

1321



STE-CATHERINE

**Montreal
in
Numbers**

**The
Neighbour-
hood**

The Space

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MONTREAL IN NUMBERS

OVERVIEW

4.3M

RESIDENTS

11.1M

TOURISTS IN 2019

4TH

IN QUALITY OF LIFE IN NORTH AMERICA ACCORDING TO THE MERCER QUALITY OF LIVING REPORT

#1

HIGHEST UNIVERSITY STUDENTS PER CAPITA IN CAN/USA⁴

4TH

DENSEST CITY IN CAN/USA

6TH

MOST POPULATED CITY IN CAN/USA





A GROWING CITY

- › Sustained population growth
- › Increase in permanent immigrants from previous years
- › 4th largest metropolitan area growth in Canada and the United States

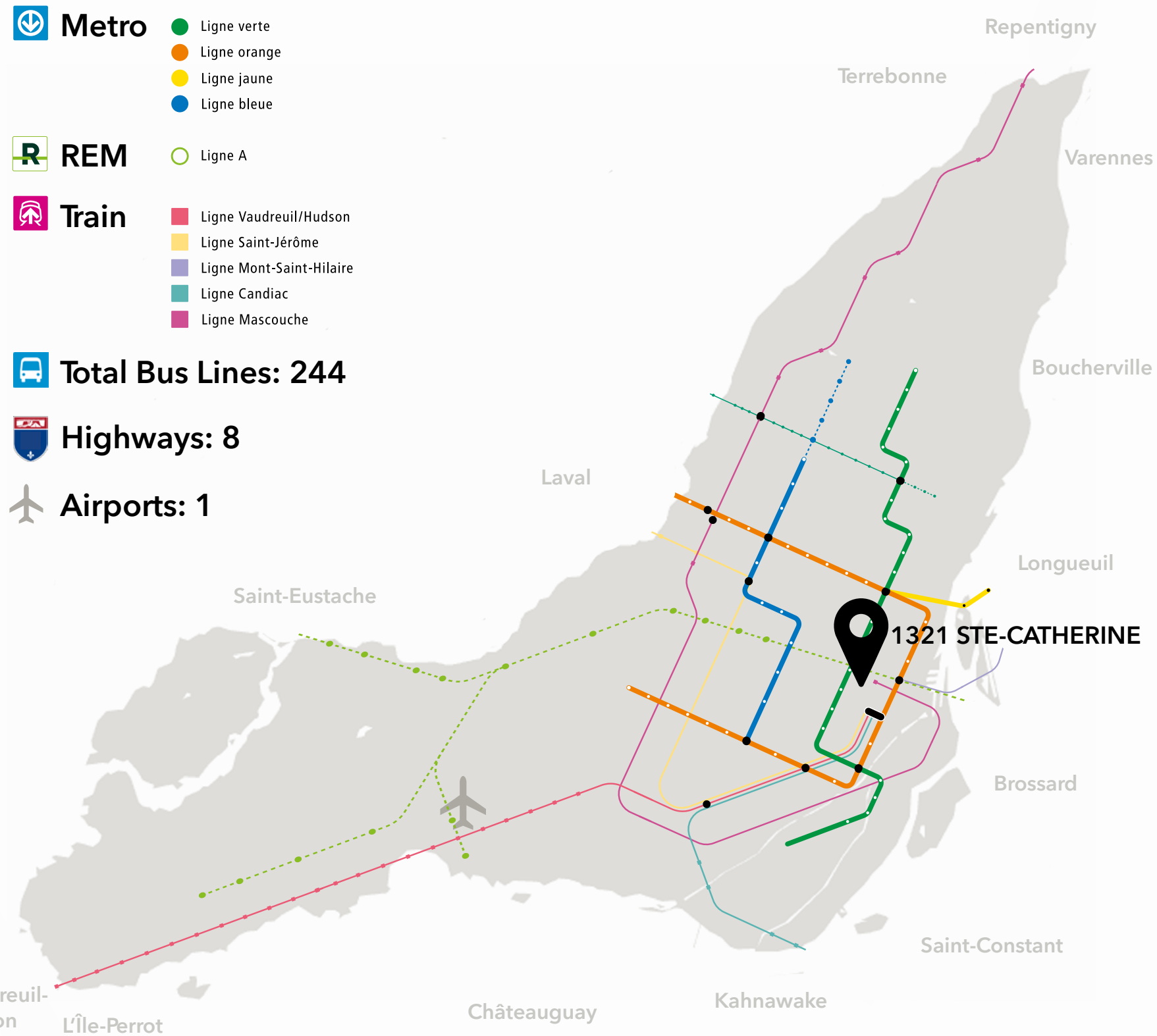
POPULATION GROWTH



MEDIAN INCOME PER HOUSEHOLD



CONNECTIVITY





THE NEIGHBOURHOOD

GOLDEN SQUARE MILE

5 to 15 minutes walk from:

