



Promenades **Cathédrale**

625 Saint-Catherine Street West

Promenades Cathédrale is a retail complex on Sainte-Catherine Street in the heart of downtown Montreal. It is located beneath Montreal's Anglican Christ Church Cathedral. Constructed in 1987, the mall is connected to the underground city, at the base of the prestigious KPMG tower. The complex is connected to the Henry Morgan Building across the street along Union street and home to Hudson's Bay Montreal flagship store. This thriving underground retail complex is house to over 60 stores, restaurants and services, an award-winning food court and an interesting architectural history. Promenades Cathédrale is directly connected to the underground pedestrian network (RESO). It is easily accessible by bus, metro, and bike with a BIXI self-service bike station nearby and offers abundant indoor parking. The mall will undergo a redevelopment project bringing major improvements in the design and configuration of the space. Also, Sainte-Catherine street is subject to a massive revitalization project with the goal of making it more pedestrian and modern including amenities such as free Wifi, street furniture, bigger sidewalks, trees every meter for added greenery.

Welcome to

Sainte-Catherine



Neighbouring Retailers & Developments



Demographics

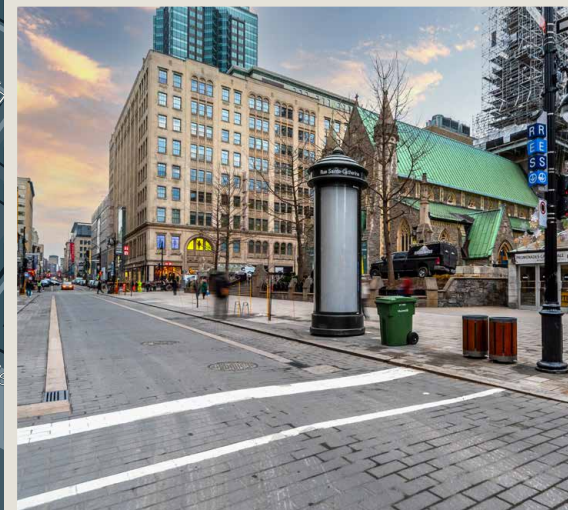
| | Population | Daytime Population | Avg. Household Income | Median Age |
|-------|------------|--------------------|-----------------------|------------|
| 0.5km | 3,350 | 118,399 | \$98,010 | 32 |
| 1km | 29,252 | 257,610 | \$73,158 | 32 |
| 2km | 108,303 | 419,659 | \$78,223 | 33.8 |

Traffic Count

11,974 pedestrians
per day on average on
Sainte-Catherine between
Robert-Bourassa and Union

16,928 vehicles
per day on average on
Sainte-Catherine between
Robert-Bourassa and Union

11.8 M admissions
per year (2018) for the
McGill metro station





A piece of Canadian History

In 1927, the 17-story steeple that alone weighed over 2,700 tons (6 million pounds) proved to be too heavy and began to lean. In 1940, it was therefore replaced by an exact replica in aluminum, much lighter. Even with its replacement, the foundation of the tower sagged 5 inches during the construction. At that stage, the leaders of the church decided in the early 1980s to initiate discussions with real estate groups that could provide new sources of income allowing them both to strengthen the building foundations and to maintain religious services. The great commercial value of the land, which remained one of the last untapped plots in the city center, attracted several developers.

The first stage of this redevelopment started in 1985 and consisted of the erection of a 35-storey tower, the Maison des Coopérants, renamed Place de la Cathédrale, which is now called the KPMG Tower.

In 1987, engineers perched the cathedral on stilts, literally suspending it in mid-air in order to build the mall underneath. Now, if you look closely, you might spot the giant pillars supporting the church, cleverly disguised or hidden in the walls.

More than 62,600 m³ of earth had to be removed under the Cathedral, which corresponds to 6,833 full trucks. This work attracted so much attention that special palisades were made, with openings intended for the curious. The church remained open throughout all 16 months of construction, and the cathedral suffered no physical damage even when being perched in mid-air.

In 1999, the shopping center underwent major transformations: the food court was relocated to the upper level, the center moved from two levels to one level and the parking lot was extended. 200 additional parking spaces are created, which is strategic for a center located in the city center.



