



# Retail Spaces Available in OCartier 2 Development

2, Boulevard des Laurentides,  
Laval, QC

FOR LEASE

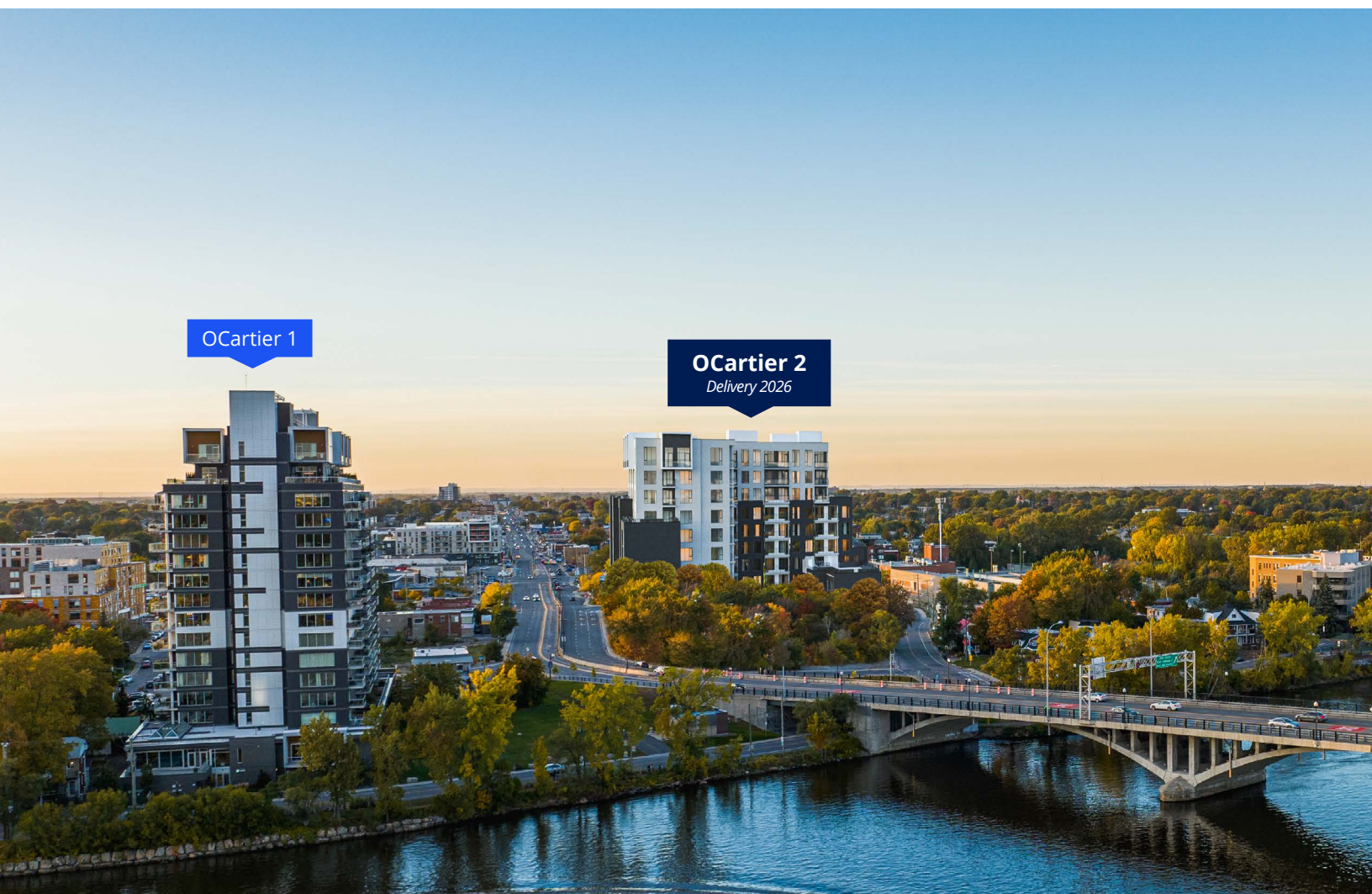


## OCartier 2: A Visionary Development at the Heart of a Transforming Neighborhood

OCartier is at the core of an ambitious urban revitalization project led by the City of Laval, in collaboration with the Montreal Metropolitan Community.

This major initiative aims to completely transform the area surrounding the Cartier metro station, a key gateway into the city. Rooted in the principles of Transit-Oriented Development (TOD), the project encourages smart urban density around public transit infrastructure, seamlessly integrating residential, commercial, and recreational spaces.

Ideally located right across from the Cartier metro station, the OCartier development combines condominiums, rental residences, and high-quality commercial spaces.



