



Flagship Retail For Lease

1383 Sainte-Catherine Street West
Montreal, QC



Montreal overview

With over four million residents is Greater Montreal, Montreal is Canada's second largest city. Various international festivals call this city home including the largest jazz festival in the world, The Montreal International Jazz Festival, the Canadian Grand Prix, and the Montreal World Film Festival. Increasingly becoming a global city, Montreal boasts numerous professional sports teams – the Montreal Canadiens (NHL), the Montreal Impact (MLS), and the Montreal Alouettes (CFL).

Montreal's high-fashion street, Sainte-Catherine Street West, is a favourite shopping destination for both Montrealers and tourists. It is home to some of the city's largest and most popular stores including The Bay, Simons, Apple, Canada Goose, Holt Renfrew Ogilvy, H&M and more. Some of the city's largest shopping centres include the Montreal Eaton Centre and Place Ville Marie and Place Montreal Trust.



New developments

Within 500m of the property



A Le 1500 Condos
1500 Rene Levesque West
428 units



B Yul Condos
1450 Rene Levesque West
873 condos + townhouses



C Four Seasons
1430 De La Montagne
18 units

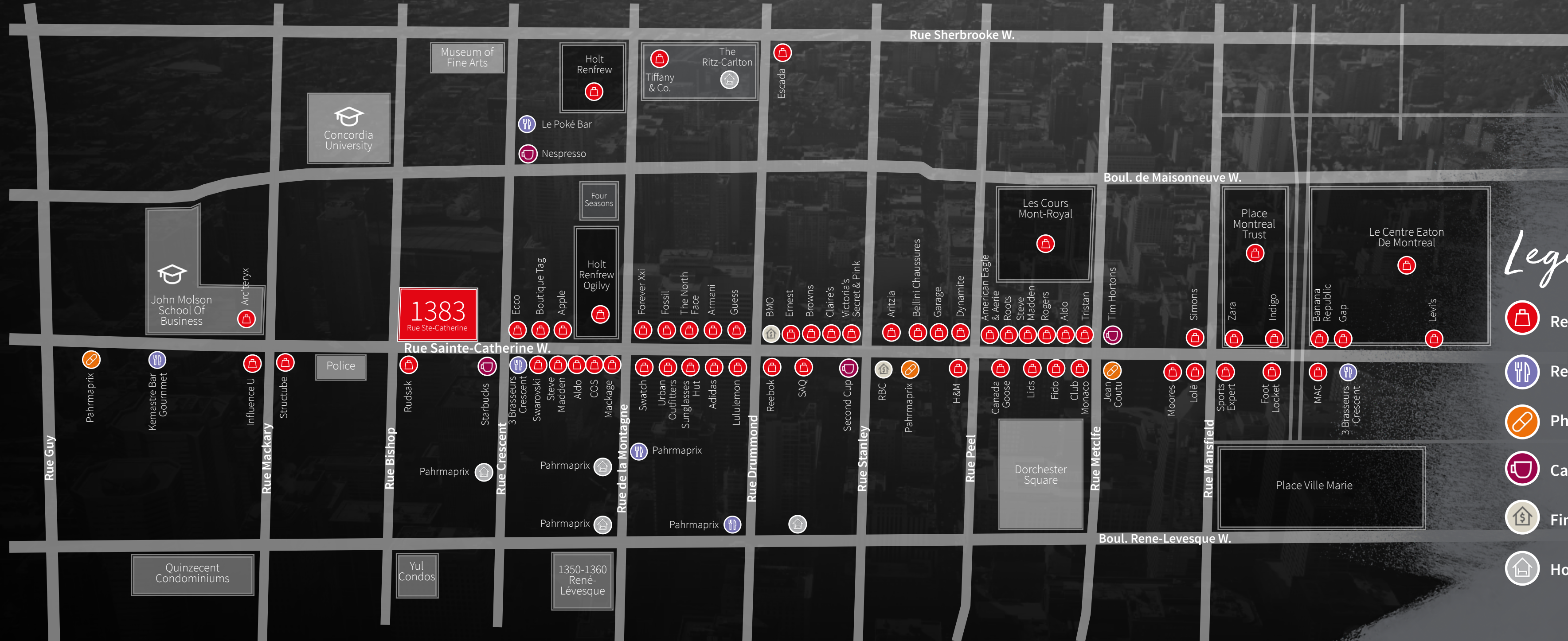


D Ritz-Carlton
1228 Sherbrooke Street West
46 units



E Roccabella
1300 Rene Levesque West
552 units

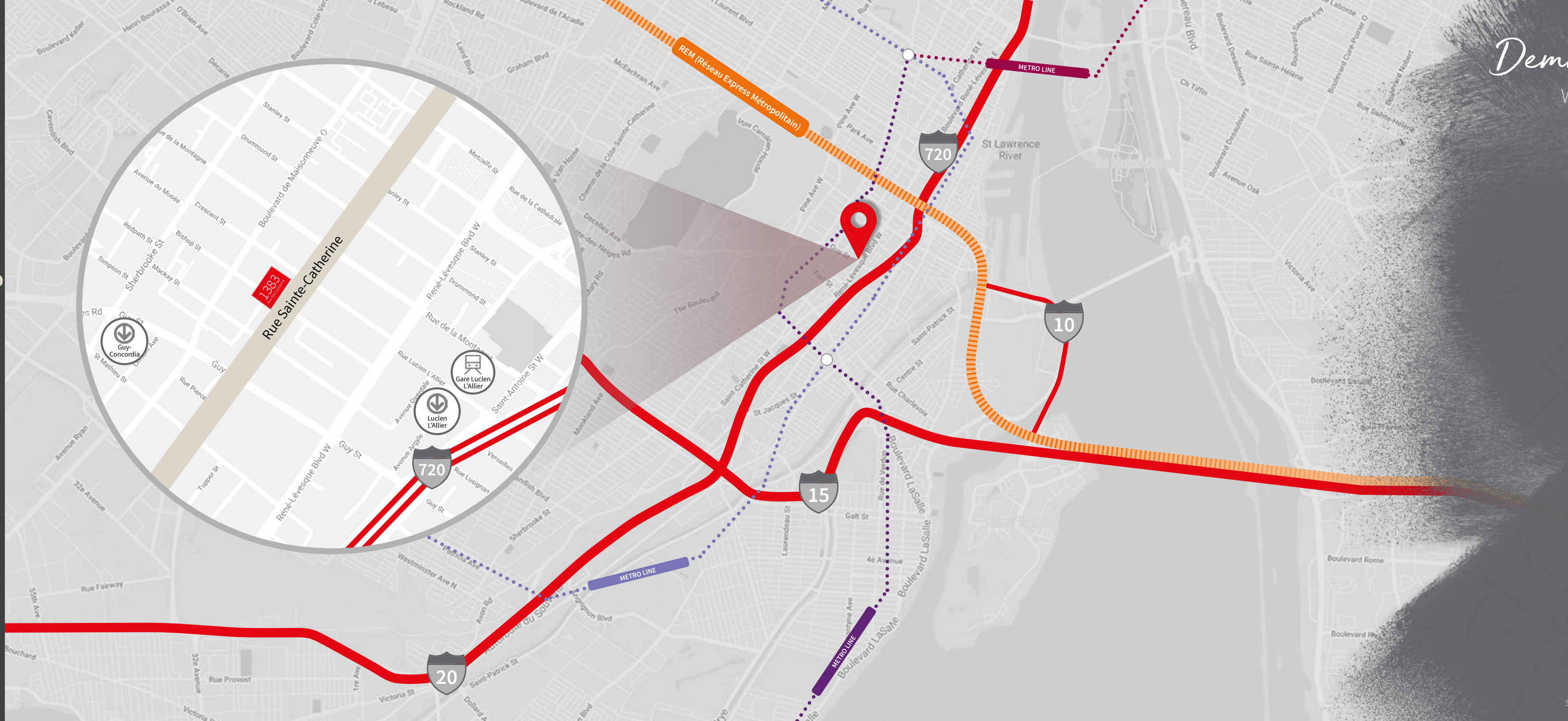
Retail map



Legend






-  Retail/Services
-  Restaurants
-  Pharmacies
-  Cafe
-  Financial/Banks
-  Hotel

