



# BUILDING FRANCIS-HUGHES

2285, Francis-Hughes Avenue, Laval, Quebec

## OFFICE SPACE FOR RENT

Approximately 2835 sq ft



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

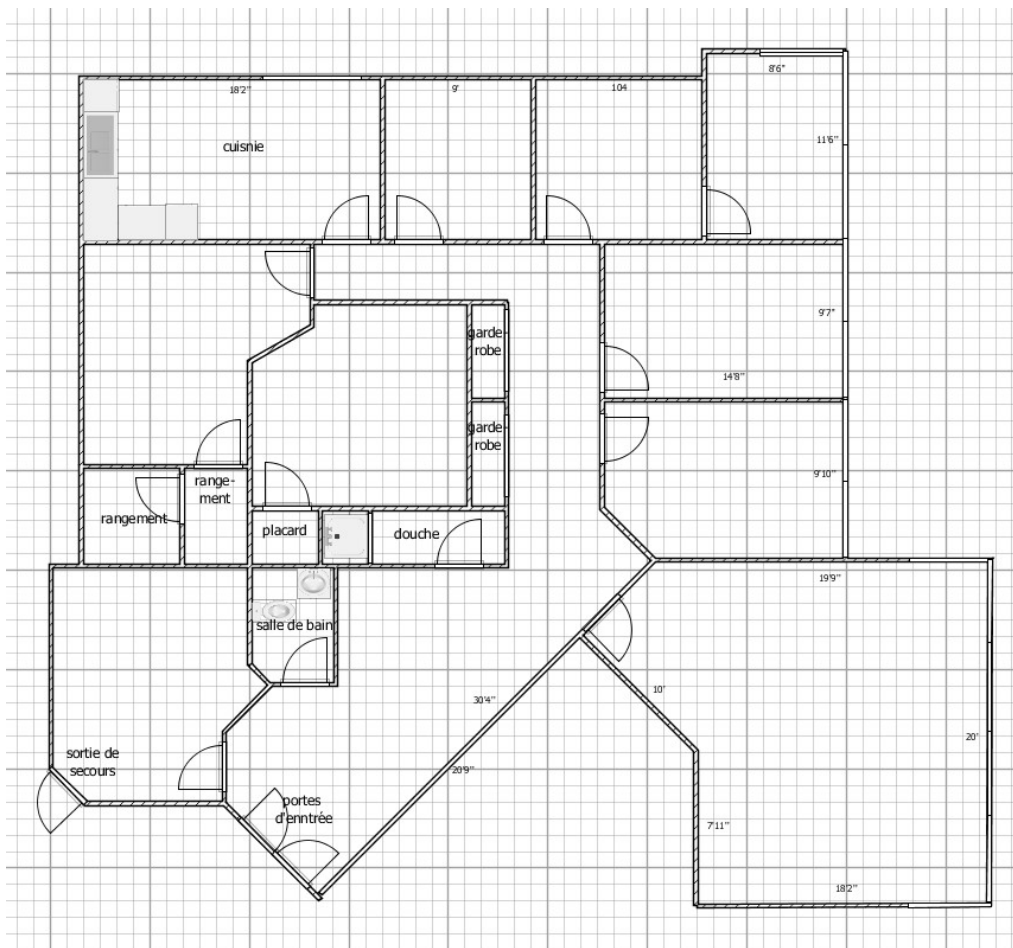
Next to Industriel and St-Martin boulevards; exceptional accessibility to main Highways such as H-15 and H-440 add to the appeal of our location.

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

2835 sq ft - Office space with reception area, many closed offices with lots of natural light, kitchenette; located at 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 at corner of building with beautiful natural light
- Sturdy constructed building out of steel and concrete; building with sprinkler system
- Located right at the intersection of industrial and commercial districts of Laval

### ADVANTAGES

- Superior-quality building (Class B)
- Gross price, INCLUDED in the price: electricity, heating, a/c, maintenance, snow removal & landscaping maintenance, running costs of the building
- Very well-run building by its real-estate owners-managers
- Highly competitive price
- Large private outdoor parking

### NEIGHBORHOOD

- OSBL
- Real estate brokers
- Engineering firm



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