

747 SQUARE VICTORIA

MONTREAL, QC

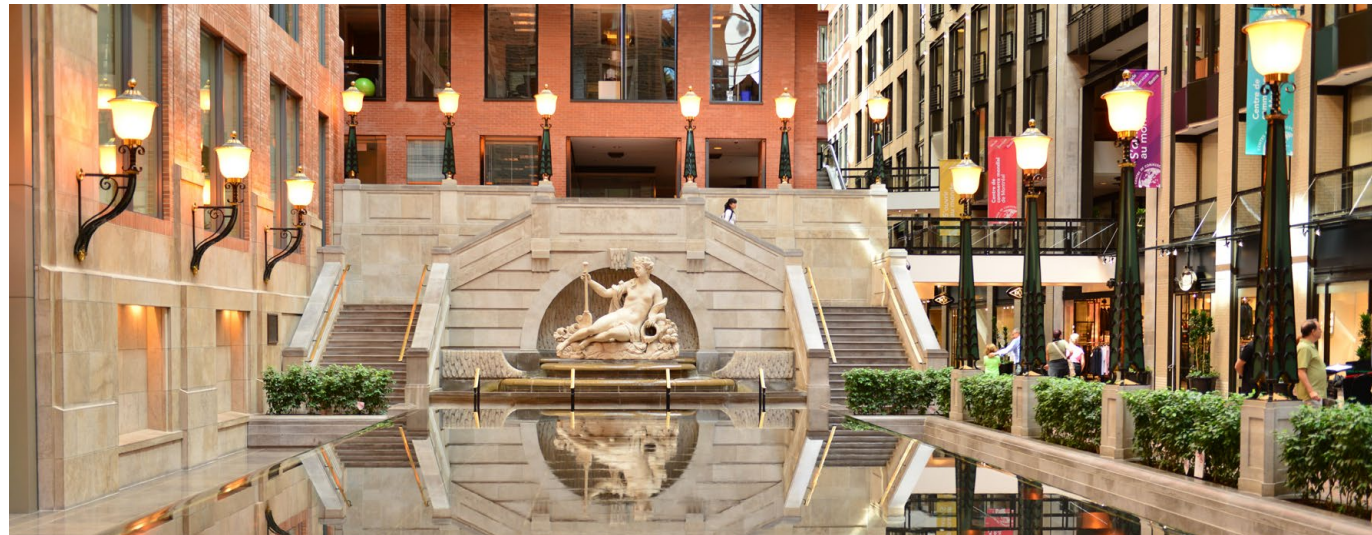
FOR LEASE

CENTRE DE COMMERCE MONDIAL

PRIME OPPORTUNITY FOR RETAIL IN
THE HEART OF DOWNTOWN MONTREAL



OVERVIEW







HIGHLIGHTS

- Access directly to the **Square-Victoria metro** station and the Montreal underground network (RÉSO) within the building
- In close proximity to Central Station and the **South Shore Bus Terminal**
- Serviced by public transit services such as **STM** (buses, orange line, green line), **EXO, RTL, EXO** and close to the future **REM Central Station** train
- Near highways such as **Bonaventure and Ville-Marie**
- Walking distance to **restaurants, cafés, shops** and green spaces
- Nearby Montreal's cultural centers and museums such as **Centre Phi, DHC Art, Montreal Contemporary Art Museum, Pointe-à-Callière Museum of Archeology** and other historic landmarks

Located in the heart of downtown Montreal, 747 Square Victoria is a mixed-use complex that offers many retail amenities. Having connected access to the underground city, also connected to the St-James Hotel, the Intercontinental hotel as well as the street, 747 Square Victoria has plenty of visitors each day. The building spans an entire city block and has direct access to a metro station and in close proximity to several bus terminals. Outstanding opportunities for retail with 50,000 square feet.

