



# 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** PI<sup>2</sup> SQ FT À **2 120** PI<sup>2</sup> SQ FT **CONTIGUS**  
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.



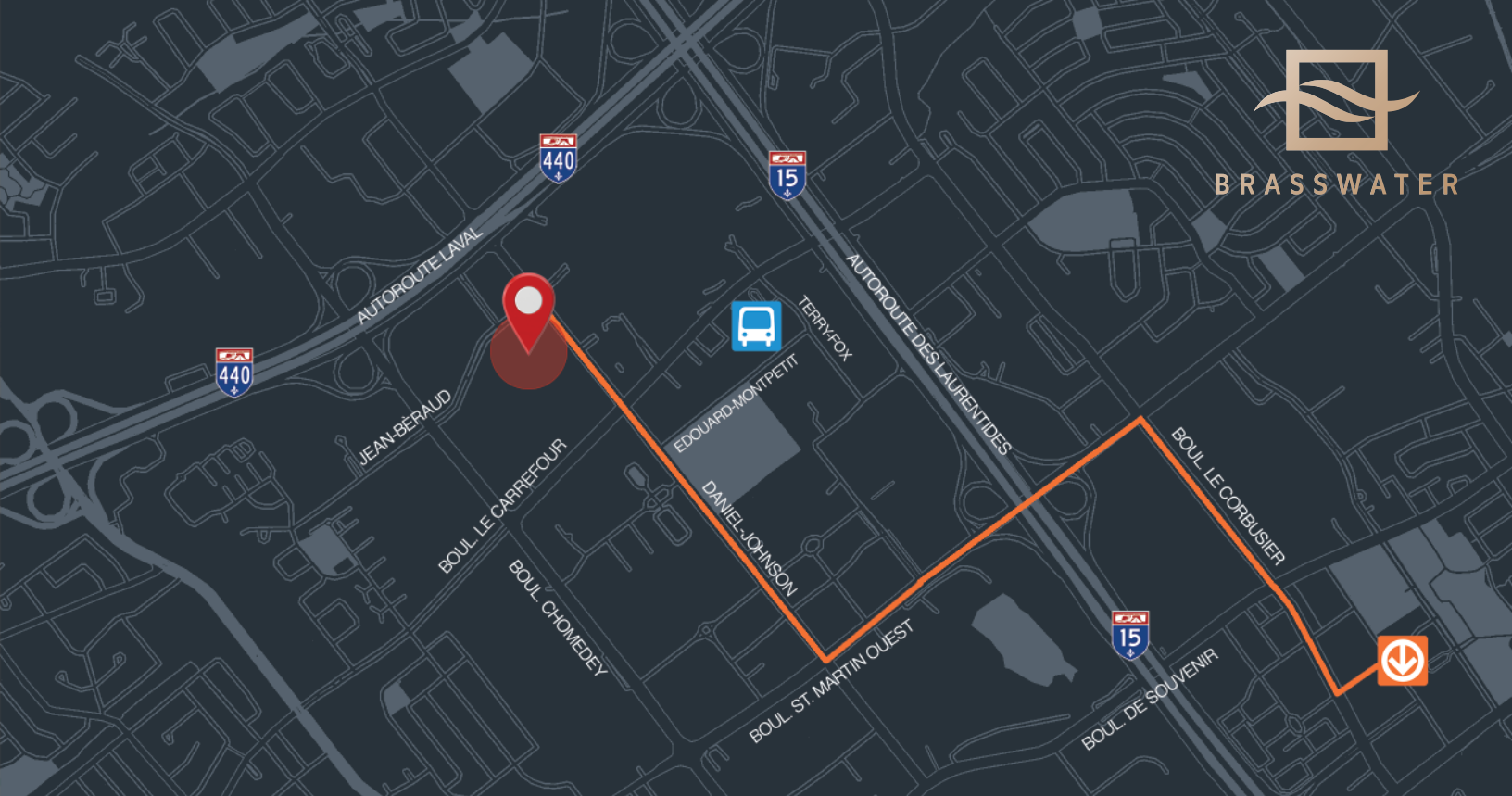
**BRASSWATER**

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

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



BRASSWATER



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



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

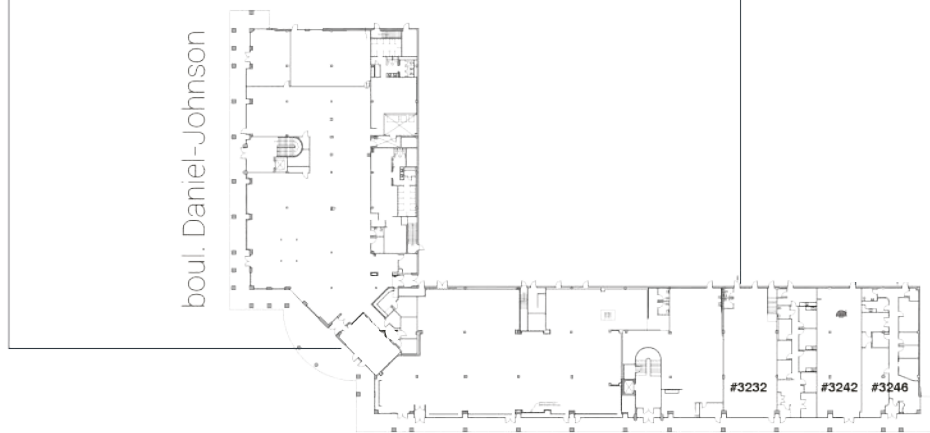
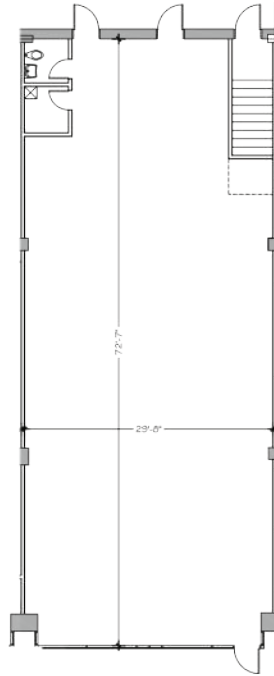
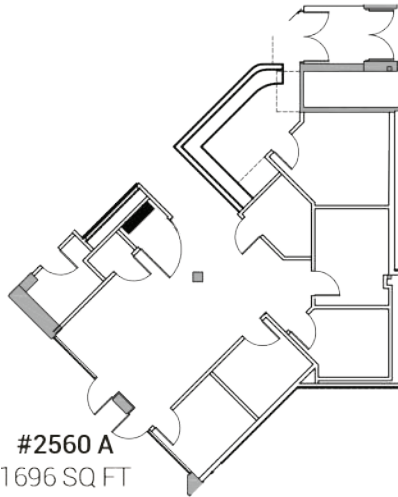
- CARREFOUR LAVAL
- TOYS R US
- WALMART
- DOLLARAMA

#### HOTELS

- HOLIDAY INN
- SHERATON