Connectivity



Demographics

Within 2km radius

-  350,422 Total Population
-  49,142 Total Households
-  36 Median Age
-  100 Walk Score
-  100 Transit Score

SOURCE: Pinpoint.ca, walkscore.com

Property details



CORNER

flagship retail
opportunity on Sainte-
Catherine Street West

275 FT

of frontage including
170 linear feet
along Sainte-Catherine
Street West

30,000 SF

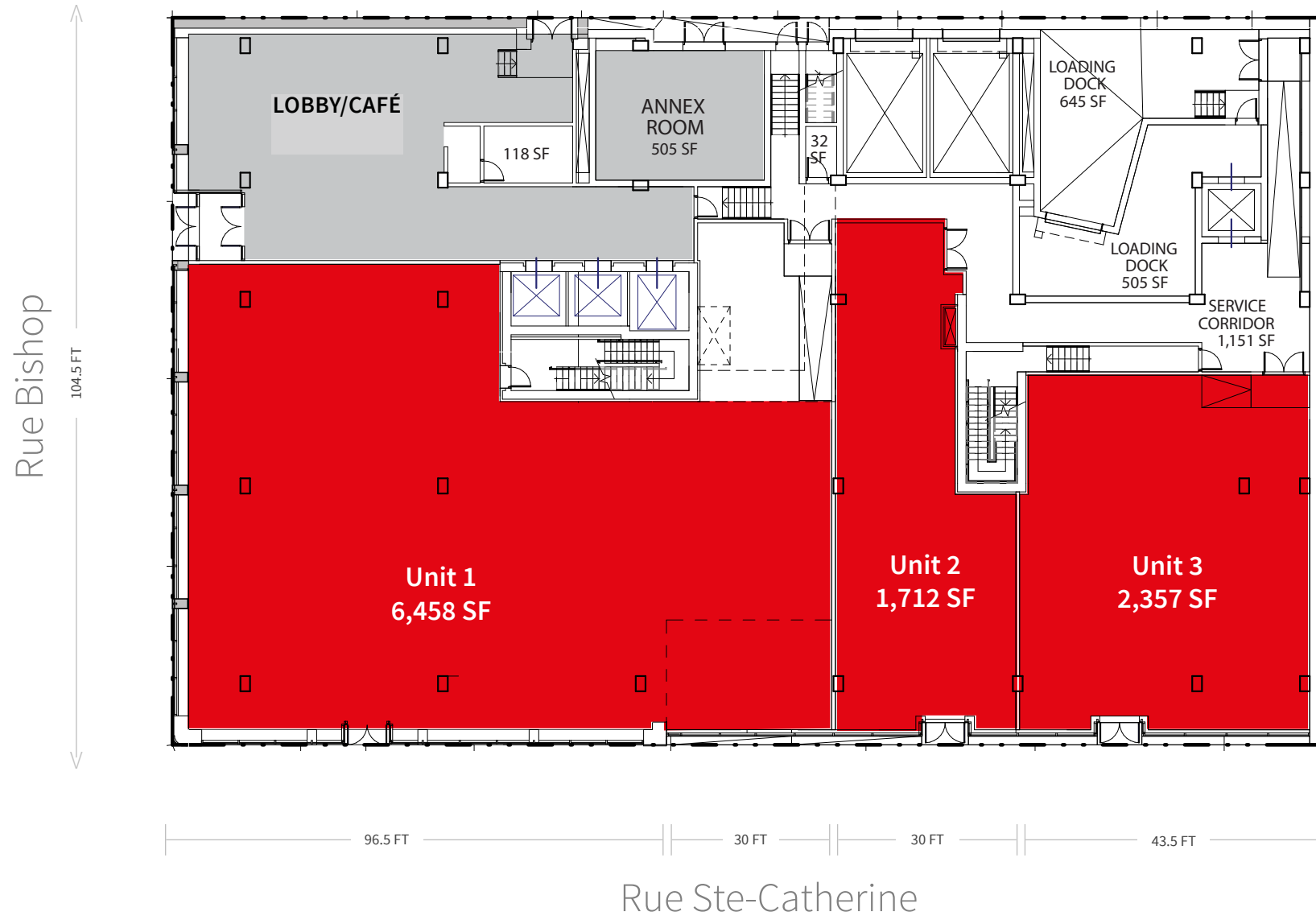
of prime retail space
over the ground and
second floor (divisible)

