

**FOR LEASE**

**3,000 TO 36,666 RSF  
PLUG & PLAY  
BUILT-OUT OFFICE SPACE**

**2905**

Louis-R.-RenauD



Jones Lang LaSalle Real Estate Services, Inc.

# 2905 Louis-R.-Renaud, Laval

This immaculate LEED Silver building was built in 2013 by Montoni. It boasts a tremendous signage opportunity with frontage directly on Highway 15 featuring more than 136,000 vehicles per day. The property also features plenty of natural light and highly configurable floor plates. There is potential for up to 66,397 square feet of built out contiguous space

featuring an on-site cafeteria (complete with full commercial kitchen), covered terrace, indoor parking and ample exterior parking. There are interior and exterior bike racks as well as showers located on all floors. The building is a short drive from all major shopping and restaurants in Laval including Carrefour Laval, Centropolis, and Espace Montmorency.



## HIGHLIGHTS



Completely furnished



Close proximity to Montmorency metro



Abundant Natural Light



Building signage on highway 15



1:350 PSF exterior parking



Exterior covered terrace





## SPACE OVERVIEW

Suites:

~~Suite 100 - 12,236 SF~~    **LEASED**  
 Suite 100 - +/- 3,000 SF  
 Suite 200 - 16,417 SF  
 Suite 300 - 17,249 SF  
~~Suite 400 - 17,550 SF~~    **LEASED**  
~~5<sup>th</sup> floor - 7,214 SF~~    **LEASED**

Availability:

90 days

Net Rent:

Negotiable

Additional Rent:

\$14.08 (2026)

Parking:

Exterior ratio: 1: 350 PSF  
 Interior ratio: 1: 2,500 PSF

Furniture:

