



# BUILDING FRANCIS-HUGHES

2285, Francis-Hughes Avenue, Laval, Quebec

## OFFICE SPACE FOR RENT

Approximately 2088 sq ft



Strategically situated at the crossroads of the industrial and commercial districts of Laval.

Next to Industriel and St-Martin boulevards; exceptional accessibility to main Highways such as H-15 and H-440 add to the appeal of our location.

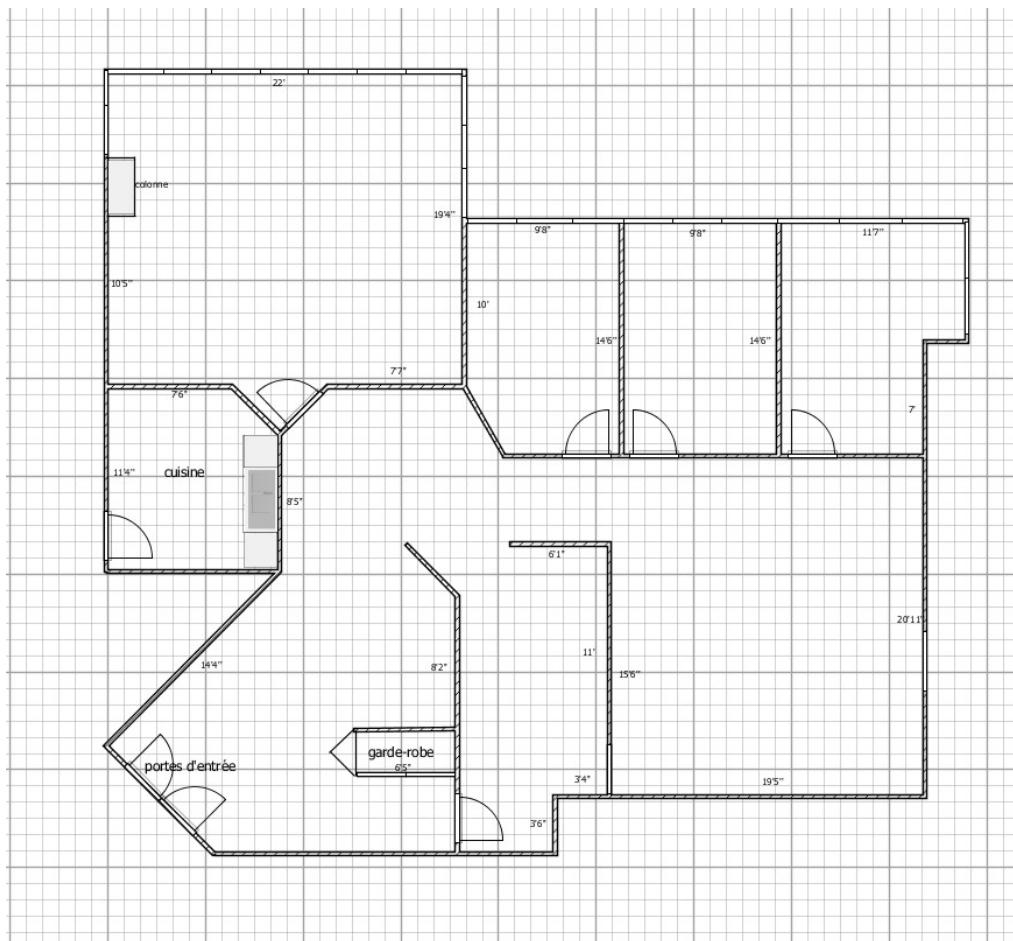
Minutes from the Carrefour Laval and Centropolis, hallmarks of the commercial activity and entertainment on the north shore of Montreal.

Office space of 2088 sq. ft.

Offices, reception and kitchenette ; in corner of building

Space currently available / Visits are made in accordance with the public health recommendations

### SPACE PLAN





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## MORE INFORMATIONS

### CHARACTERISTICS

- Three-story building
- Space located on the 3rd floor
- Sturdy constructed building out of steel and concrete; building with sprinkler system
- Located right in the heart of the commercial and industrial district of Laval

### ADVANTAGES

- Superior-quality building (Class B)
- Gross price, INCLUDED in the price: electricity, heating, a/c, maintenance, running costs of the building
- Highly competitive price
- Huge outdoor parking lot available

### NEIGHBORHOOD

- OSBL
- Real estate brokers
- Engineering firm



REAL-ESTATE OWNERS &  
MANAGER

2, Desaulniers Boulevard, Suite 102  
Saint-Lambert, Quebec J4P 1L2

T. 450-671-3111  
www.brixix.ca

FOR INFORMATION

**Malika Brixix**  
malika.brixix@brixix.ca

T. 450-671-3111