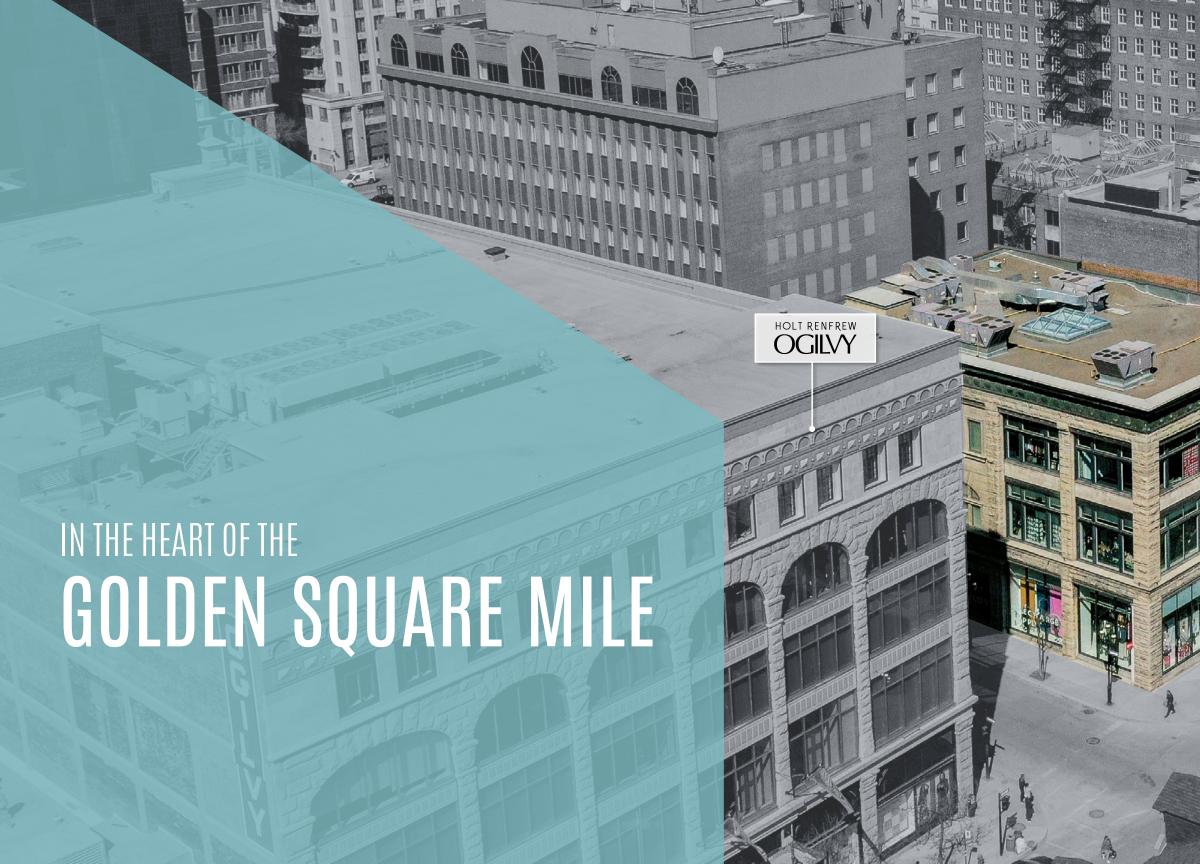
WORLD-CLASS CORNER RETAIL FOR LEASE











MONTREAL'S LUXURY DESTINATION

1253-1255 Sainte-Catherine Street West is a worldclass retail opportunity situated on the corner of Sainte Catherine Street West and Rue De La Montagne, in the heart of Montreal's premier shopping district. Spanning over three levels, this prime corner can be leased to one tenant, or multiple tenants and comes with a full lower level.

Sainte-Catherine Street West boasts excellent walk and transit scores, is steps from the city's trendiest hotels, most notable restaurants, and is home to prominent retailers including Holt Renfrew Ogilvy, Apple, Sephora, H&M, COS, Victoria's Secret, Brandy Melville, Lululemon, Urban Outfitters, Oakley, American Eagle, Roots, Canada Goose and many more.



