



# LES COURS MONT-ROYAL

FASHION BOUTIQUES

1455 Peel Street  
MONTREAL, QUEBEC

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## A LITTLE HISTORY

# Les Cours Mont-Royal is an upscale shopping centre with a wide variety of fashion boutiques and unique signatures.

Les Cours Mont-Royal is part of Montreal's history since it was built in the former **Hôtel Mont-Royal, which had 1000 beautiful rooms and opened in 1922**. During the roaring twenties, it was a real palace and was the largest hotel in the entire British Empire. People can still admire the original chandelier of the hotel and two major pieces of art named “Les hommes oiseaux” and “Tingmiluks” by famous artist David Ruben Piqtoukun, representing shamans transformed into winged creatures, propelled by the Inuit wind god, Sila.

\*Source: Tourisme Mtl



## TODAY

Today, the building is a multi-use complex comprising condominiums, offices but above all a unique 4-storey shopping gallery, housing prestigious brands.

This shopping center is well recognizable because of its particular architectural elements such as winding staircases and ornate columns. It is also at the heart of downtown Montréal and connected to the Underground Pedestrian

Network (RÉSO)\*, and **located in one of the busiest retail streets in Montreal.**

“LCMR will redefine the meaning of shopping, it is more than just a mall, it is an experience. From the moment you step inside the mall, astounding architectural details will surround you. From the stunning 12-storey skylight to the elegant inlaid terrazzo floors, LCMR is simply breathtaking”\*

\*Source: lcmr.ca



LCMR IS HOME TO MANY PREMIUM BRANDS SUCH AS

BOSS	FRANK LYMAN	MATINIQUE	SELECTED HOMME
CANADA GOOSE	G STAR	MCQ ALEXANDER MCQUEEN	TED BAKER
CANALI	INWEAR	MONTBLANC	TOM FORD
DESIGUAL	JOHN VARVATOS COLLECTION	NAKED AND FAMOUS	TUMI
DIESEL	JOSEPH RIBKOFF	PINKO	VERSACE COLLECTION
DKNY	KAREN BY SIMONSEN	POLO RALPH LAUREN	
DOLCE & GABBANA	KARL LAGERFELD	PRADA	
EMPORIO ARMANI	LACOSTE	RALPH LAUREN	
ERMENEGILDO ZEGNA	MACKAGE	SARAH PACINI	



# Retail Overview

## PROPERTY DETAILS

<b>Ground Floor:</b>	Commercial spaces ranging from 600 to 15,000 SF
<b>Available:</b>	Immediately
<b>Net Rent:</b>	Please contact Listing Brokers
<b>Additional Rent:</b>	\$32.17 PSF (est. 2020)
<b>Electricity:</b>	Commercial Spaces: \$4.92 PSF Food Court: \$9.96 PSF

## HIGHLIGHTS

- An unprecedented collection of unique retailers and exclusive boutiques
- Astounding architectural details — from the stunning 12-storey skylight to the elegant inlaid terrazzo floors
- Connected to the underground network of Montreal (RESO)
- Easily accessible through public transportation and bixi
- Located at the heart of downtown
- Surrounded by museums, office buildings and hotels, bringing high foot traffic
- Home to the largest Barbie collection in the world (Barbie Expo)
- Above Peel Metro Station (8 million visitors per year)
- Underground Parking

## MULTI-USE COMPLEX

- A 322,111 square foot shopping mall spread over 4 floors
- **Two office towers with:**
  - Main tenants: City of Montreal, Innocap, ESI Technologies and GPL Assurance
  - A total of 900 employees
- 125 high-end residential condos spread over two towers



