



For Lease

Place Bonaventure

Montreal, QC

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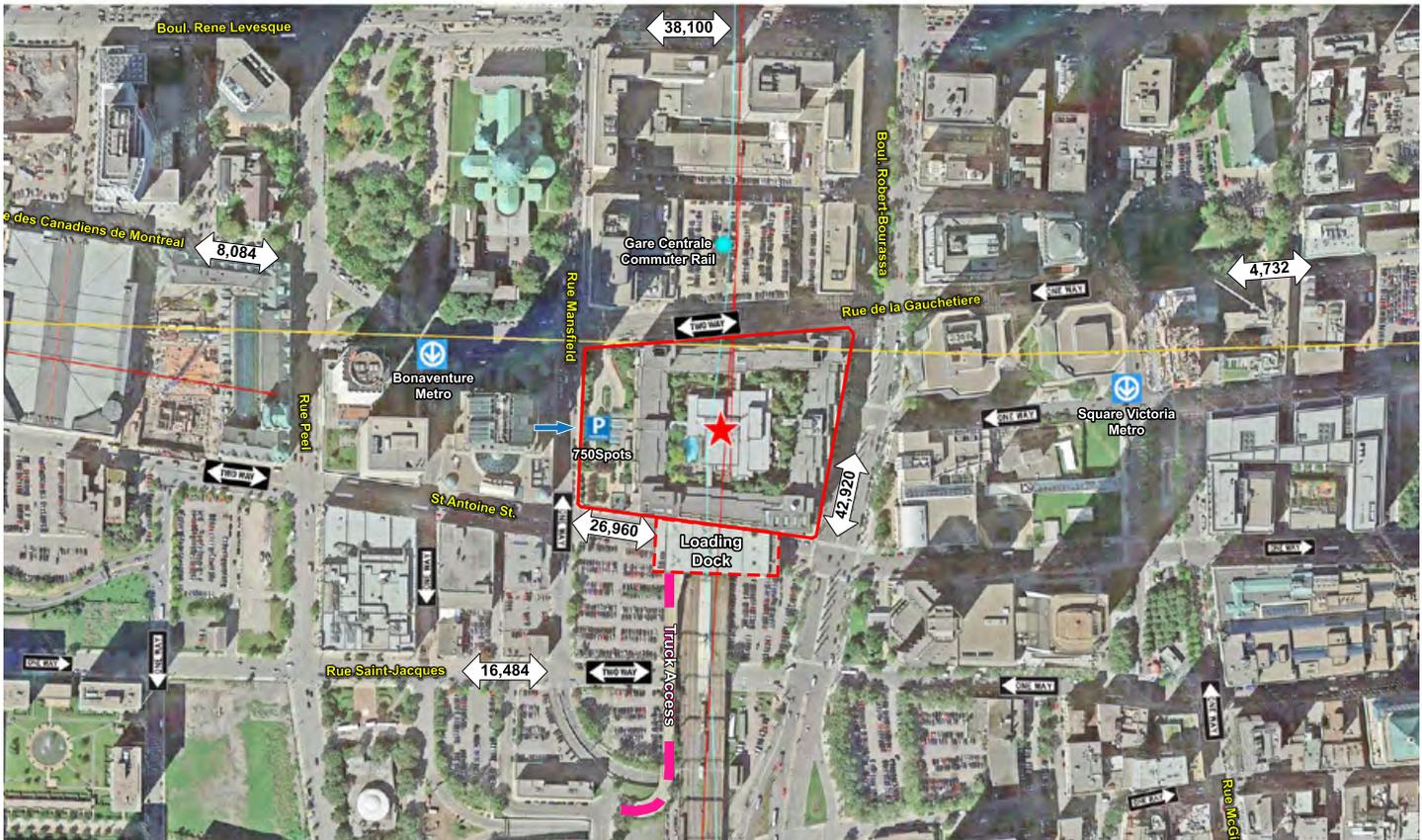
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Montreal, QC



Project Highlights

- Central market positioning between Downtown Montreal and the emerging neighbourhoods of Griffintown, Cite Multimedia and Old Montreal.
- 241,000 square feet of existing space with ceiling heights ranging from 20' to 30'.
- Existing underground parking for 750 cars.
- Indoor loading dock with capacity for 15 full size trucks (53').
- Multiple accessibility options via two Metro stations and regional commuter rail via Gare Central, located immediately across the street.
- Connects to the underground path system.

