

For Lease



Tour des Canadiens 3

1268 Saint-Antoine Ouest Street

Montreal, Quebec

Inspired and Upscale Retail Opportunity

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Property Highlights

- Located in the Quartier des Gares, nestled between Downtown Montreal's thriving business core and the pulsating Griffintown neighbourhood
- Great visibility at the corner of Saint-Antoine Street West and De La Montagne streets, where an average of 49,542 vehicles (AADT) drive past every day
- Part of Cadillac Fairview's Quad Windsor mixed-use development
- Approximately 5,900 condos have been built or are under construction within a 10 min walk from the site
- Directly across the street from the Bell Centre – over 1.5 million visitors per year and enhanced foot traffic on evenings and weekends
- Remarkable terrace opportunity facing the Bell Centre and Deloitte Tower and proximity to ÉTS, which has over 11,000 students.
- Important retailers within a 5 minute walk: Provigo, Europea, Taverne 1909, Madisons, La Cage, Bier Markt, Bâton Rouge, McDonald's, Starbucks, Decca 77, Scotia Bank, Espace BRP, National Bank, Rôtisserie St-Hubert, Nora Gray.

Financial Overview

- 1,723 sq. ft.
- Base Rent: Please inquire
- Additional Rent: \$30.29 psf (est. 2020)
- Available Immediately

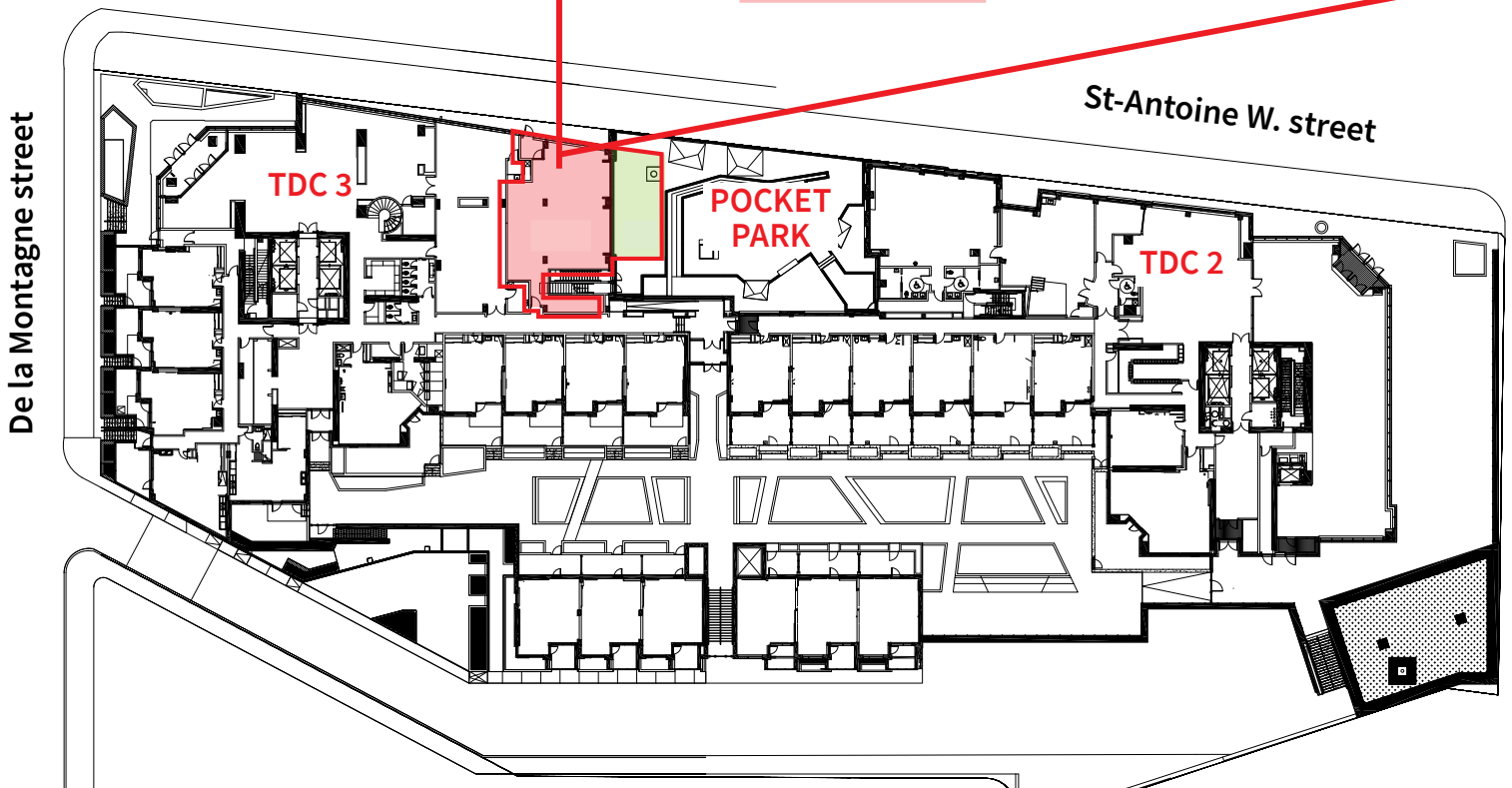
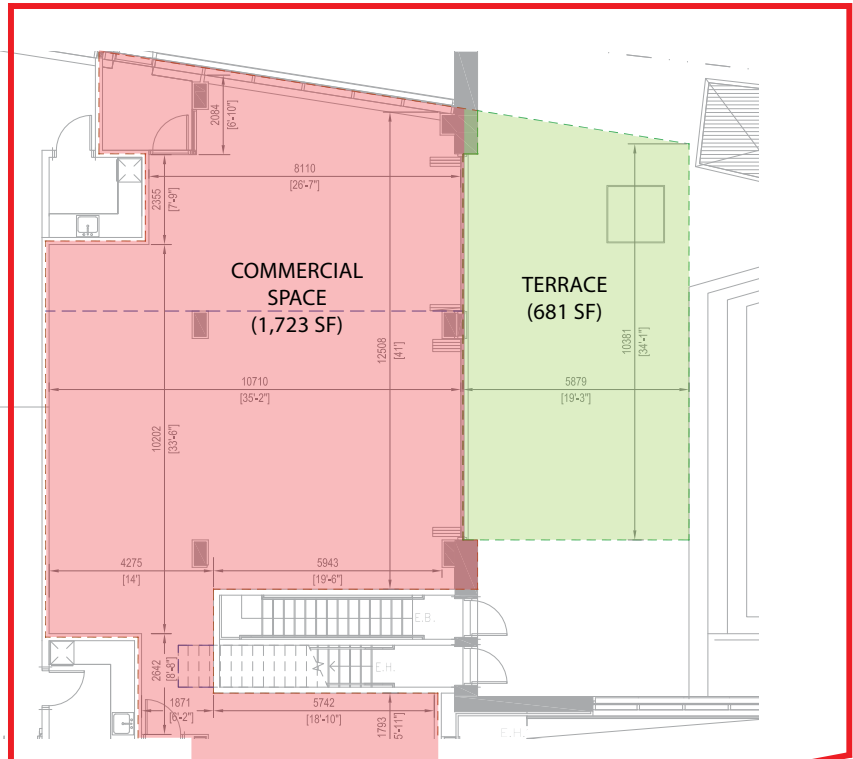
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New Developments