# About The Neighbourhood

## Demographics

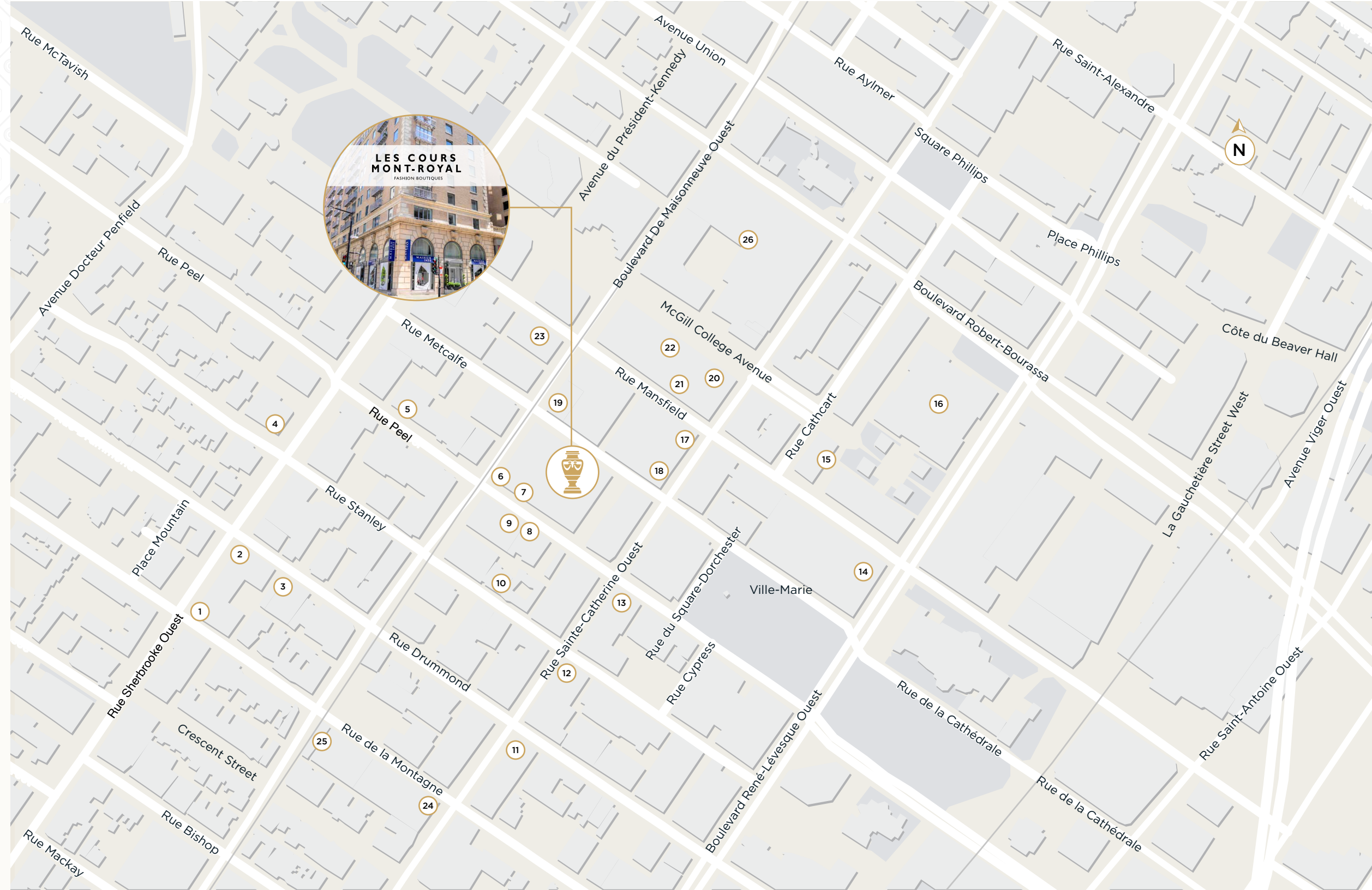
	0.5km	1km	2km
 Population	5,560	34,352	109,011
 Daytime Population	46,332	281,250	457,047
 Growth Rate (2020-2025)	31%	23%	21%
 Avg. Household Income	\$97,712	\$78,096	\$90,211
 Median Age	29.3	30.5	33.5

