

# 3030

BOUL. LE CARREFOUR  
LAVAL, QC



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OFFICE /  
MEDICAL  
SPACE FOR  
LEASE



ADJACENT TO THE CF  
CARREFOUR LAVAL  
SHOPPING CENTER WITH  
35+ RESTAURANTS, 150+  
RETAIL SHOPS AND 30+  
CONVENIENT SERVICES.

# LOCATION MEETS OPPORTUNITY IN LAVAL

3030 BOUL. LE CARREFOUR

3030 Le Carrefour Médical is a recently renovated Class A building in Laval, Quebec, offering traditional office and medical office space. Ideally located with immediate access to Highways 440 & 15, five minutes from Cité-de-la-Santé, and within walking distance of countless retail and dining amenities, this highly connected building delivers a true destination experience.



118,254 SF | 13 FLOORS  
Total Building Size



6 KM  
to Cité-de-la-Santé Hospital



2 KM  
to Highways 440 and 15



ON-SITE PARKING  
(381 Spaces) & Bike Storage



WIREDSCORE  
Certification

# OFFICE OPPORTUNITIES

With a mix of move-in ready suites, tremendous commuter access and ample on-site parking, 3030 Le Carrefour defines convenience within Laval's bustling commercial retail hub.



MOVE IN.  
PLUG IN.  
TAKE OFF.



**38,299 SF**

TOTAL MEDICAL/OFFICE SPACE

**9,096 SF**

TYPICAL FLOOR PLATE

**382 - 8,596 SF**

SUITES AVAILABLE FROM

PLEASE CONTACT FOR RENTAL RATE

Additional Rent Is \$19.98 PSF  
Includes Electricity & Daily Cleaning

# MEDICAL OFFICE OPPORTUNITIES

This class A building offers a wide range of medical services, including a walk-in clinic, family physicians and specialists, as well as complementary healthcare services including a laboratory, pharmacy, diagnostic imaging and physiotherapy.



## LAVAL DEMOGRAPHICS (WITHIN 3 KM OF ADDRESS)

**69,357**  
POPULATION

**28,489**  
HOUSEHOLDS

**43.50**  
MEDIAN AGE

**\$62,959**  
MEDIAN HH INCOME

**9.37%**  
POPULATION GROWTH '23 - '28



**5 MINUTES**  
from Cité-de-la-Santé Hospital



**3.22/1,000 SF**  
Surface Parking Lot (381 Spaces)



**GREAT PROXIMITY**  
to Abundant Residential Population



# 3030 AVAILABILITES

<b>Suite 102</b>	<b>382 SF</b>	<b>Available immediately</b>
<b>Suite 111</b>	<b>1,136 SF</b>	<b>Available immediately</b>
<b>Suite M-102</b>	<b>1,474 SF</b>	<b>Available immediately</b>
<b>Suite M-103</b>	<b>2,485 SF</b>	<b>Available immediately</b>
<b>Suite 205</b>	<b>1,592 SF</b>	<b>Available immediately</b>
<b>Suite 302</b>	<b>1,365 SF</b>	<b>Available immediately</b>
<b>Suite 302B</b>	<b>152 SF</b>	<b>Available April 2026</b>
<b>Suite 304</b>	<b>1,405 SF</b>	<b>Available March 2026</b>
<b>Suite 306</b>	<b>1,599 SF</b>	<b>Available immediately</b>
<b>Suite 404</b>	<b>497 SF</b>	<b>Available immediately</b>
<b>Suite 502</b>	<b>1,975 SF</b>	<b>Available immediately</b>
<b>Suite 600</b>	<b>3,129 SF</b>	<b>Available immediately</b>
<b>Suite 606</b>	<b>956 SF</b>	<b>Available immediately</b>
<b>Suite 702</b>	<b>7,848 SF</b>	<b>Available December 2026</b>
<b>Suite 703</b>	<b>1,970 SF</b>	<b>Available immediately</b>
<b>Suite 902</b>	<b>7,100 SF</b>	<b>Available immediately</b>
<b>Suite 1001</b>	<b>639 SF</b>	<b>Available immediately</b>
<b>Suite 1002</b>	<b>6,779 SF</b>	<b>Available immediately</b>
<b>Suite 1003</b>	<b>1,178 SF</b>	<b>Available immediately</b>
<b>Suite 1203</b>	<b>1,122 SF</b>	<b>Available immediately</b>

[CLICK TO VIEW FLOOR PLANS](#)