PROPERTY DETAIL

-  **Units Available From 500 to 10,000 sq.ft.**
-  **Available: Immediately**
-  **Net Rent: Contact Listing Broker**
-  **Add. Rent: \$29.33 PSF (2021)**

Centre de Commerce Mondial de Montréal



Year Built: 1991

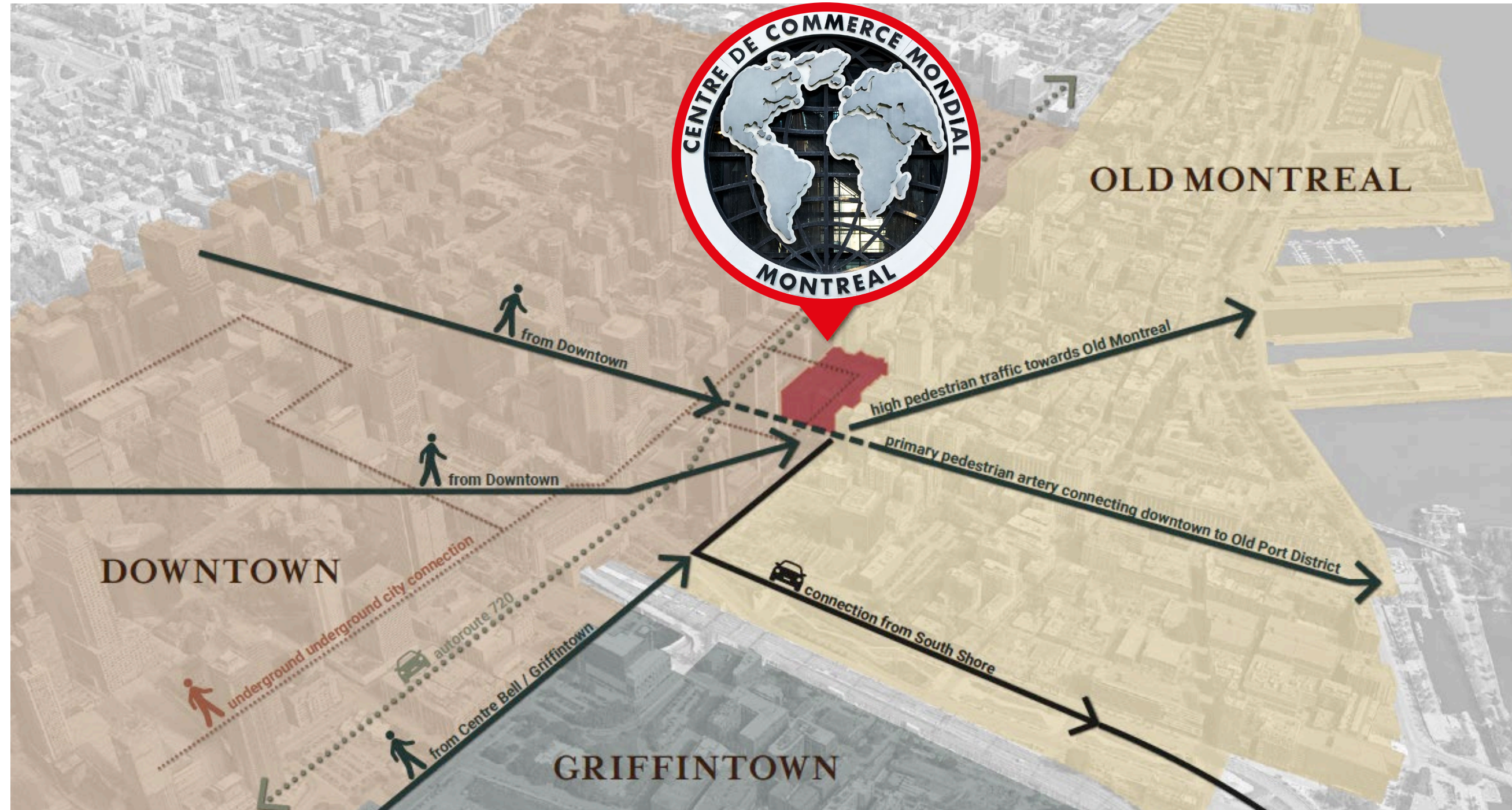
Landlord: Allied Propreties REIT

Additional Rent: \$29.33/sf

Parking: Indoor parking



STRATEGIC LOCATION



Conveniently located in the Montreal International District, between Old Montreal and the Downtown Core. The complex spans an entire city block and is located on Square-Victoria on the corner of St-Antoine St. W, St-Jacques St. and St-Pierre St.