Source: Statistics Canada, 2020

THE HEART OF DOWNTOWN MONTREAL

# Neighbourhood Map

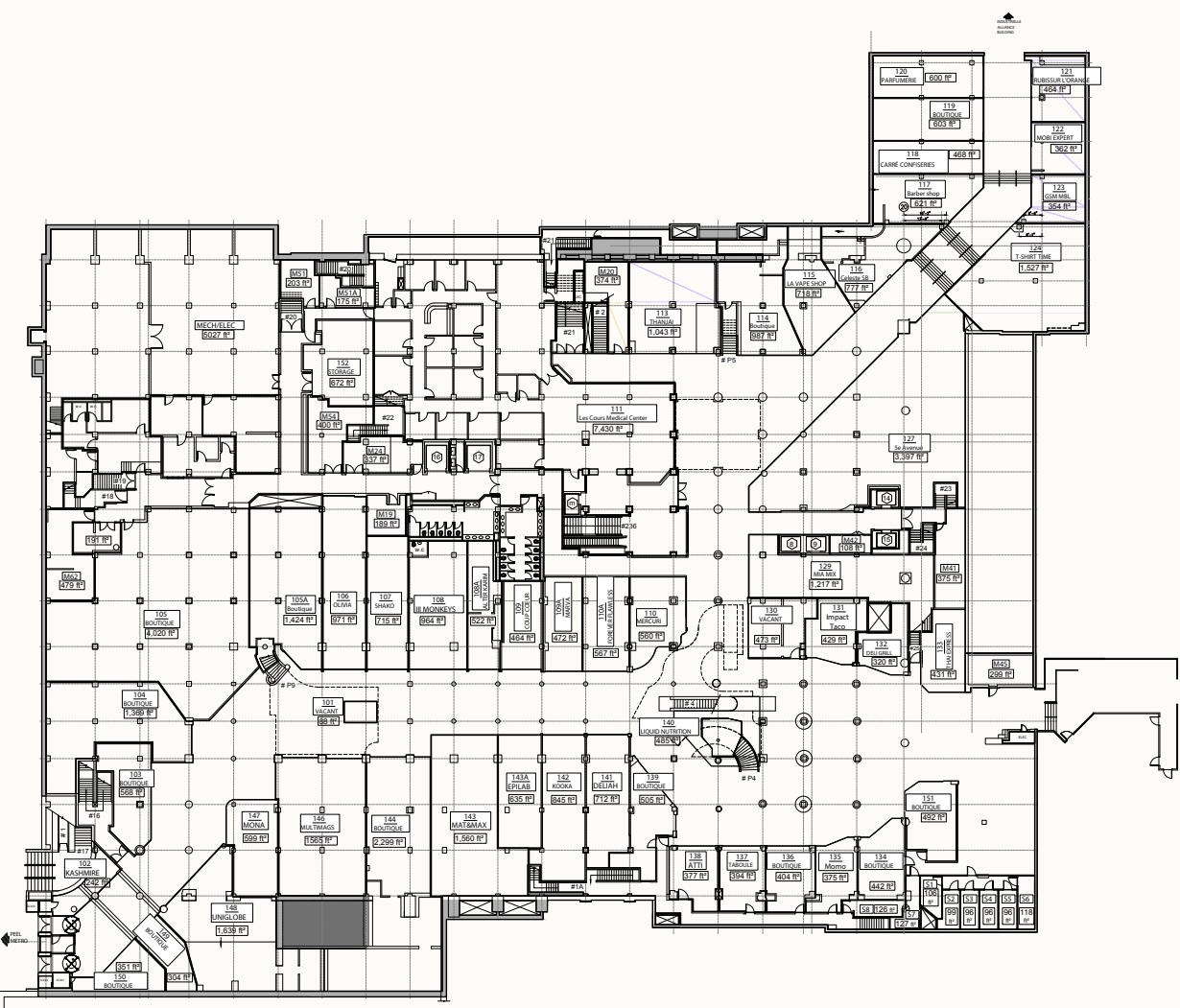
- |    |                       |    |  |
|----|-----------------------|----|--|
| 1  | TIFFANY & CO.         | 15 | OBSERVATOIRE PLACE VILLE MARIE                 |
| 2  | RITZ-CARLTON MONTRÉAL | 16 | LES ENFANTS TERRIBLES                          |
| 3  | GOLDEN SQUARE MILE    | 17 | LA MAISON SIMONS                               |
| 4  | SOFITEL MONTRÉAL      | 18 | CINÉMA BANQUE SCOTIA MONTRÉAL                  |
| 5  | HOTEL MARIOTT         | 19 | LE SAINT MARTIN HÔTEL PARTICULIER CENTRE-VILLE |
| 6  | STATION PEEL          | 20 | INDIGO   |
| 7  | BARBIE EXPO           | 21 | ZARA   |
| 8  | FERREIRA CAFÉ         | 22 | PLACE MONTRÉAL TRUST                           |
| 9  | IBÉRICA               | 23 | HÔTEL LE GERMAIN MONTRÉAL                      |
| 10 | EDITORIAL             | 24 | HOLT RENFREW OGILVY                            |
| 11 | LULULEMON ATHLETICA   | 25 | FOUR SEASONS HÔTEL ET RÉSIDENCES MONTRÉAL      |
| 12 | SAQ EXPRESS           | 26 | CENTRE EATON DE MONTRÉAL                       |
| 13 | H&M                   |    |  |
| 14 | SUN LIFE              |    |  |