Negotiable

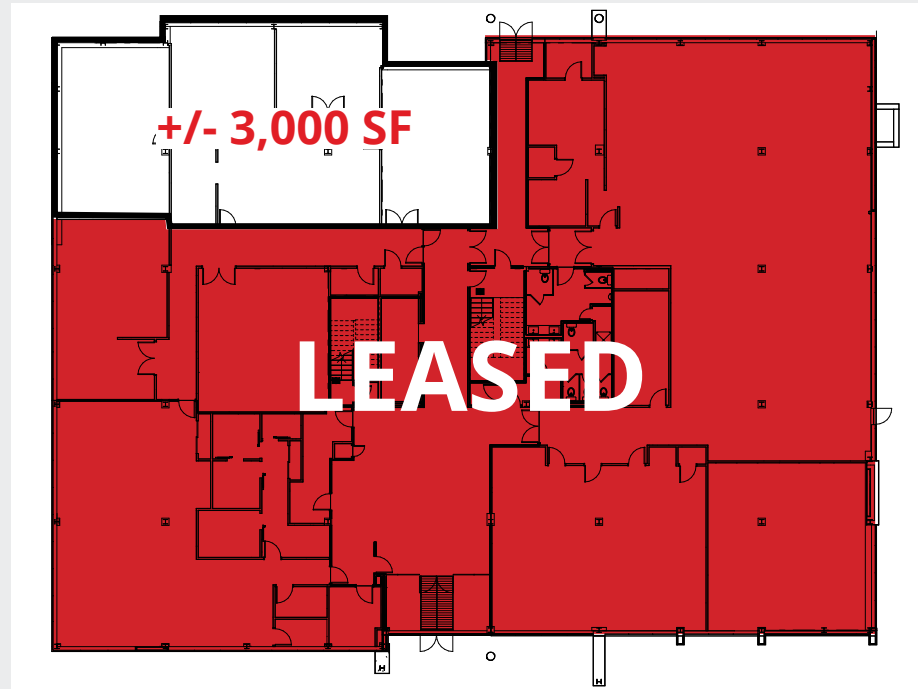




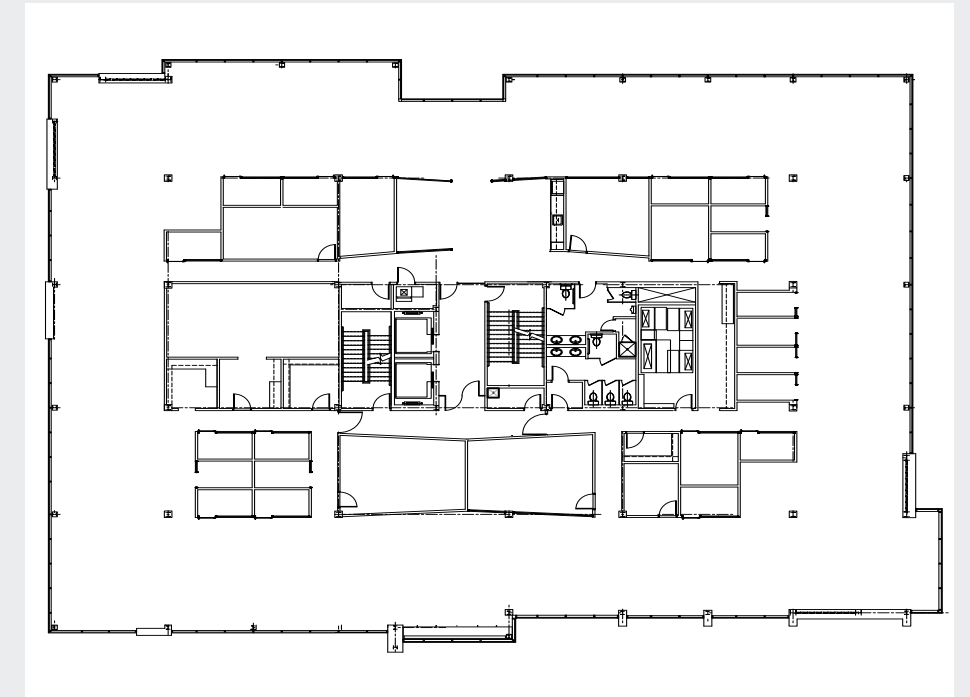


# FLOOR PLANS

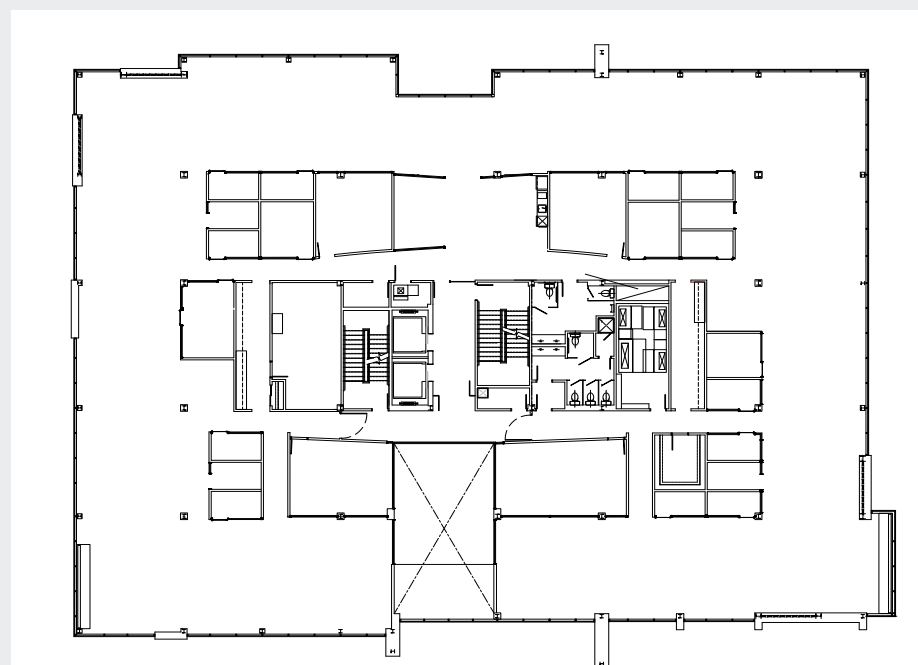
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3<sup>RD</sup> FLOOR