IN THE MIDDLE OF IT ALL

20,000+

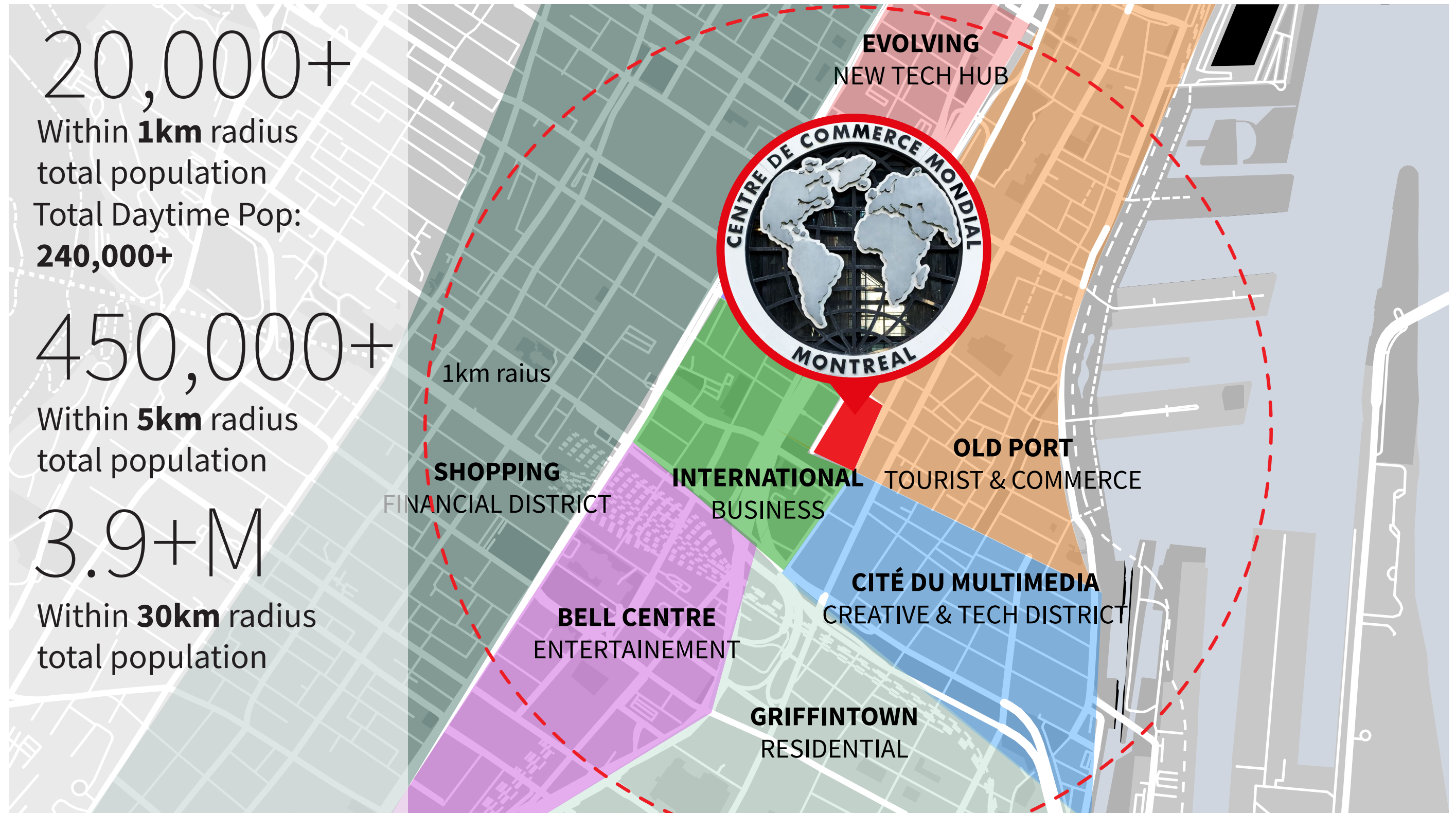
Within **1km** radius
total population
Total Daytime Pop:
240,000+