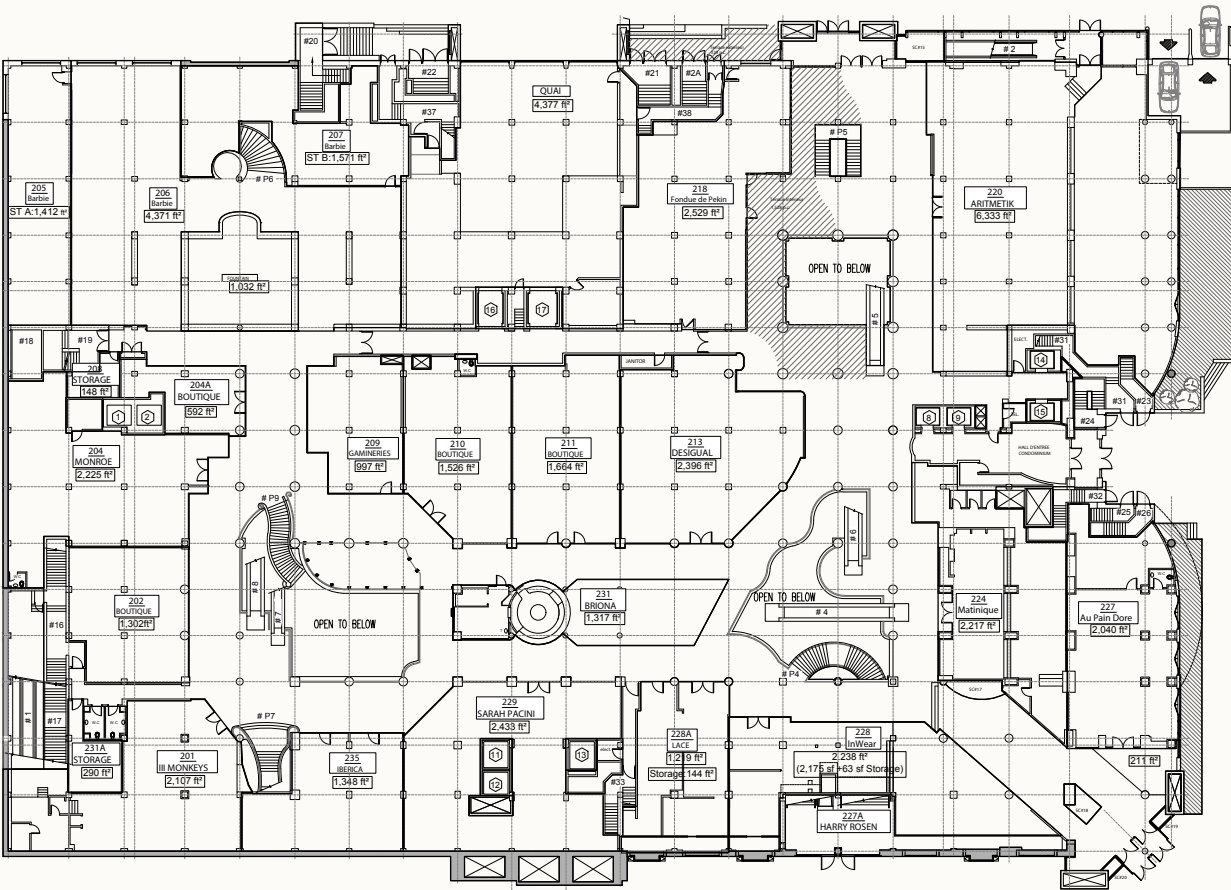
# Floor Plans

GROUND FLOOR

SECOND FLOOR



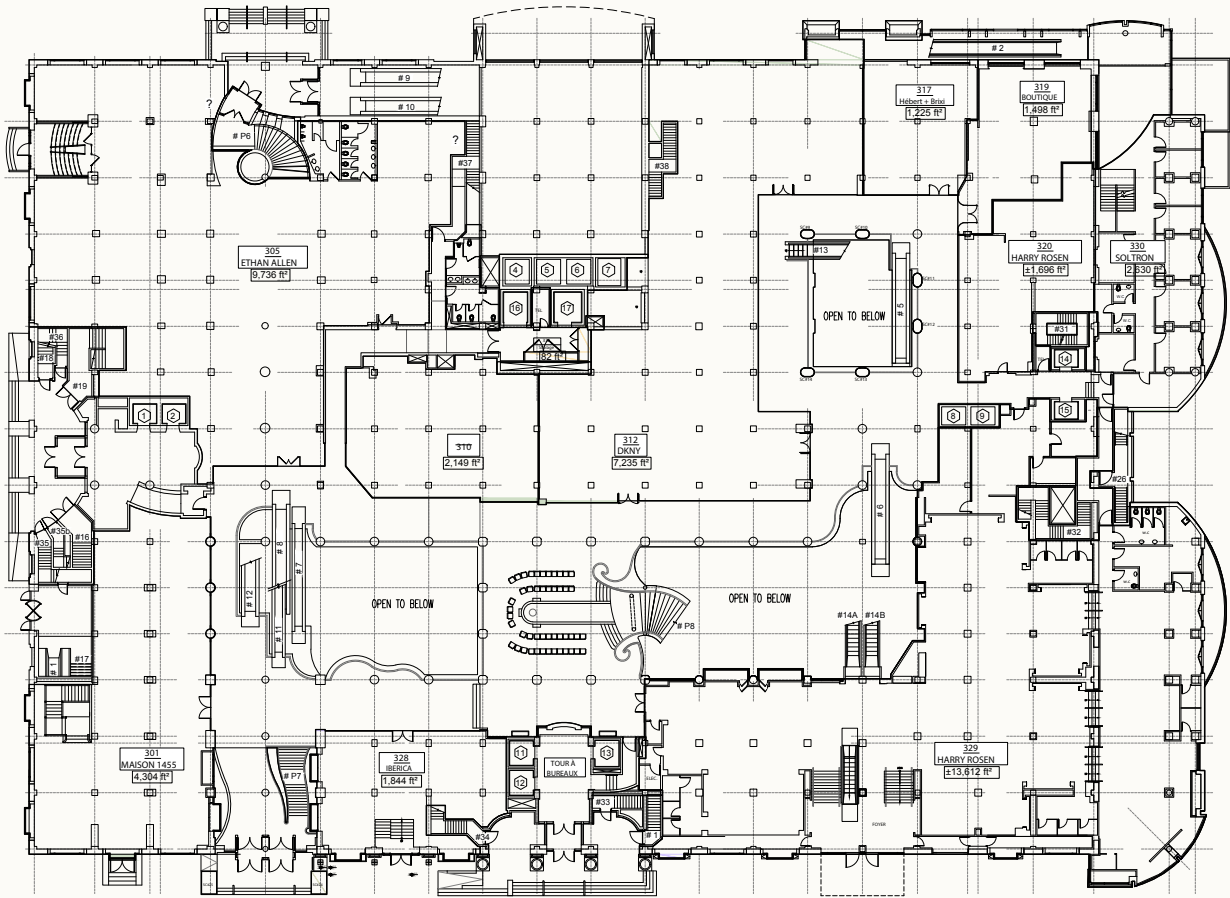
PEEL STREET