NEIGHBORHOOD CHARACTER

- › High number of lively places
- › Near entertainment venues
- › Dozens of museums attracting 1M+ visitors per year

TRANSPORTATION

- › McGill and Peel metro stations within short walking distance
- › 30+ bus lines

50,000

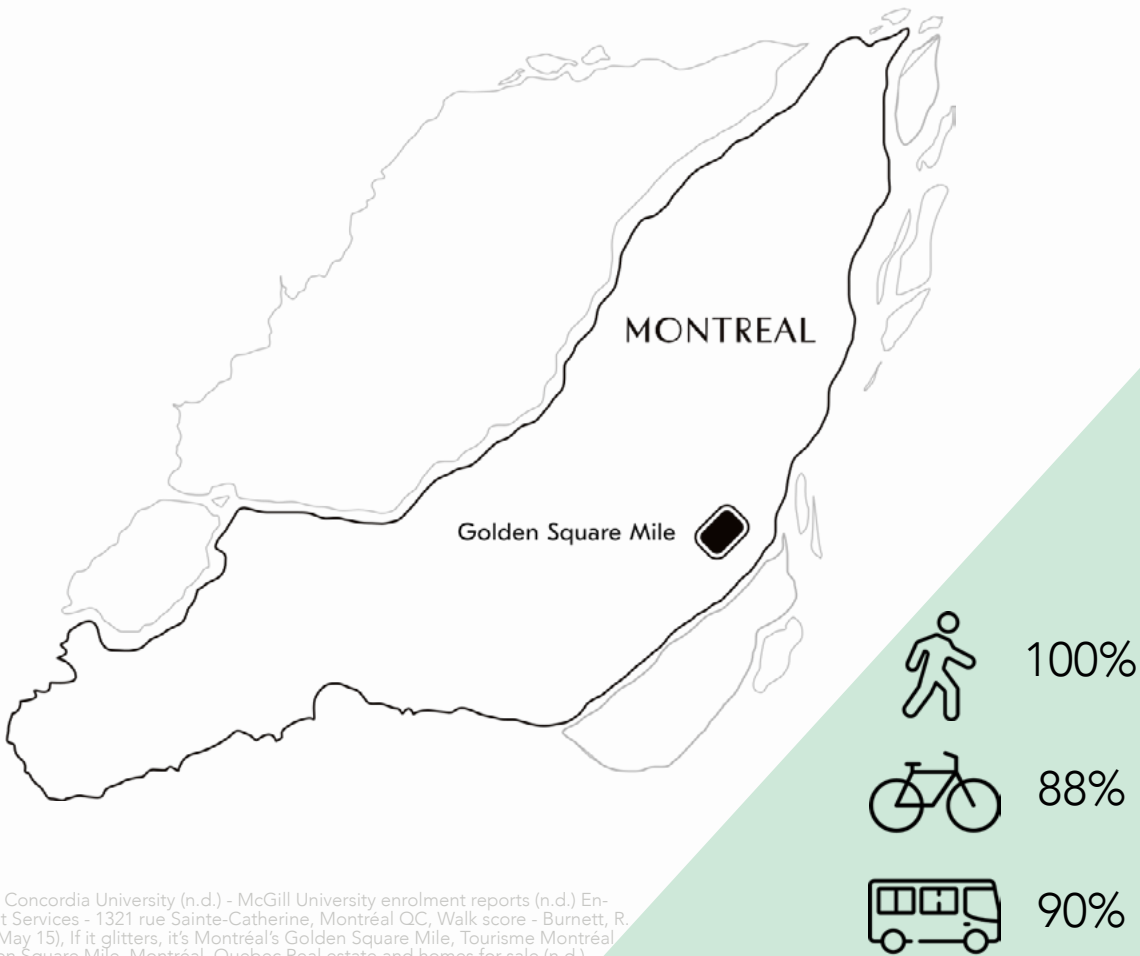
STUDENTS AT
CONCORDIA
UNIVERSITY

40,000

STUDENTS AT
MCGILL
UNIVERSITY

COMMERCIAL PROSPERITY

- › Over 7 luxury hotels
- › Many fine dining restaurants
- › 250 restaurants and cafes
- › Several high-end fashion stores



About, Concordia University (n.d.) - McGill University enrolment reports (n.d.) Enrolment Services - 1321 rue Sainte-Catherine, Montréal QC, Walk score - Burnett, R. (2024, May 15), If it glitters, it's Montréal's Golden Square Mile, Tourisme Montréal - Golden Square Mile, Montréal, Quebec Real estate and homes for sale (n.d.)

