



COMPLEXE DANIEL-JOHNSON LAVAL (QUÉBEC)

3224-3246 JEAN-BÉRAUD

La bâtisse Jean Béraud est un édifice commercial et de bureaux de deux étages situé au cœur du quartier des affaires de Laval, au sud-ouest des Autoroutes 440 (Laval) et 15 (des Laurentides) et en face du centre d'achat Carrefour Laval. Il s'agit d'une intersection commerciale très achalandée de Laval.

Jean-Béraud is a 2-story office/commercial building located in the heart of Laval's central business district, southwest of Highways 440 (Laval) and 15 (des Laurentides), across the street from Carrefour Laval shopping centre. A very high-traffic commercial intersection in Laval.

**ÉQUIPE DE LOCATION
LEASING TEAM**

T: +1 514 535 4444
leasing@brasswater.ca



BRASSWATER

245, avenue Victoria,
Suite 801
Westmount, Qc | H3Z 2M6

T: +1 514 535 4444
www.brasswater.ca



À LOUER FOR LEASE

925 PI² SQ FT À **2 120** PI² SQ FT **CONTIGUS**
TO CONTIGUOUS



SITUÉ

En face du centre commercial Carrefour Laval, au coin du boul. Daniel-Johnson et de l'avenue Jean-Béraud.

LOCATED

Across from Carrefour Laval shopping centre, corner boul. Daniel-Johnson and avenue Jean-Béraud.



INTERSECTION COMMERCIALE ACHALANDÉE

Environ 11 000 véhicules par jour aux heures de pointe !

HIGH TRAFFIC COMMERCIAL INTERSECTION

Traffic count average 11 000 vehicles per day during peak hours!



AFFICHAGE EXTÉRIEUR

Disponible sur le pylône et sur le bâtiment.

EXTERIOR SIGNAGE

Available on pylon and on building.



VASTE STATIONNEMENT EXTÉRIEUR

Environ 350 places de stationnement.

AMPLE EXTERIOR PARKING

Approx. 350 parking stalls.



ACCÈS RAPIDE AUX AUTOROUTES

440 (Laval) et 15 (des Laurentides).
Desservi par le transport en commun.

EASILY ACCESS HIGHWAYS

440 (Laval) and 15 (des Laurentides)
and by public transportation.



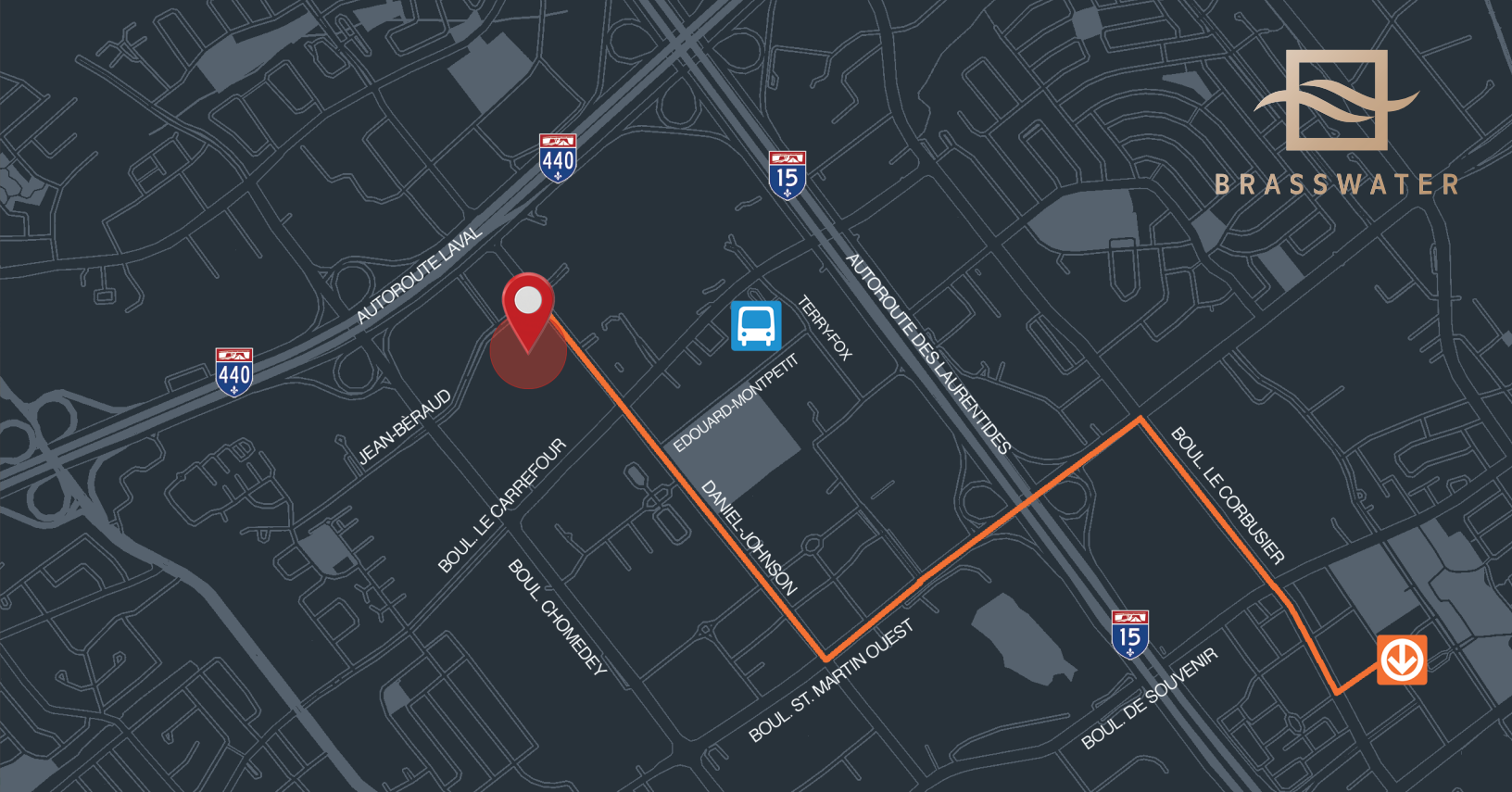
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INTERSECTION PRINCIPALE | MAJOR INTERSECTION boul. Daniel-Johnson & ave. Jean-Béraud