PEEL STREET

# Floor Plans

THIRD FLOOR

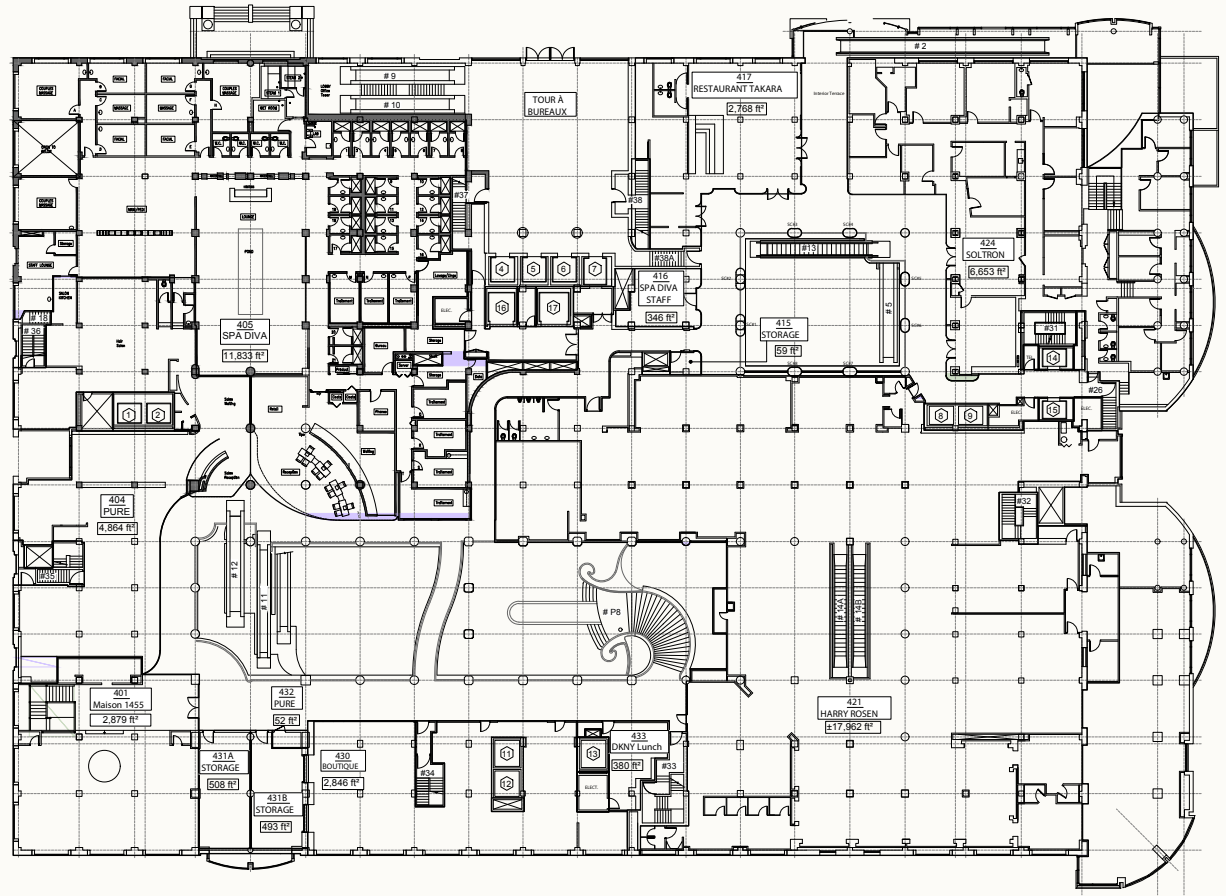


PEEL STREET

PLACE MONT ROYAL



FOURTH FLOOR



PEEL STREET

PLACE MONT ROYAL



# Prime Opportunity Retail For Lease

LES COURS MONT-ROYAL  
1455 PEEL STREET

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