450,000+

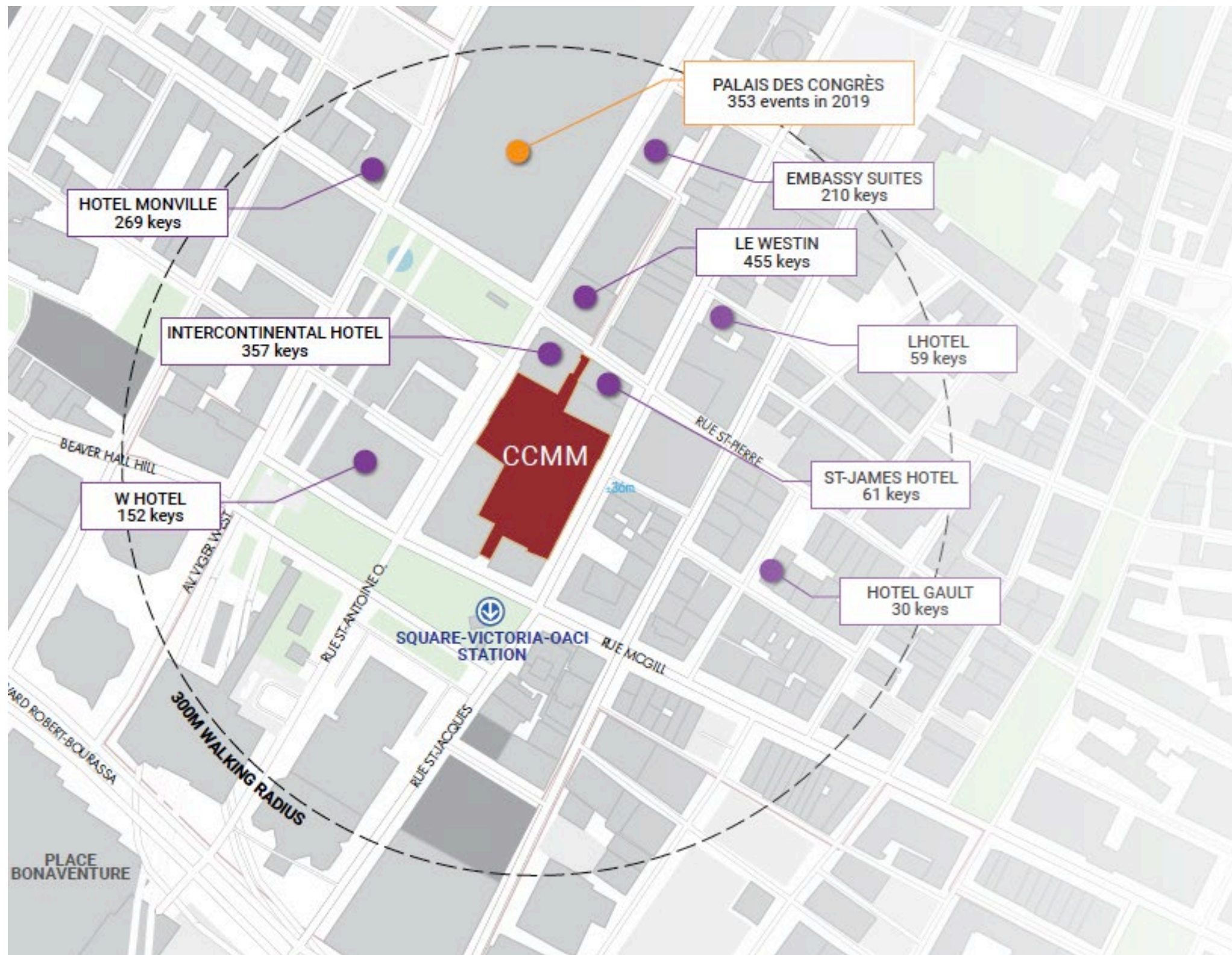
Within **5km** radius
total population

3.9+M

Within **30km** radius
