: Authorize a maximum of 15 floors and a maximum height of 54 meters.





Availabilities and Financial Parameters

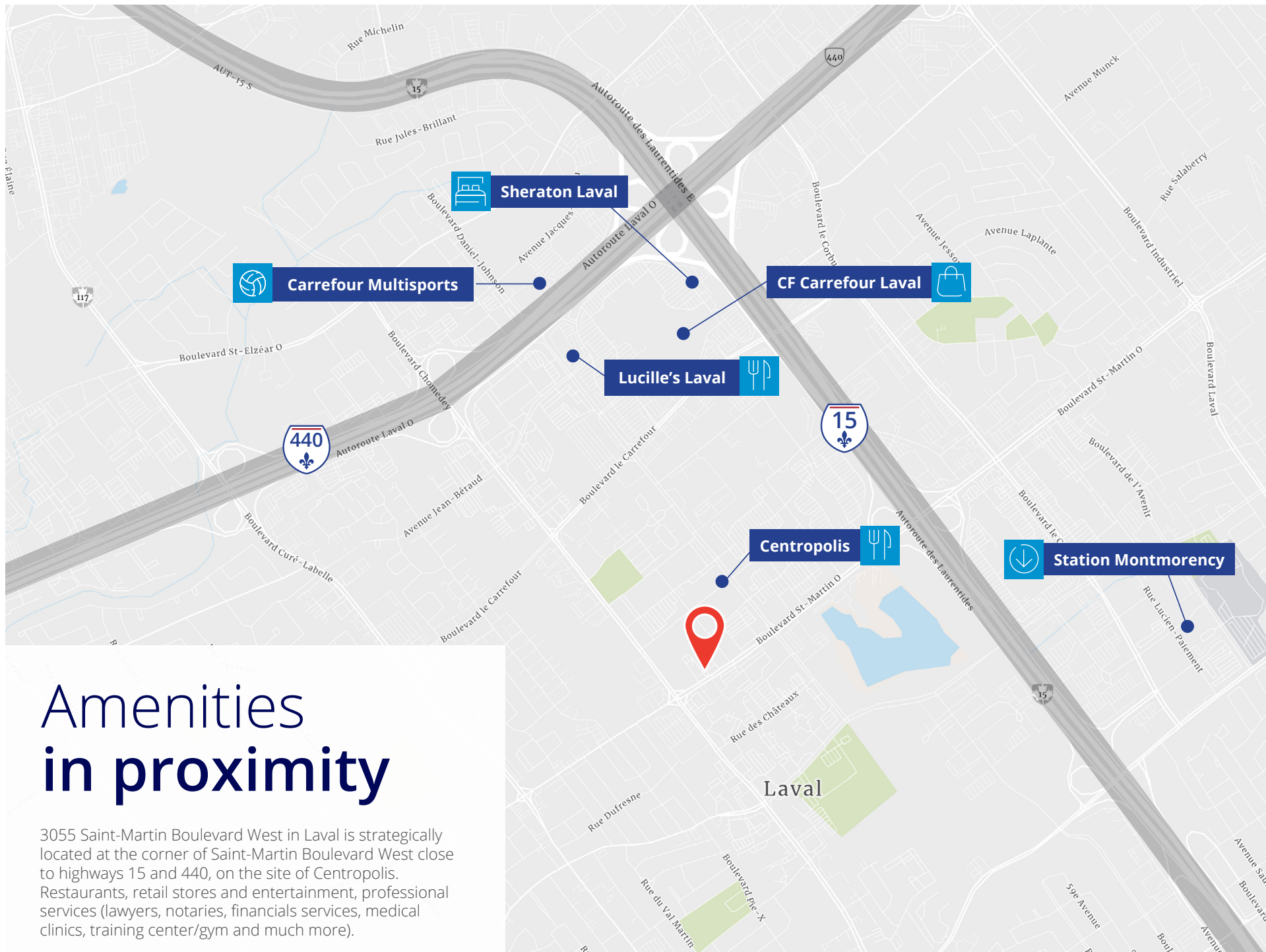
Availabilities

Floor	# Suite	Area	Date	Description of the space
GF	T120	± 2,078 SF	Immediate	8 consulting rooms, reception, waiting room and private toilets.
GF	T150	± 6,079 SF	Oct. 4, 2025	Street-front entrance. Mainly open space with several closed offices, conference rooms. (floor plan to come)

Financial Parameters

Asking Net Rent	Negotiable
Taxes	\$6.77 / SF
OPEX	\$12.15 / SF
Energy	Included
Cleaning	Included
Total Additional Rent	\$18,.92 / SF (2025 est.)





Amenities in proximity

3055 Saint-Martin Boulevard West in Laval is strategically located at the corner of Saint-Martin Boulevard West close to highways 15 and 440, on the site of Centropolis. Restaurants, retail stores and entertainment, professional services (lawyers, notaries, financial services, medical clinics, training center/gym and much more).

À propos de **Cominar**



Founded in 1965, Cominar is one of the largest real estate owners and managers in Quebec. Driven by our values and expertise, our mission is to create modern, distinctive living environments across our portfolio of office, retail and mixed-use properties.

With assets that have high densification potential and are strategically located near major transit routes, our ambition is to build forward-looking communities that will reshape the urban landscape and positively impact the development of the communities in which we operate.

Our proximity-driven philosophy guides our daily actions and allows us to make our properties enticing and inviting destinations.

www.cominar.com



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