



For Lease

Prestigious building with strategic location

A 6-storey building built in 1975 and renovated in 1997 and 2022, strategically located in the heart of Laval's business district. This building offers traditional open spaces that can accommodate a wide range of tenants.

2525 Daniel-Johnson Blvd, Laval | QC

Accélérateur de réussite.



In the heart of Laval's business district



Close to major highways



Numerous restaurants and services nearby



Featured Benefits



6-storey building



Renovated in 2022



Traditional open spaces



Abundant fenestration



265 outdoor paved spaces

Building availabilities

Suite	Area	Availability	Description
GF <i>Suite 150</i>	4,025 SF	Immediate	6 closed offices, kitchenette and an open area
2nd floor <i>Suite 202</i>	5,294 SF	Immediate	Divisible space, including 5 closed offices, private bathroom, kitchenette and open area
3rd floor <i>Suite 302</i>	1,553 SF	March 1st, 2024	Details to come
4rd floor <i>Suite 450</i>	1,340 SF	Immediate	Move-in condition, 6 closed offices and an open area

Financial parameters

Asking Net Rent	Negotiable
Taxes	\$3.36/ SF
OPEX	\$7.81/ SF
Energy	\$3.31/ SF
Cleaning	\$1.09/ SF
Total Additional Rent (est. 2023)	\$15.77 / SF



Property Fact Sheet

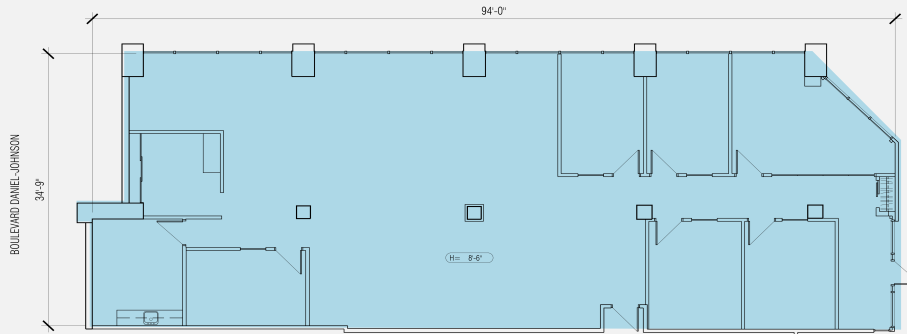
Building facilities	Walking distance from Carrefour Laval
Public transit	<ul style="list-style-type: none"> • Park-and-ride lot and Carrefour AMT terminus nearby • Buses: 42, 56, 60, 61, 66, 70, 360, 902
Floor area	111,459 SF
Area per floor	18,700 SF
Ceiling height	<ul style="list-style-type: none"> • Basement floor to T-bar: 8'-5" • Slab floor: 10'10" • GF level at 7th floor T-bar floor: 8'-5" • Slab floor 10'-10"
Loading capacity of floors	<ul style="list-style-type: none"> • First floor of the hall, live load is = 100 lbs / S.F • Level 2 Overload = 50 lb/S.F. • Level 3 Overload= 50 lb/ S.F. • Level 4 Overload= 50 lb/ S.F. • Floors 5 to 11 Overload= 50 lb/ S.F.
Elevators	2 elevators with a capacity of 2 500 pounds (1134Kg)
Storage	Storage only inside each room.
Security system	Sprinkler system, fire alarm and security system with central control panel on first floor, magnetic card access system, cameras.
Building access hours	24/7 with access card
Parking	265 outdoor paved spaces

Loading area	Loading area inside the garage entrance
Accessibility standards	All accesses are secured
Electricity and high-speed communications	<ul style="list-style-type: none"> • The building's electrical service is supplied by an underground distribution from an outdoor Hydro-Quebec pad-mounted transformer supplying 2000 amps at 347/600 volts to the building via the main electrical room located in the basement. The main electrical services of the building are in good condition overall. • The main switches and electrical panels are manufactured by ITE circuit breakers. The power supply is then distributed among several secondary electrical rooms including switches, transformers.
Heating and air-conditioning	<ul style="list-style-type: none"> • Ventilation is provided by two central systems via a double duct distribution network and ventilation boxes. • Cooling is provided by an air cooler and a dry liquid cooler. • Heating is provided by electric coils in the central systems. A 200 kw generator is also present in the building.
Alarm and fire alarm system	Sprinkler system, fire alarm and security system with central control panel on first floor.
Zoning	Commercial and office business