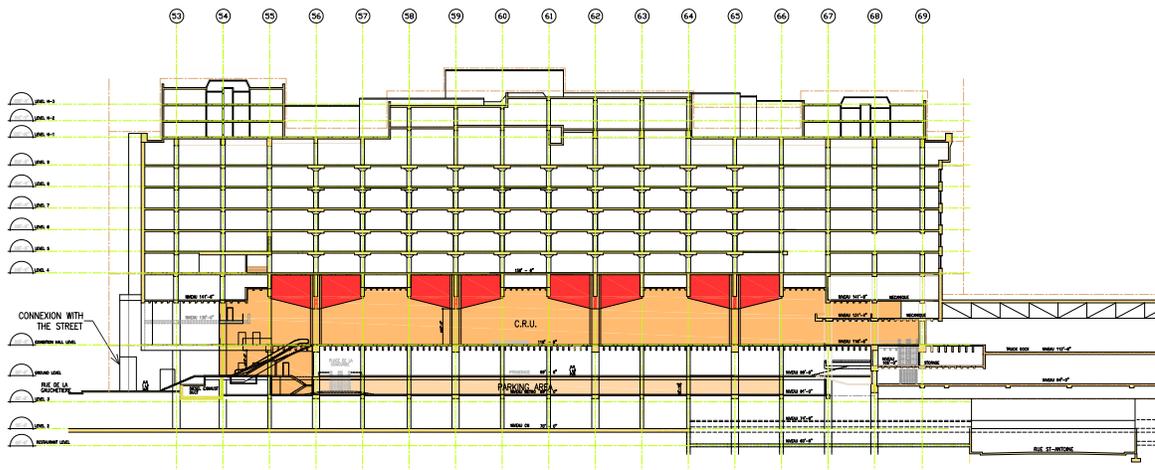
Demo Highlights

- 2018 Estimated Household Income within a 2km ring: \$76,976
- 2018 Estimated Workplace Population within a 2km ring: 352,914
- 2018 Estimated Population within a 2km ring: 92,176
- Projected growth from 2018-2023 within a 2km ring: 9.9%

