



# 3224 BOUL. JEAN-BERAUD LAVAL, QUÉBEC

**BUREAU - À LOUER**  
**OFFICE - FOR LEASE**

*1 500 pi. ca. Disponible | 1 500 sq. ft. AVAILABLE*

- **Espace prêt à emménager** | *Just off Highway 440*
- **En bordure de l'autoroute 440** | *Just off Highway 440*
- **À proximité du Technoparc Saint-Laurent** | *Close to technoparc Saint-Laurent*
- **Large espace de stationnement extérieur** | *Large exterior parking*
- **Bureau/accès par le RDC : parfait pour les cabinets médicaux ou les agences de courtage immobilier** | *Office/ground floor access: perfect for medical practices or real estate brokerage firms*



**BRASSWATER**

245, avenue Victoria,  
Suite 801  
Westmount, Qc | H3Z 2M6  
T: +1 514 535 4444  
[www.brasswater.ca](http://www.brasswater.ca)



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



177,196  
 Métro  
 Côte-Vertu

**1KM**  
 1,774  
 \$67,360

**TRAFFIC**  
 27 000  
 /DAY

**5KM**  
 178,750  
 \$79,423

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**

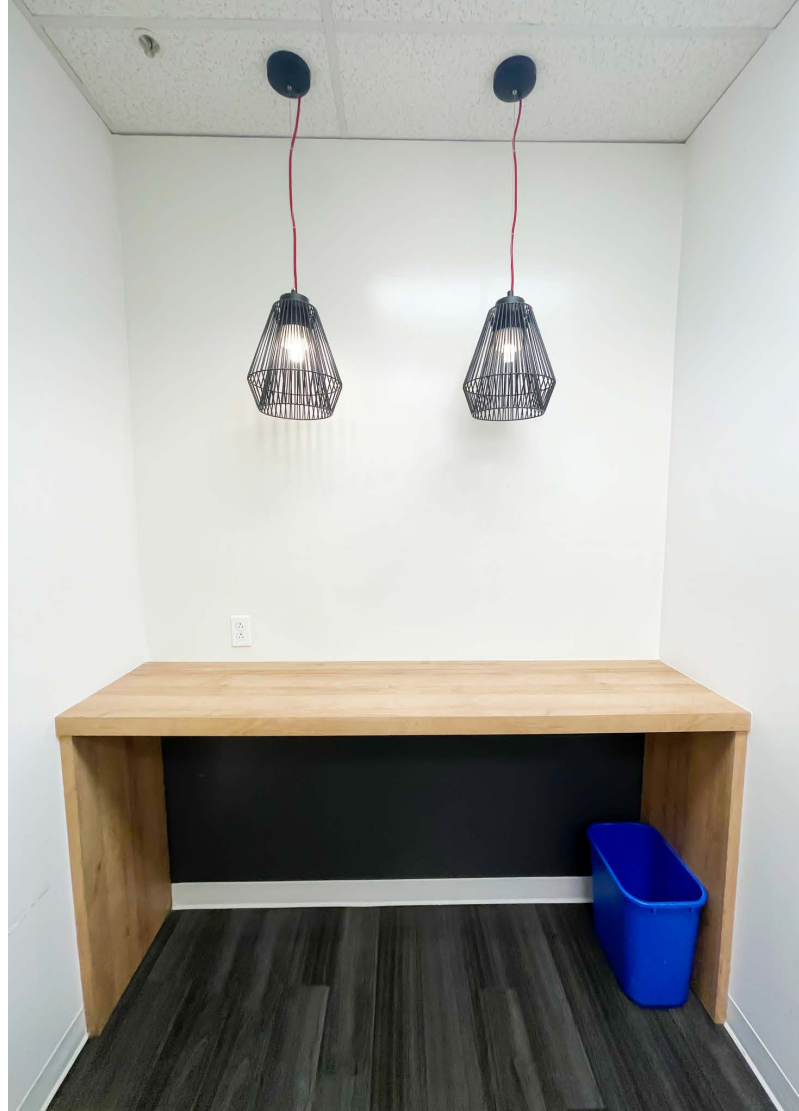
- KEG STEAKHOUSE & BAR
- P.F. CHANGS
- PORTOVINO
- BÂTON ROUGE
- MADISONS
- TIM HORTON'S
- LUCILLE'S LAVAL

**COMMERCE | SHOPS**

- CARREFOUR LAVAL
- TOYS R US
- WALMART
- DOLLARAMA

**HOTELS**

- HOLIDAY INN
- SHERATON
- HILTON





## CONTACTEZ-NOUS – CONTACT US

### ÉQUIPE DE LOCATION LEASING TEAM

T: +1 514 535 4444  
[leasing@brasswater.ca](mailto:leasing@brasswater.ca)

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