A look into the Future

Promenades Cathédrale will be redeveloped.
This development will be visible from the entry points
on Ste-Catherine Street which will also be revamped.





A new space to **Eat**

A renewed food court with an up-to-date offering



**Healthy
Offering**



**Curated
Grocery Store**



**Gourmet
Boutique**



Caterer

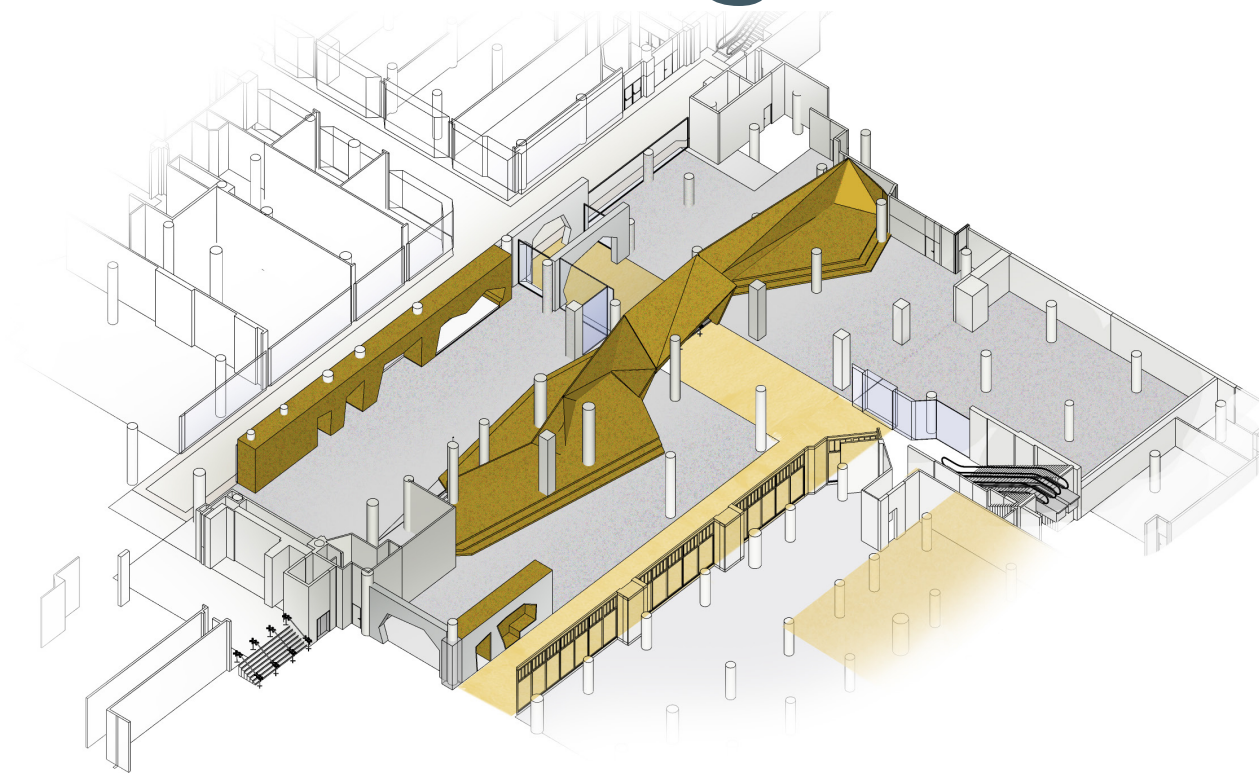


**Quick Serve
Restaurants**



Your Space, **Your Way**

A new anchor tenant with exceptional design, and a commercial offer bringing together concepts of sport, fashion, catering, health and beauty.