Floor Plan

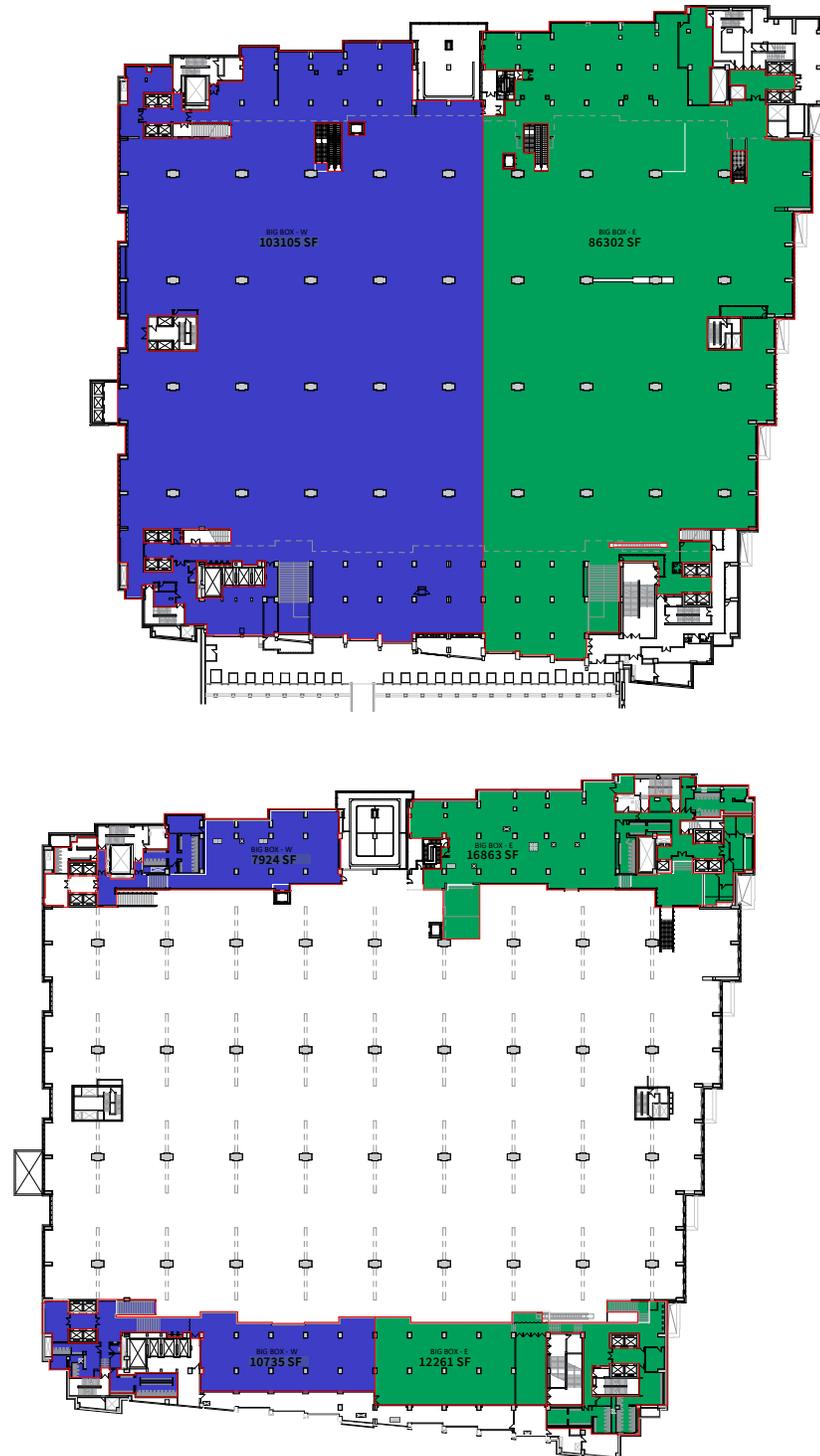
PHASE 3-B

- BACK OFFICE OR STORAGE
- BIG BOX - E
- BIG BOX - W
- RETAIL A
- RETAIL B
- RETAIL C
- RETAIL D
- RETAIL E
- STREET FRONT A
- STREET FRONT B
- STREET FRONT C
- Calcul en cours...



Floor Plan

- BIG BOX - E
- BIG BOX - W
- Calcul en cours...



Demographics



	0.5 km	1 km	2 km	
POPULATION	Population/Population	1,175	22,061	92,176
	Croissance/Growth 2013 - 2018	36.3%	40.3%	13.9%
	Projections de Croissance/Projected Growth 2018 - 2023	6.9%	23.9%	9.9%
MÉNAGES	Ménages/Households	890	12,860	53,354
	Croissance/Growth 2013 - 2018	35.2%	42.9%	14.2%
	Projections de Croissance/Projected Growth 2018 - 2023	6.6%	23.0%	9.6%
REVENUS	Revenus Moyens des Ménages/Average Household Income	\$ 93,122	\$ 90,958	\$ 76,976
	Revenu Médian des Ménages/Median Household Income	\$ 68,533	\$ 57,623	\$ 39,458
ENTREPRISE	Population en milieu de travail/Workplace Population	34,111	257,864	352,914
	Population journalière totale: (Pop . en milieu de travail + pop. diurne)/ Total Daytime Population (Workplace Pop + Daytime Pop)	34,708	266,565	393,721
EDUCATION	Sans certificat, diplôme ou degré/No Certificate, Diploma or Degree	1.8%	3.7%	7.6%
	Etudes secondaires terminées/High School Certificate	13.2%	13.1%	16.3%
	Grade universitaire/Bachelor's Degree or Higher	62.9%	63.4%	54.1%
ETHNICITE	Caucasien ou aborigène/Caucasian or Aboriginal	61.2%	50.2%	48.2%
	De couleur ou africain/Black	5.9%	6.9%	10.4%
	Asiatique/Asian	12.1%	11.9%	12.3%
	Asie du Sud Ouest/South Asian	4.1%	4.9%	7.9%
	Amérique latine/Latin American	2.0%	3.9%	4.2%
	Arabe/Arab	14.0%	14.1%	13.6%
	Autre/Other	0.7%	8.0%	3.3%

Context map



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