**3030**

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# ACCELERATED ACCESS

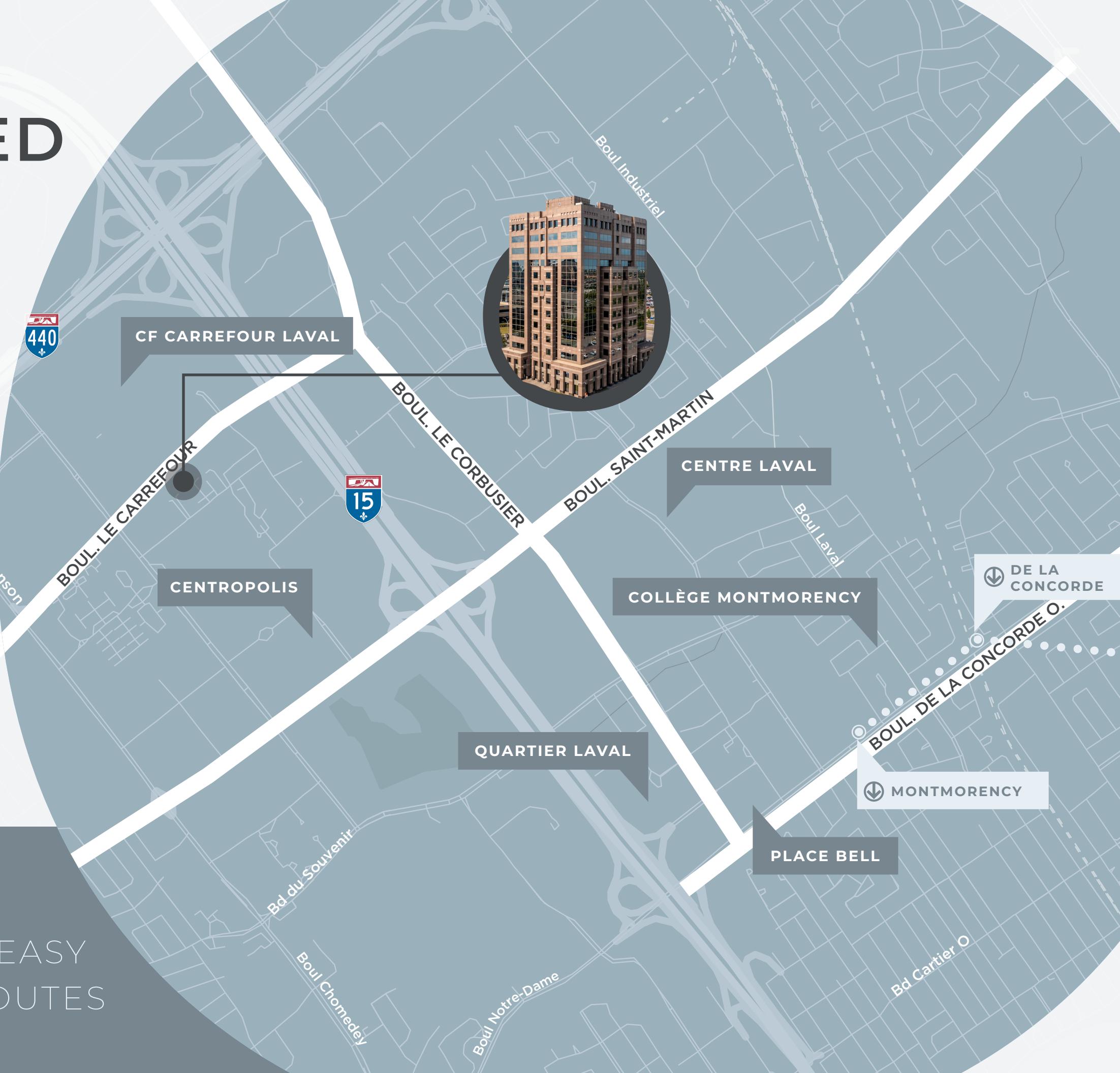
## DRIVE TIMES

4 MINUTES
HWY 440
5 MINUTES
HWY 15
Cité-de-la-Santé Hospital
22 MINUTES
Montréal-Pierre Elliott Trudeau International
25 MINUTES
Downtown Montréal

## WALK TIMES

1-3 MINUTES
CF Carrefour Laval
5 MINUTES

Bus Lines 42, 56, 60, 61, 66, 70, 360, 902



ENJOY UNBEATABLE  
CONVENIENCE WITH EASY  
ACCESS TO MAJOR ROUTES

# 3030

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LAVAL, QC

FOR MORE LEASING INFORMATION, PLEASE CONTACT:

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