TRANSPORT



DÉMOGRAPHIQUE | DEMOGRAPHIC

ACCÈS FACILE À L'AUTOROUTE



ET/AND



EASY HIGHWAY ACCESS

SERVICES ET COMMODITÉS | SERVICES AND AMENITIES

BANQUES | BANKS

DESJARDINS
CIBC
NATIONAL BANK
RBC
TD CANADA TRUST
SCOTIA BANK
HSBC

RESTAURANTS

KEG STEAKHOUSE & BAR
PF. CHANGS
PORTOVINO
BÂTON ROUGE
MADISONS
TIM HORTON'S
LUCILLE'S LAVAL

COMMERCE | SHOPS

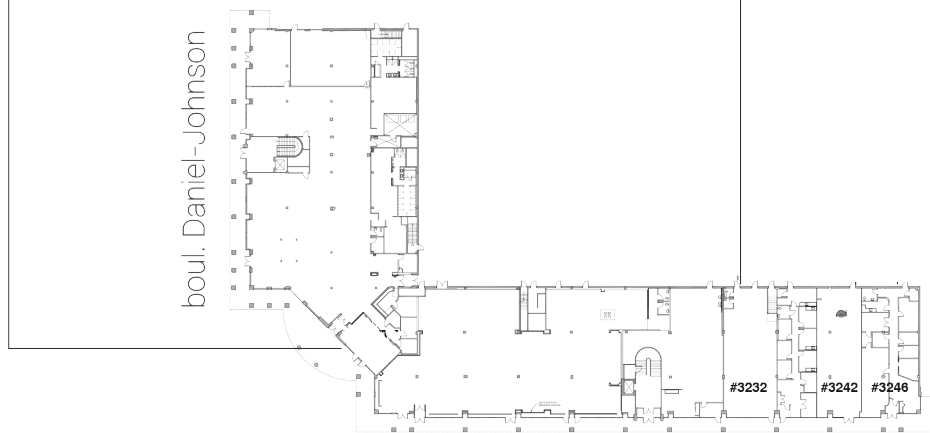
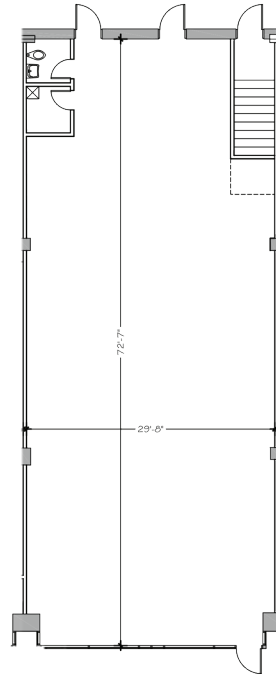
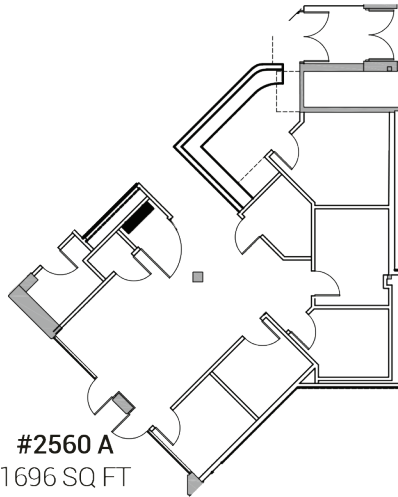
CARREFOUR LAVAL
TOYS R US
WALMART
DOLLARAMA