RETAIL OVER WITH THE RETAIL OF THE RETAIL OF

Can be leased

together or

separately

PROPERTY DETAILS

Ground Floor 1: 5,964 SF

Ground Floor 2: 2,245 SF

Second Floor: 8,449 SF

Third Floor: 8,349 SF

Lower Level: 5,854 SF _

Total: 30,861 SF

Available: Immediately

Net Rent: Please contact Listing Agents

Additional Rent: \$36.65 (est. 2021)

HIGHLIGHTS

- Iconic retail location on the northeast corner of Sainte-Catherine Street West and Rue de la Montagne
- Prominent retail exposure featuring 150 FT of wraparound frontage
- Soaring ceiling heights of approximately 15 FT
- Premium location in Montreal's most affluent neighbourhood
- Excellent co-tenancies, including Simons, Apple, Holt Renfrew Ogilvy, Canada Goose, Mackage, Lole, Lululemon, Urban Outfitters, and L'intervalle
- Full Lower Level
- Logical divisions will be considered







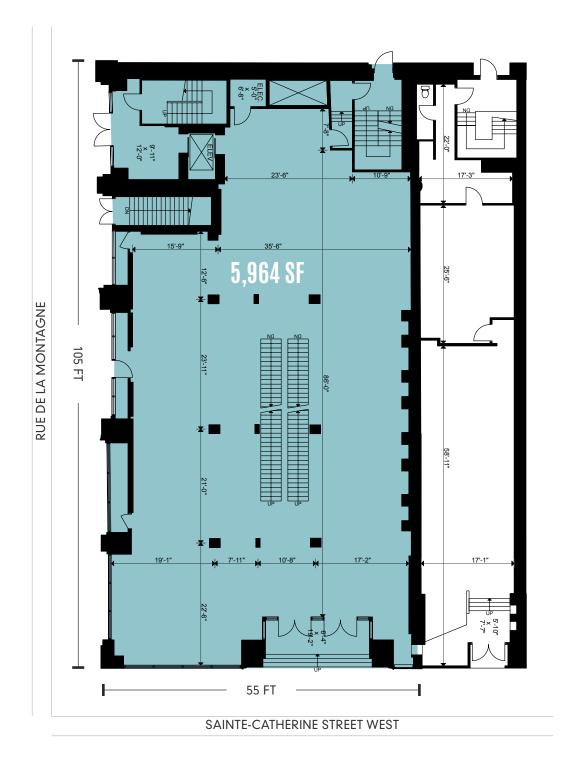






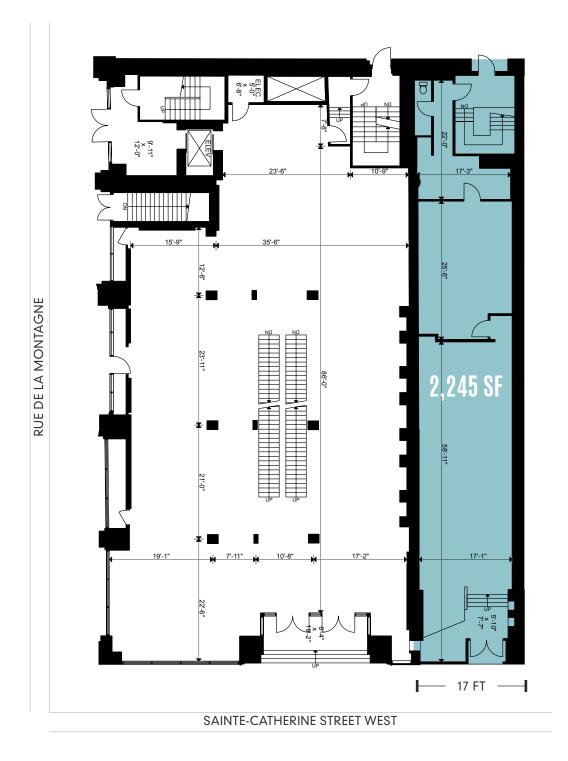


UNIT1 GROUND FLOOR



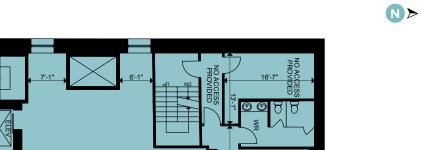
N>

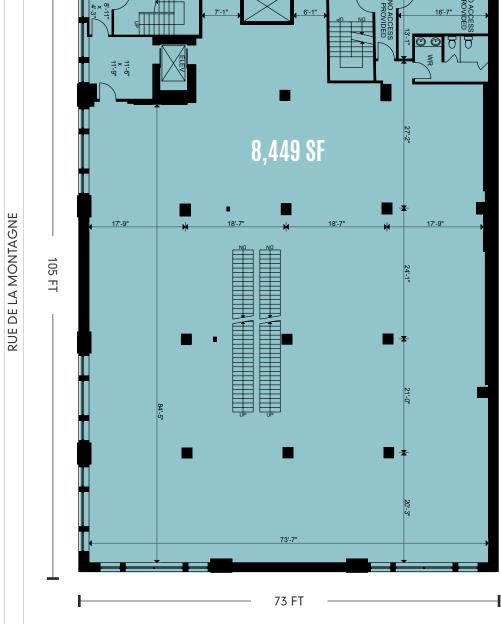
UNIT 2 GROUND FLOOR





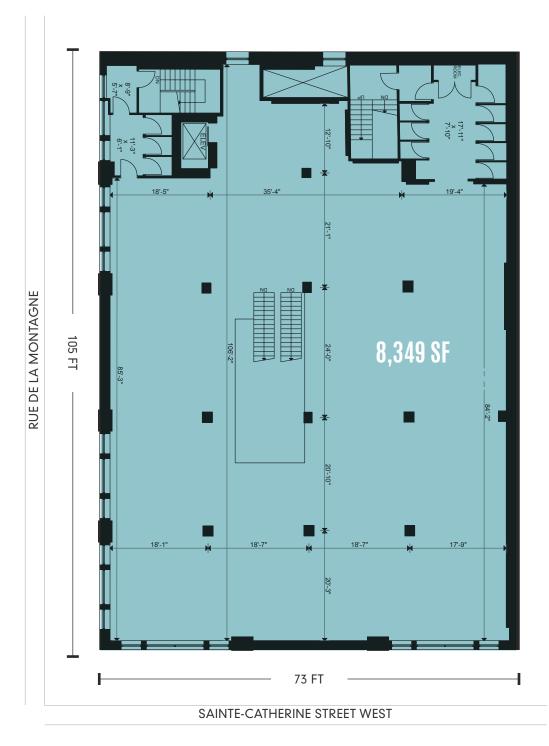
SECOND FLOOR





SAINTE-CATHERINE STREET WEST

THIRD FLOOR

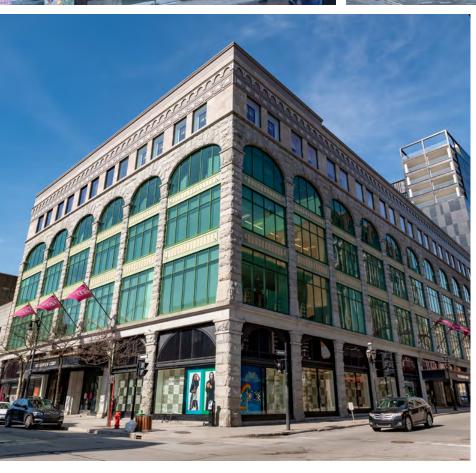


N>



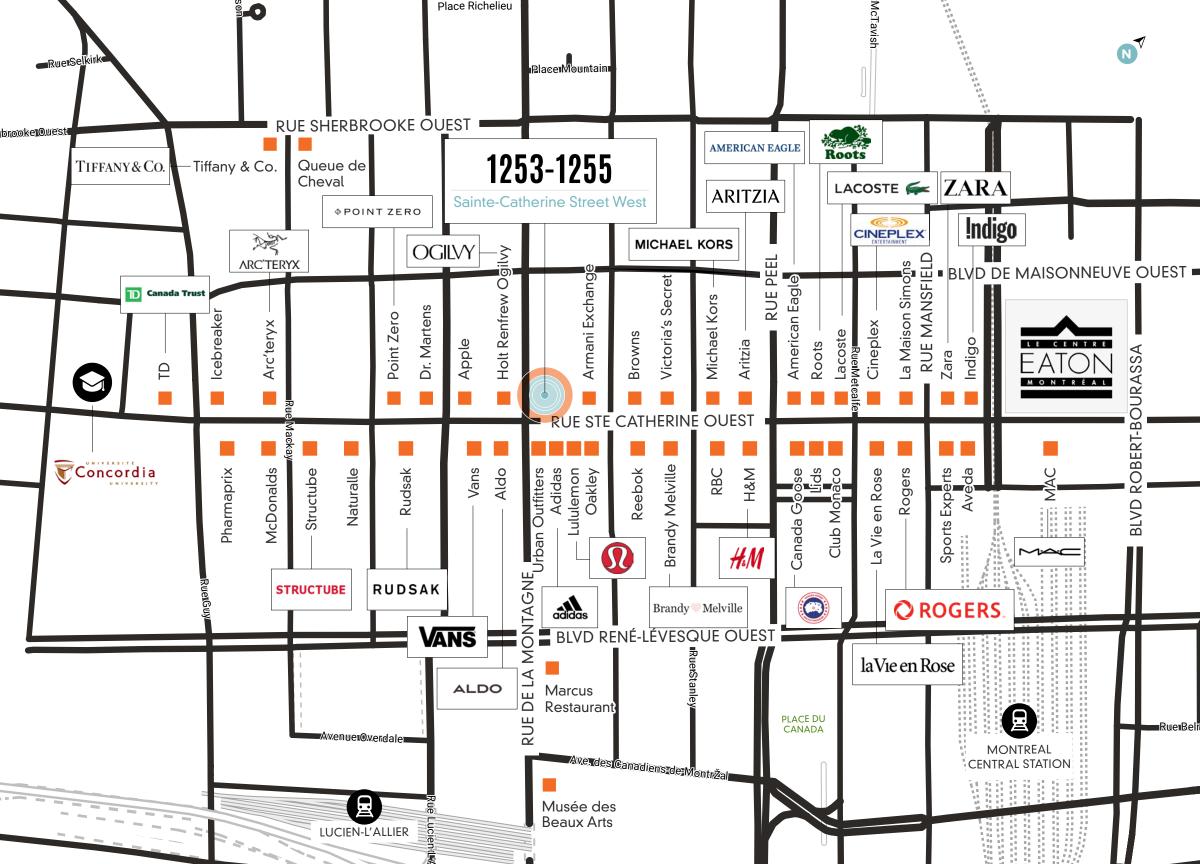


NEIGHBOURHOOD RETAILERS









AREA DEMOS



	1km	2km	3km
Total Population	38,807	108,732	203,063
Daytime Population	170,206	442,010	568,330
Median Age	31	34	35
Total Households	21,741	60,721	108,592
Average HH Income	\$74,536	\$95,079	\$104,476

^{*}Statistics Canada, 2021

50,267 (APPROX) **Daily Pedestrians**





20M (APPROX) **Annual Riders**

MARKET

TRANSPORTATION

3 Key Metro Stations







Peel Station

Guy-Concordia

Lucien L'allier









1253-1255 SAINTE-CATHERINE STREET WEST



Brandon Gorman*
Senior Vice President
+1 416 855 0907
brandon.gorman@am.jll.com

Graham Smith*
Senior Vice President
+1 416 855 0914
graham.smith@am.jll.com

Manon Larose*
Senior Vice President
+1 438 990 8968
manon.larose@am.jll.com

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2021 Jones Lang LaSalle IP, Inc. All rights reserved. *Sales Representative.