total population



NEARBY HOTELS



900,000+

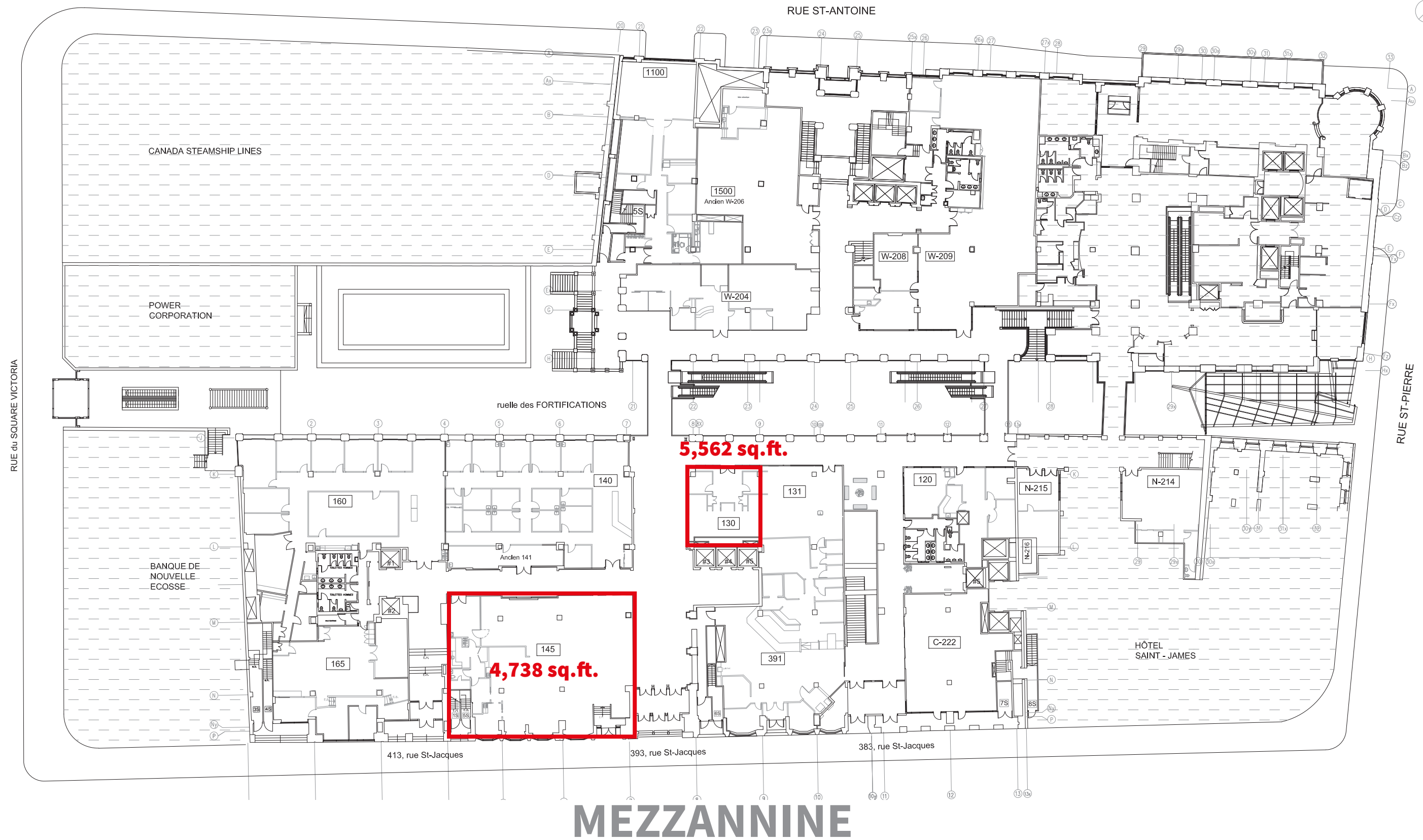
Palais des congrès attracts
visitors annually