- HILTON

# LOCAUX DISPONIBLES | AVAILABLE UNITS

350 PLACES STALLS  
STATIONNEMENT  
EXTÉRIEUR  
PARKING  
EXTERIOR

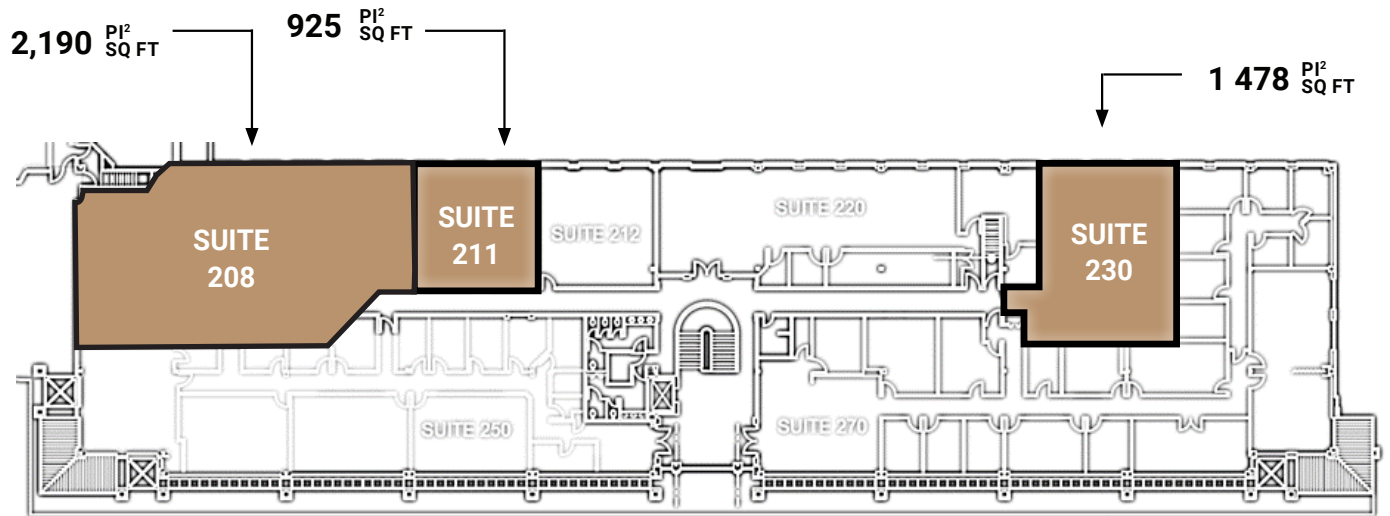


avenue Jean-Beraud

350 PLACES STALLS  
STATIONNEMENT  
EXTÉRIEUR  
PARKING  
EXTERIOR



# LOCAUX DISPONIBLES | AVAILABLE UNITS





## CONTACTEZ-NOUS – CONTACT US

---

### Jordan **KATZ**

Directeur principal, location | Senior Leasing Director T.

T. 514.713.KATZ (5289)

E. jkatz@brasswater.ca

---

### Jordan **ALTMAN**

Agent a la location | Leasing Agent

T. 514.775.1234

E. jaltman@brasswater.ca



**BRASSWATER**

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

T: +1 514 535 4444  
[www.brasswater.ca](http://www.brasswater.ca)