- | | | | | |
|---------------------------------|---------------------------------------|--------------------------------|--------------------------------------|----------------------------------|
| 1 MAA Condominiums & Penthouses | 6 Nest Condos | 11 750 Rue Peel | 16 21e arrondissement - phase 1 et 3 | 21 Arbora |
| 2 EstWest Condominiums | 7 Roccabella Tower 1 | 12 600 Rue Peel | 17 Lowney Sur ville 4 | 22 Bäss 2 |
| 3 Condos-Boutique Enticy | 8 Solstice Montréal | 13 Victoria sur le Parc | 18 MaryRobert Condominiums | 23 Les Bassins du Havre - Quai 2 |
| 4 Quinzecent Condominiums | 9 Tour des Canadiens Condos - Phase 1 | 14 628 Rue Saint-Jacques | 19 Gallery Loft sur le canal | |
| 5 YUL 2 Condominiums | 10 Centracondos | 15 Tour de la Banque Nationale | 20 Phase 5 W Griffintown | |

The Property



Demographics



POPULATION

14,526

10 Min Walk

54,856

5 Min Drive



HOUSEHOLDS

7,715

10 Min Walk

30,497

5 Min Drive



**AVERAGE
INCOME**

\$65,825

10 Min Walk

\$73,179

5 Min Drive



WORKPLACE POPULATION

73,505

10 Min Walk

141,942

5 Min Drive



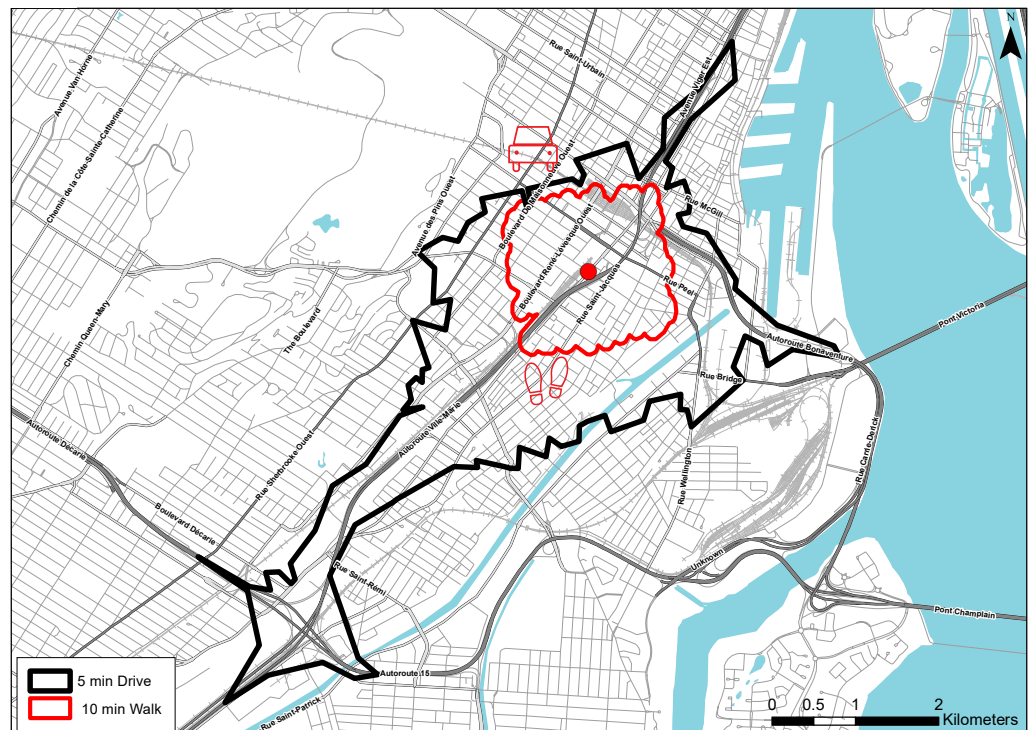
BACHELOR'S +

41%

10 Min Walk

42%

5 Min Drive



1268

Saint-Antoine Ouest St.
Montreal, QC

Jesse Provost**

Sales Representative

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