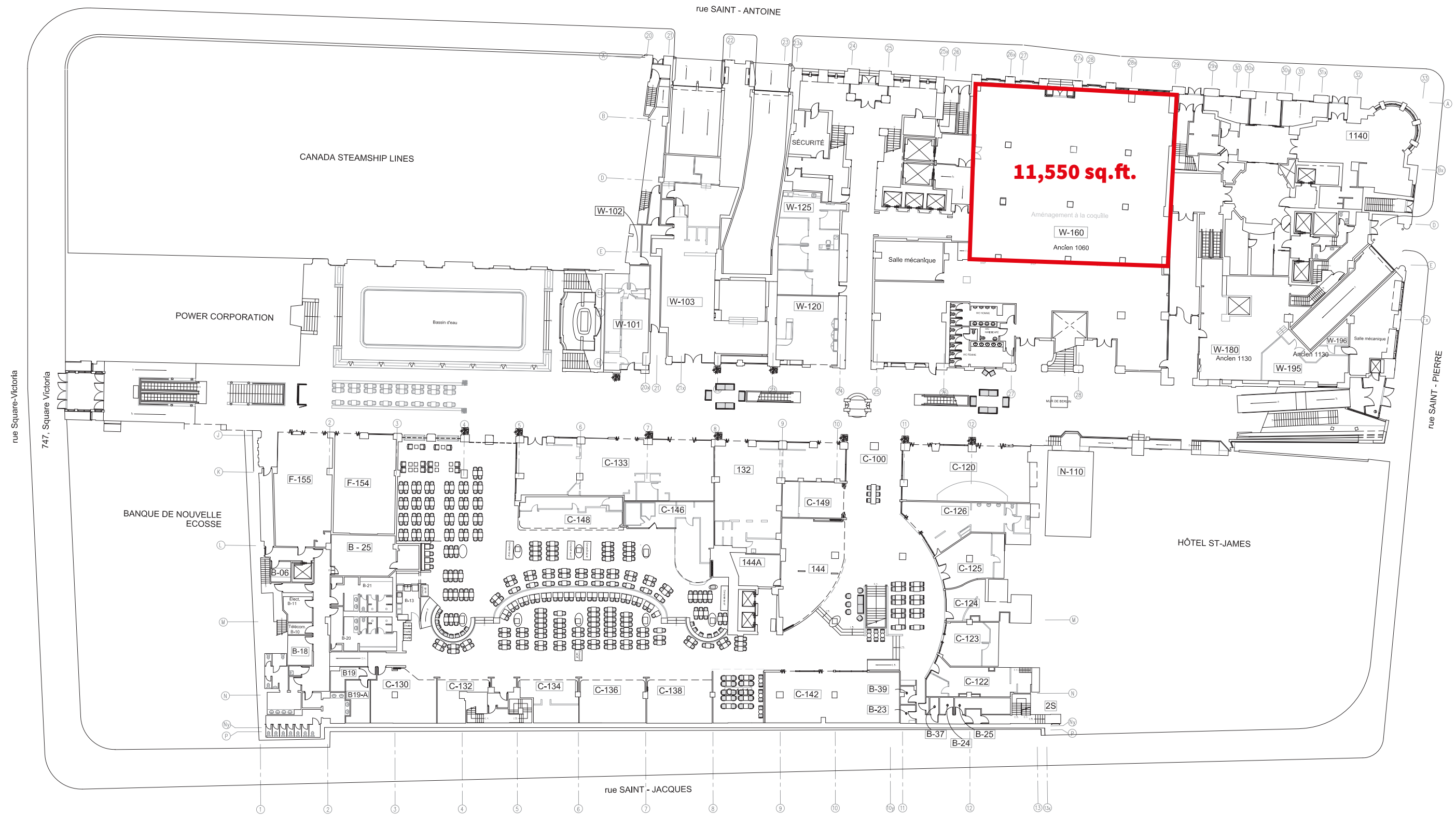
Over 50,000
visitors at Montréal Comiccon

Over 200,000
visitors at Montréal
International Auto Show

In 2020
**Square-Victoria OACI
Station** welcomed
over **2 M**
passengers

FLOOR MAP





GROUND FLOOR



Contact

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