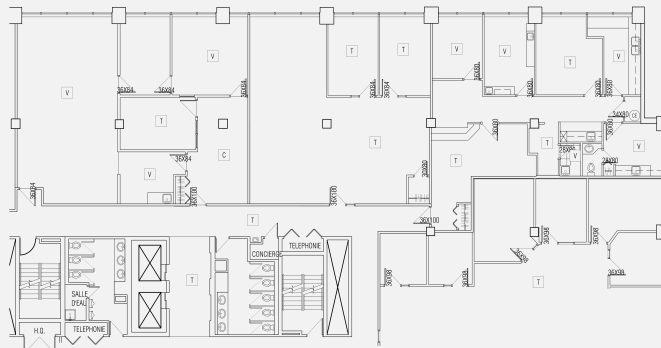


Floor Plans

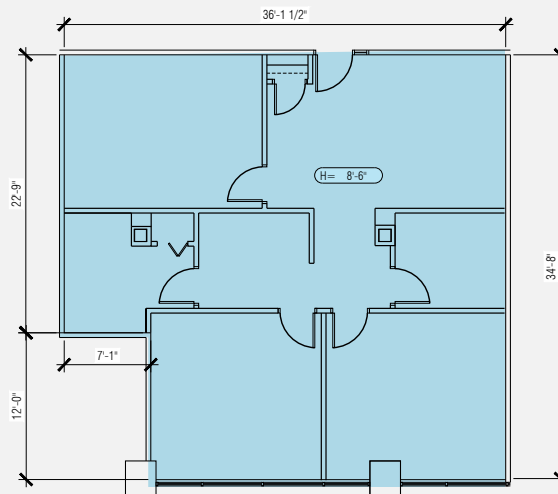
Suite 150

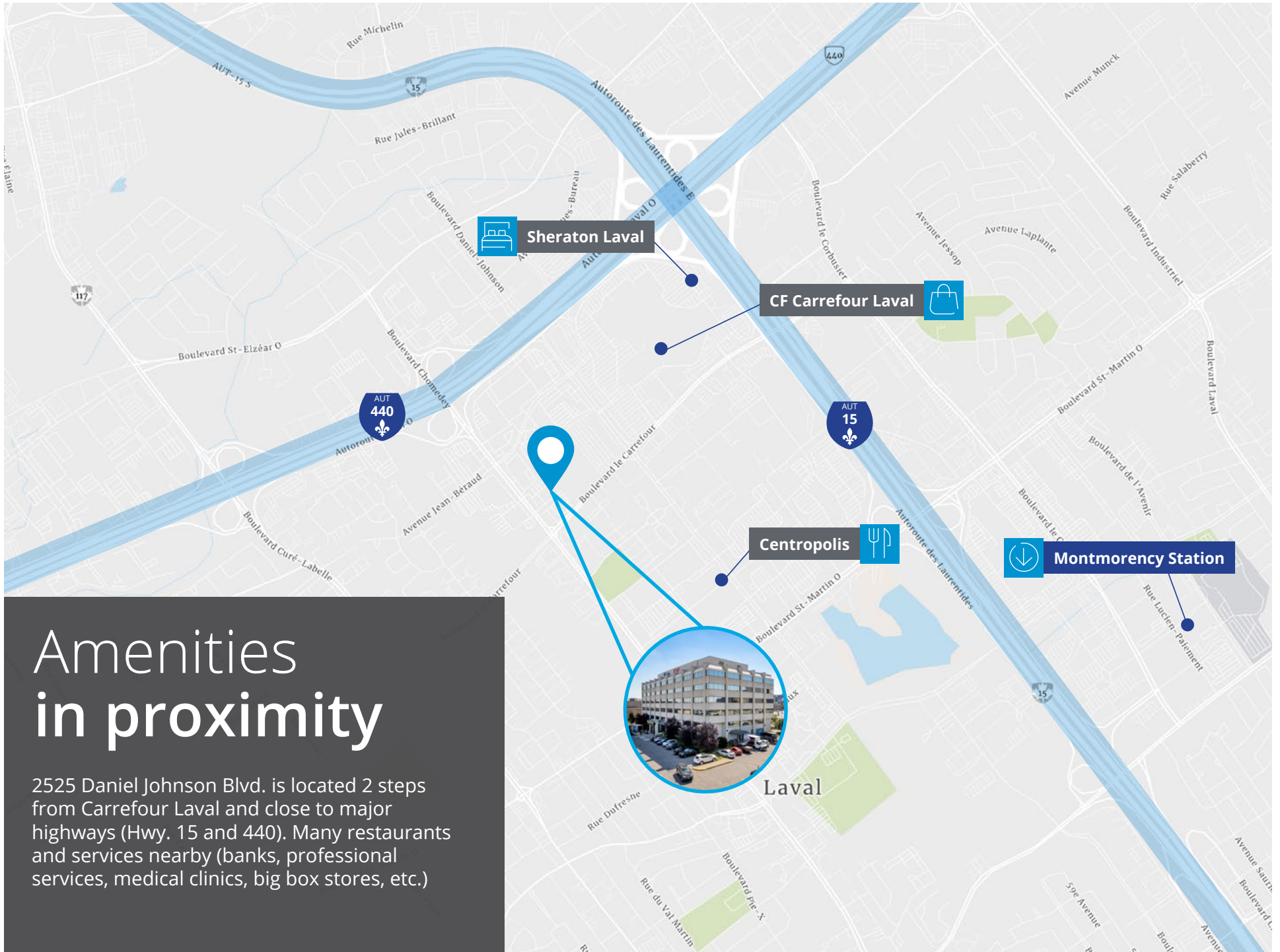


Suite 202



Suite 450





Amenities in proximity

2525 Daniel Johnson Blvd. is located 2 steps from Carrefour Laval and close to major highways (Hwy. 15 and 440). Many restaurants and services nearby (banks, professional services, medical clinics, big box stores, etc.)

2525 Daniel-Johnson Blvd - Laval, QC

François Laurence

Vice President
Chartered Real Estate Broker
+1 514 764 8197
francois.laurence@colliers.com

Thomas Coutu

Associate
Commercial Real Estate Broker
+1 514 764 2825
thomas.coutu@colliers.com

André G. Plourde

Executive Vice President
Chartered Real Estate Broker
+1 514 764 8199
andre.plourde@colliers.com

Julien Méthot

Vice President
Commercial Real Estate Broker
+1 514 764 8177
julien.methot@colliers.com

Julie Côté

Associate Vice President
Real Estate Broker
+1 514 764 8198
julie.cote@colliers.com

Patrick Vallières

Vice President
Real Estate Broker
+1 514 764 8195
patrick.vallieres@colliers.com



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