REQUEST MORE  
INFORMATION

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## Retail Spaces

The project offers approximately 12,000 square feet of ground-floor commercial space, designed with maximum flexibility in mind. The space can be divided into up to four separate units, with the option to combine three for a total of about 8,500 square feet.

Perfectly suited for a wide range of businesses—such as medical clinics, imaging centers, pharmacies, financial institutions, and professional offices—this adaptable space is enhanced by private indoor parking and direct access to the metro, ensuring convenient and efficient operations.



### Window displays

Large, full-height bay windows maximise natural light and visual appeal



### Terraces

Outdoor space available for shops



### Convenient access

Private elevator linking the car park directly to the retail spaces



### Ceiling height

16-foot ceilings with the option of adding a mezzanine to optimise space



### Parking

Basement 1 reserved for shops, with up to 75 indoor parking spaces for customers



### Delivery area

Dedicated space for deliveries, facilitating logistics



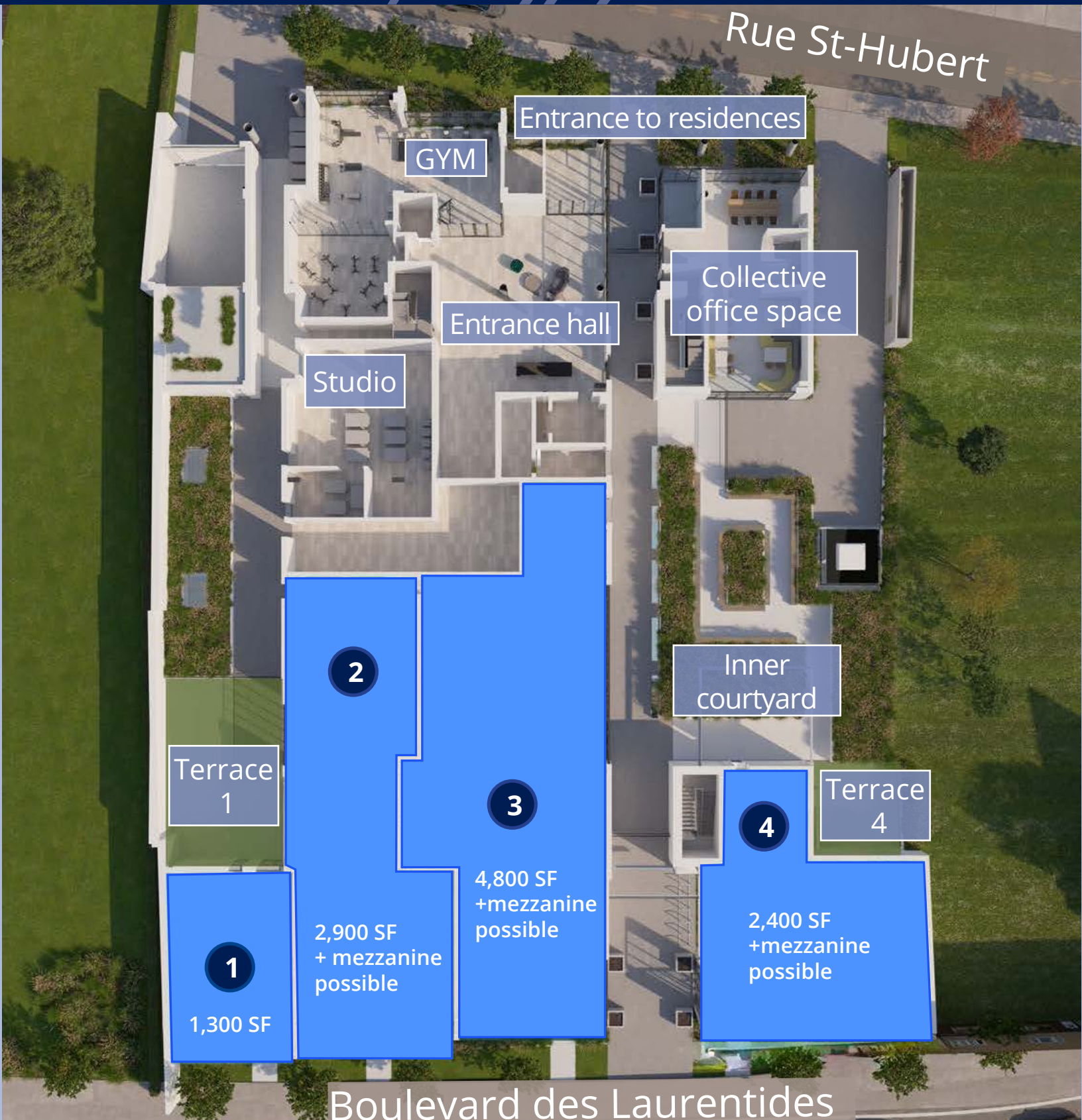
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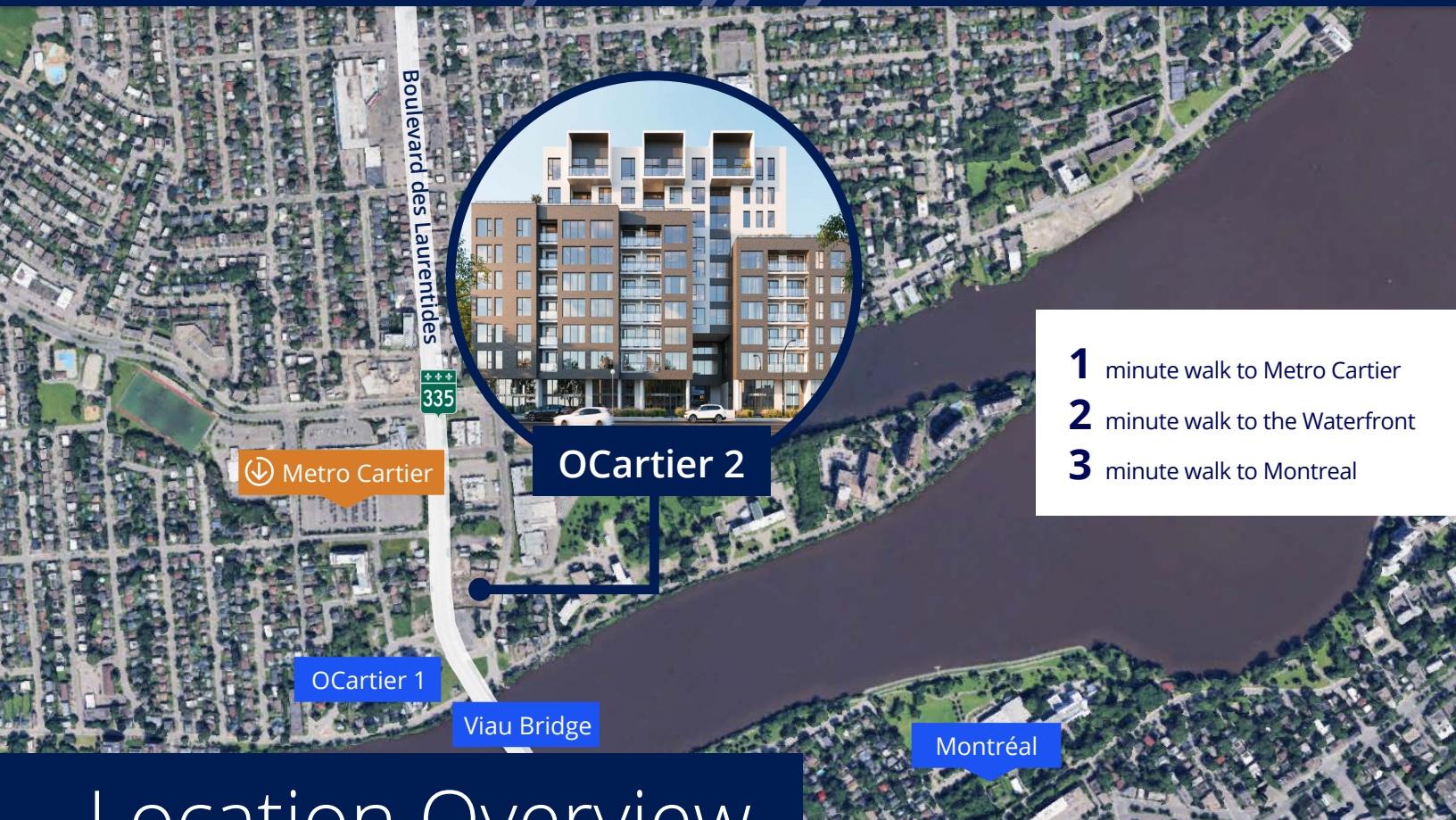
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# Location Overview

## Unparalleled Access



- 1-minute walk to Cartier metro station
- 12-minute walk to Henri-Bourassa metro station



Bus lines 12, 17, 20, 22, 24, 27, 33, 37, 43, 48, 58, 60, 70, 73, 74, 222 and 901 connected directly to Cartier Metro



- 13 minute drive from Carrefour Laval Shopping Center
- 11 minute drive from Centre Laval Shopping Center

## DEMOGRAPHIC DATA

Radius	5 km from property
Population (2024)	403,932
Average Age	40.9
Average household size	2.3
Total households	174,753
Average household income	\$93,738
Average household spending	\$ 82,663

Source: Colliers Hydra, 2024.

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# REQUEST MORE INFORMATION

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