



NEW ACQUISITION: 3131 SAINT-MARTIN BOULEVARD WEST

3131 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

Type of Property	Office
Class	A
Year Built	1982
Year Renovated	2008
Number of Floors	6
Average Floorplate	16,500 (sq.ft.)
GLA	100,604 (sq.ft.)
Parking	Outdoor (263) & Underground (21)
Parking Ratio	2.82/1,000 (sq.ft.)

LEASING DETAILS

Realty Taxes	ND
OPEX	ND
Total Additional Rent	ND
Electricity	ND
Cleaning	ND

LEASING CONTACT

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AVAILABILITIES

Unit #	Unit Type	Available Area (sq. ft.)
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120-A	Office	3,233
130	Office	3,157
220	Office	3,125
230	Office	2,195
410	Office	1,106
540	Office	2,144

PICTURE GALLERY