STE-CATHERINE

Daily circulation of:

5,000
CARS

10,900
PEDESTRIANS

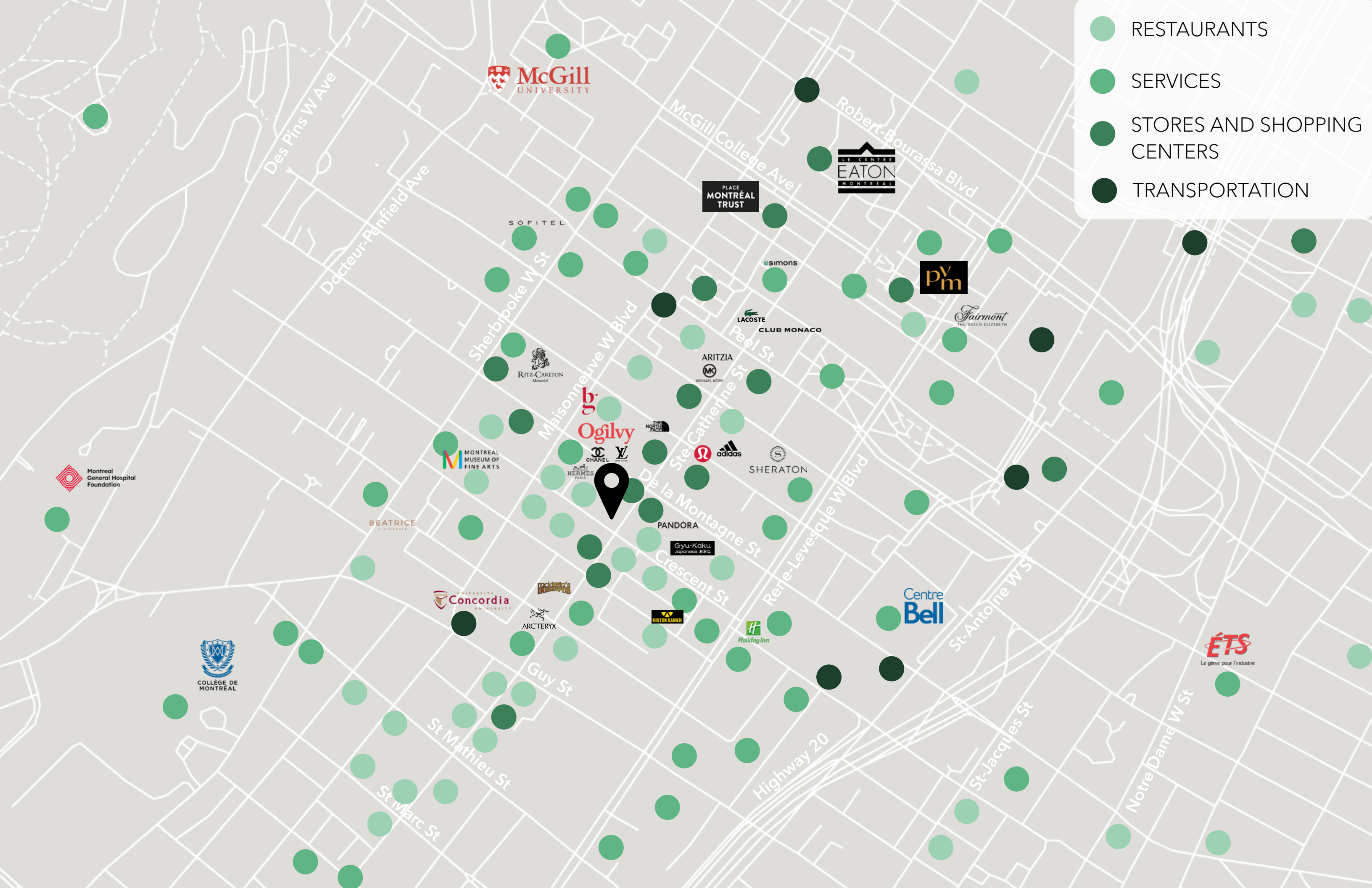
CHARACTER OF THE STREET

- › Major commercial and cultural artery
- › More than 1,200 department stores and boutiques
- › Undergoing reconfiguration of public areas to maintain appeal as a central destination
- › Environment where elegance and practicality meet: from daily necessities to high-end pleasures

NEARBY

- › Montreal Eaton Centre
 - › Direct access to Sainte-Catherine Street and the RÉSO (underground city of Montreal)
 - › More than 125 stores and restaurants (Marché Time Out, Décathlon, etc.)
- › Place Montréal Trust
 - › Inaugurated in 1988
 - › Wide choice of shops and restaurants on five floors (Zara, Winners, Indigo, etc.)
- › Place Ville Marie
 - › Important commercial hub
 - › Connection between office buildings and modernized shopping center
 - › Work and shopping environment





- RESTAURANTS
- SERVICES
- STORES AND SHOPPING CENTERS
- TRANSPORTATION



THE SPACE

9,007 SQ.FT. ON 2 FLOORS

Usage	To be discussed and verified with city bylaws
Total area	9,007 sq.ft.
Possession date	To be determined - 2025
Term	15 years
Annual increase	3%
Renewal option	2 x 5 years at market rate
Fixturing period	90 days
Delivery condition	To be determined
Rental incentive	To be determined
Security deposit	To be determined



PLANS




Hover over
the buttons!



Façade: 44 feet



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