



## NEW ACQUISITION: 3111 SAINT-MARTIN BOULEVARD WEST

3111 Saint-Martin benefits from an easy access due to a series of local and regional roadways including Highways 15 and 440, serving as important thorough-fares facilitating access throughout the City of Laval. In terms of public transportation, the property is located within a mere 5-minute drive of the Montmorency metro station, which provides direct access to the Island of Montréal. The property is serviced by the bus routes 66 directly at the property's frontage and numerous other routes within walking distance, such as routes 42, 60 & 360. The bus lanes provide direct access to the Montmorency metro station and the nearby de la Concorde commuter train at intervals of 10 minutes or less. Transportation via bus will be further improved as the SRB projects along Highway 15, at the corner of Saint-Martin Boulevard East and Pie-XI Boulevard (Route 125) integrate the Site to the Island of Montréal and the Montmorency metro station via reserved lanes.

### BUILDING DETAILS

<b>Property Type</b>	Office
<b>Building Class</b>	A
<b>Year Built</b>	2014
<b>Construction Status</b>	Completed
<b>Number of Floors</b>	5
<b>Average Floorplate</b>	10,500 sq.ft.
<b>GLA</b>	52,288 (sq.ft.)
<b>Parking</b>	Underground (18) & Outdoor (150)
<b>Parking Ratio</b>	3.21/1,000 sq.ft.

### LEASING DETAILS

<b>Realty Taxes</b>	ND
<b>OPEX</b>	ND
<b>Total Additional Rent</b>	ND
<b>Electricity</b>	ND
<b>Cleaning</b>	ND

### LEASING CONTACT

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### AVAILABILITIES

Unit #	Unit Type	Available Area (sq. ft.)
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210

Office

5,461

310

Office

2,142

## PICTURE GALLERY