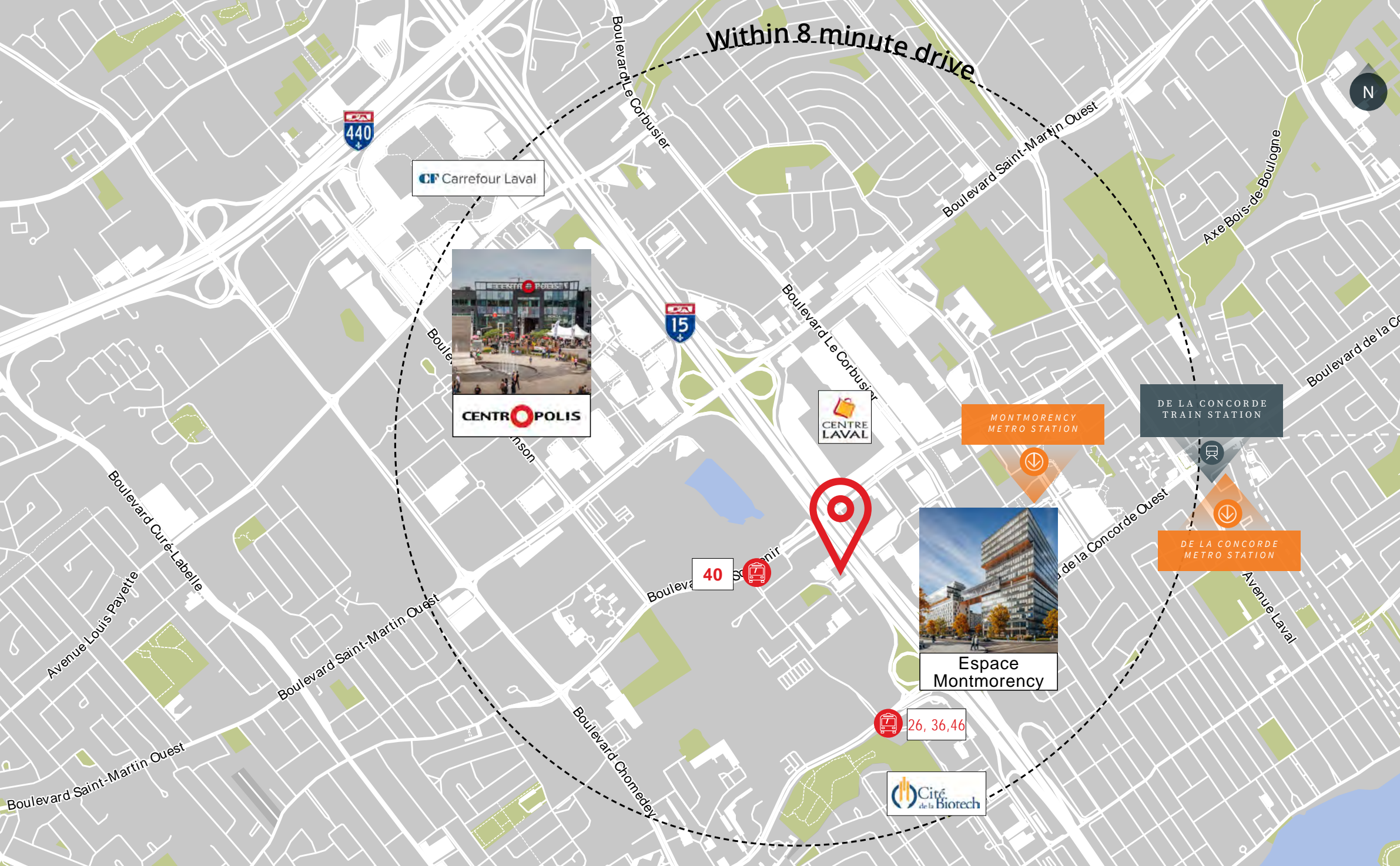


2<sup>ND</sup> FLOOR



5<sup>TH</sup> FLOOR





## OVERVIEW OF AMENITIES


-  Grocery stores, banks, pharmacy & gyms
-  In proximity to A lot of restaurants
-  A large amount of green space

## AREA accessibility

### METRO


 6 minute drive: Montmorency Metro Station

### TRAIN

 8 minute drive: de la Concorde Train Station

### BUS

 Bus 40: 8 minute walk (600 m)

 Bus 26, 36, 46: 13 minute walk (1.1 km)



## FOR MORE INFORMATION, PLEASE CONTACT:

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