100,000 SF

of boutique office space
on floors 3-9



Floor plans | Ground Floor



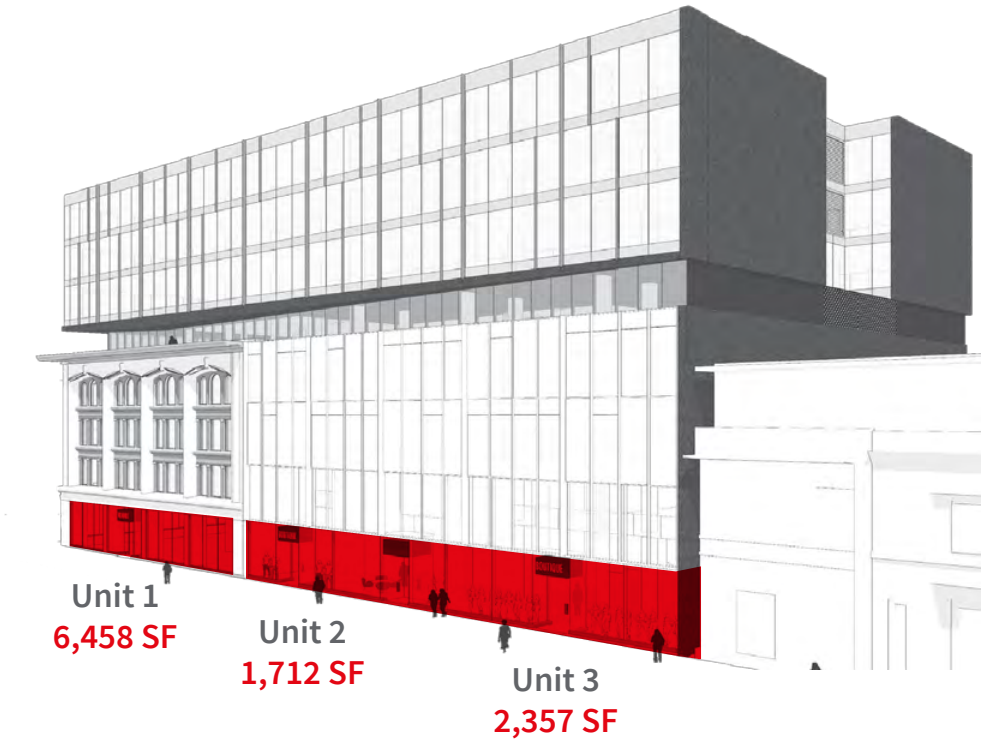
HIGHLIGHTS

- Prime ground floor units for lease
- Potential for each unit to tie into the second floor
- Unit 1 located in a heritage building
- Unit 2 & 3 located in new construction component of the development
- Ceiling heights in excess of 16 FT