The Place To Be

LINEN CHEST

olly
FRESCO'S

MISE EN FORME
Econofitness

Property Details

GROUND FLOOR | 800 to 30,000 SF

AVAILABLE | Immediately

NET RENT | Please Contact Listing Brokers

ADDITIONAL RENT | Please Contact Listing Brokers



Located at the heart of downtown Montreal, being part of the underground city



Redevelopment project of the entire complex



On the busiest street for retail in all Montreal



Direct access to metro, station McGill and easily accessible by bus or Bixi



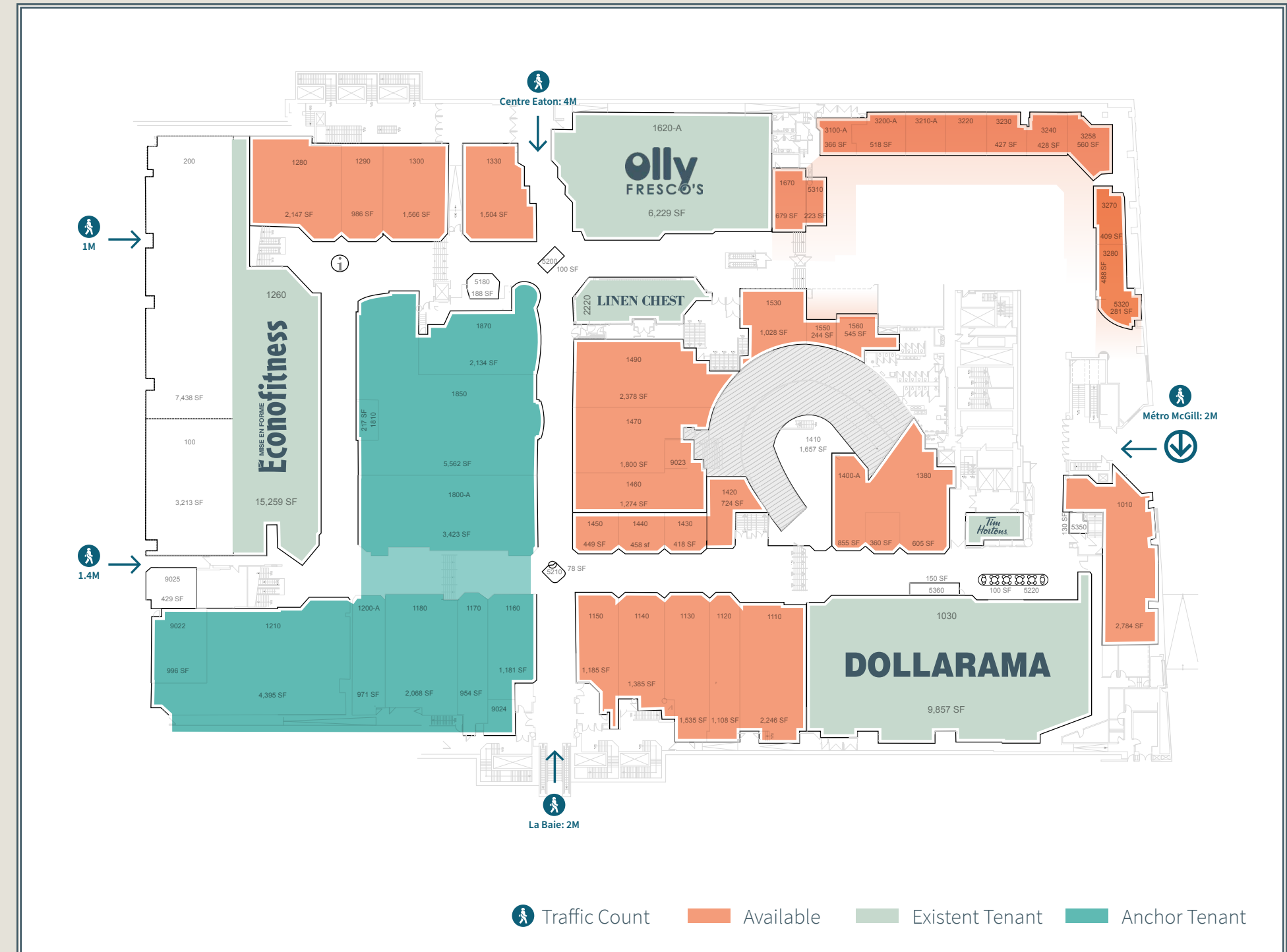
Surrounded by many office towers



Features 60 stores, an award winning foodcourt and historical history



National banners in the mall include Linen Chest, Olly Fresco's, and Econofitness





Promenades **Cathédrale**

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