HOTELS

HOLIDAY INN
SHERATON
HILTON

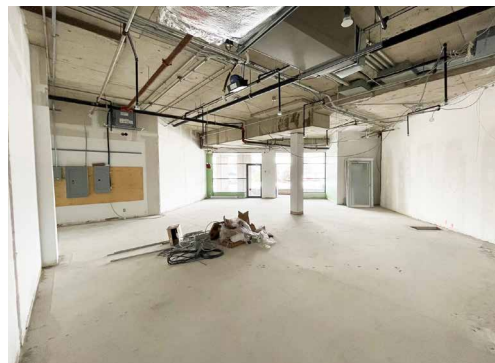
LOCAUX DISPONIBLES | AVAILABLE UNITS

350 PLACES STALLS
STATIONNEMENT EXTERIEUR
PARKING EXTERIOR

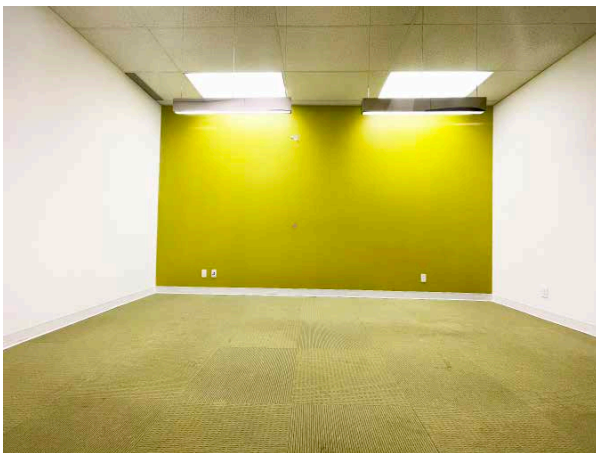
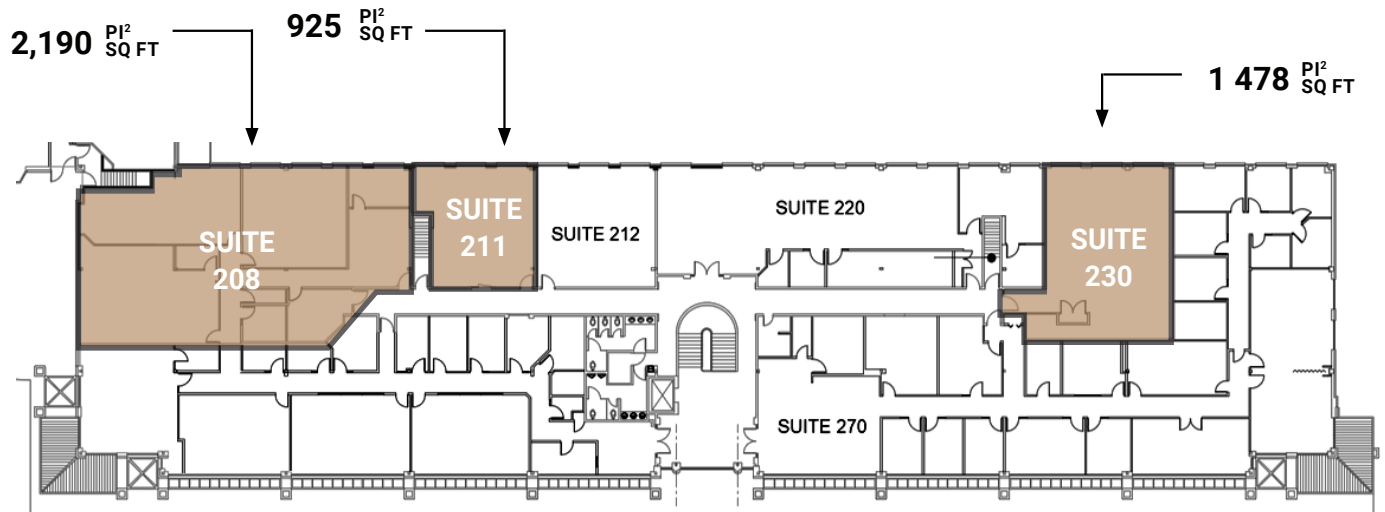
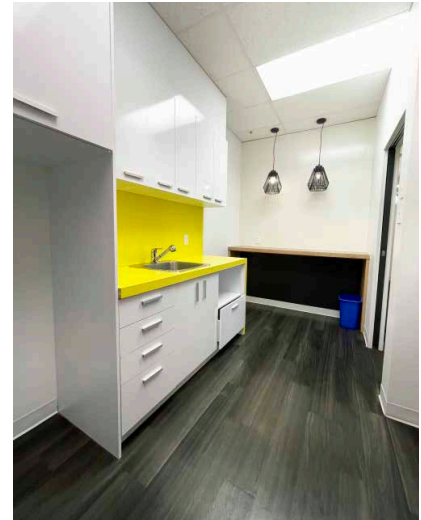


avenue Jean-Beraud

350 PLACES STALLS
STATIONNEMENT EXTERIEUR
PARKING EXTERIOR



LOCAUX DISPONIBLES | AVAILABLE UNITS





CONTACTEZ-NOUS | CONTACT US

**ÉQUIPE DE LOCATION
LEASING TEAM**

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