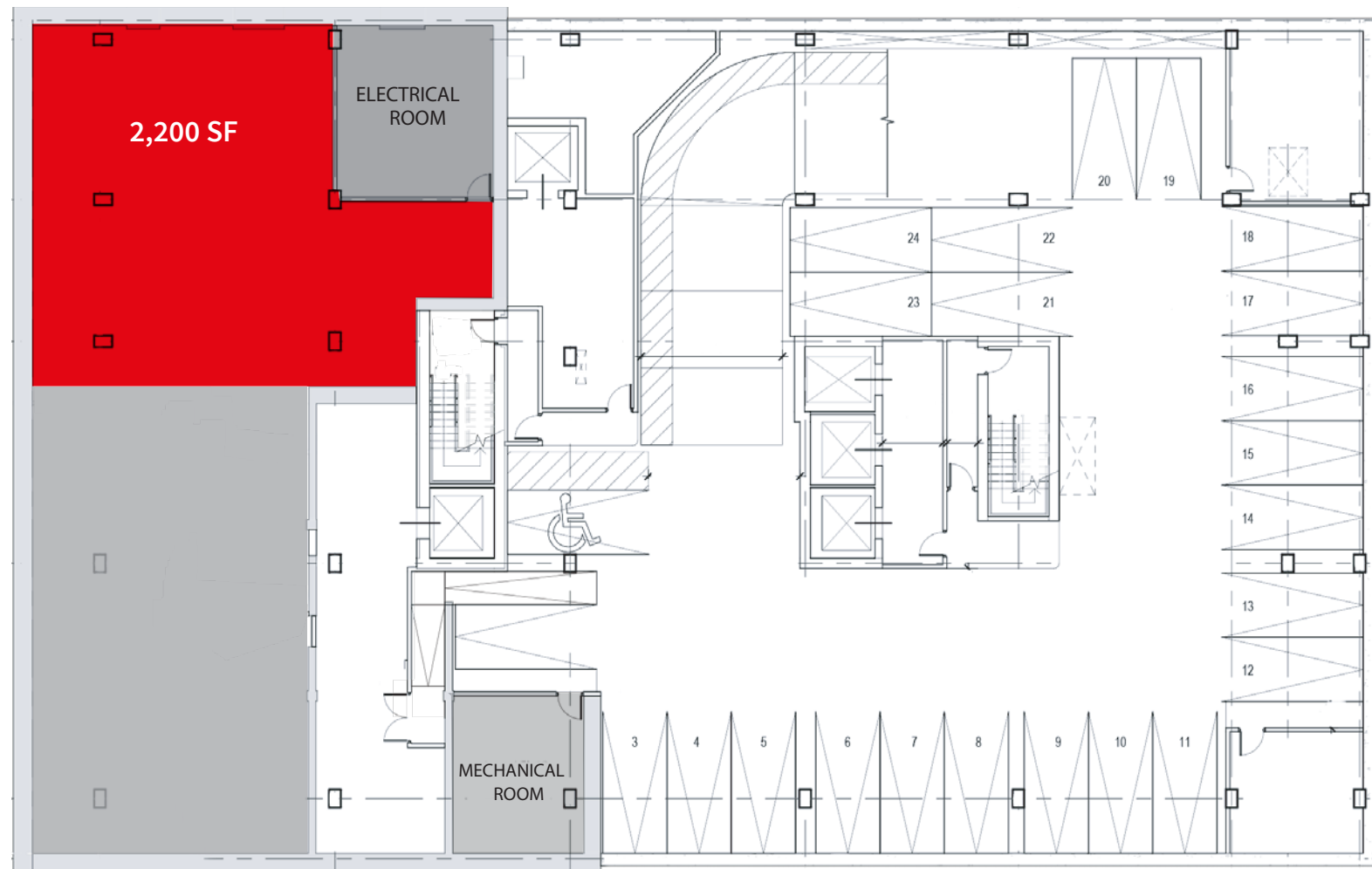
DETAILS

Asking Rent	Contact Listing Agents	
Additional Rent	\$51.18 PSF (est. 2021)	
Available	Q3 2021	
Term	10 years	
Available Space	Unit 1*	6,458 SF
	Unit 2*	1,712 SF
	Unit 3*	2,357 SF

*Potential to combine with second floor.



Rue Bishop



Rue Ste-Catherine

HIGHLIGHTS

- Up to 2,200 SF available
- Can be combined with Unit 1 or leased separately with dedicated access off of Bishop Street

DETAILS

Asking Rent	Contact listing agents	
Additional Rent	\$51.18 PSF (est. 2021)	
Available	Q3 2021	
Term	10 years	
Available Space	Lower Level	2,200 SF



Contact



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