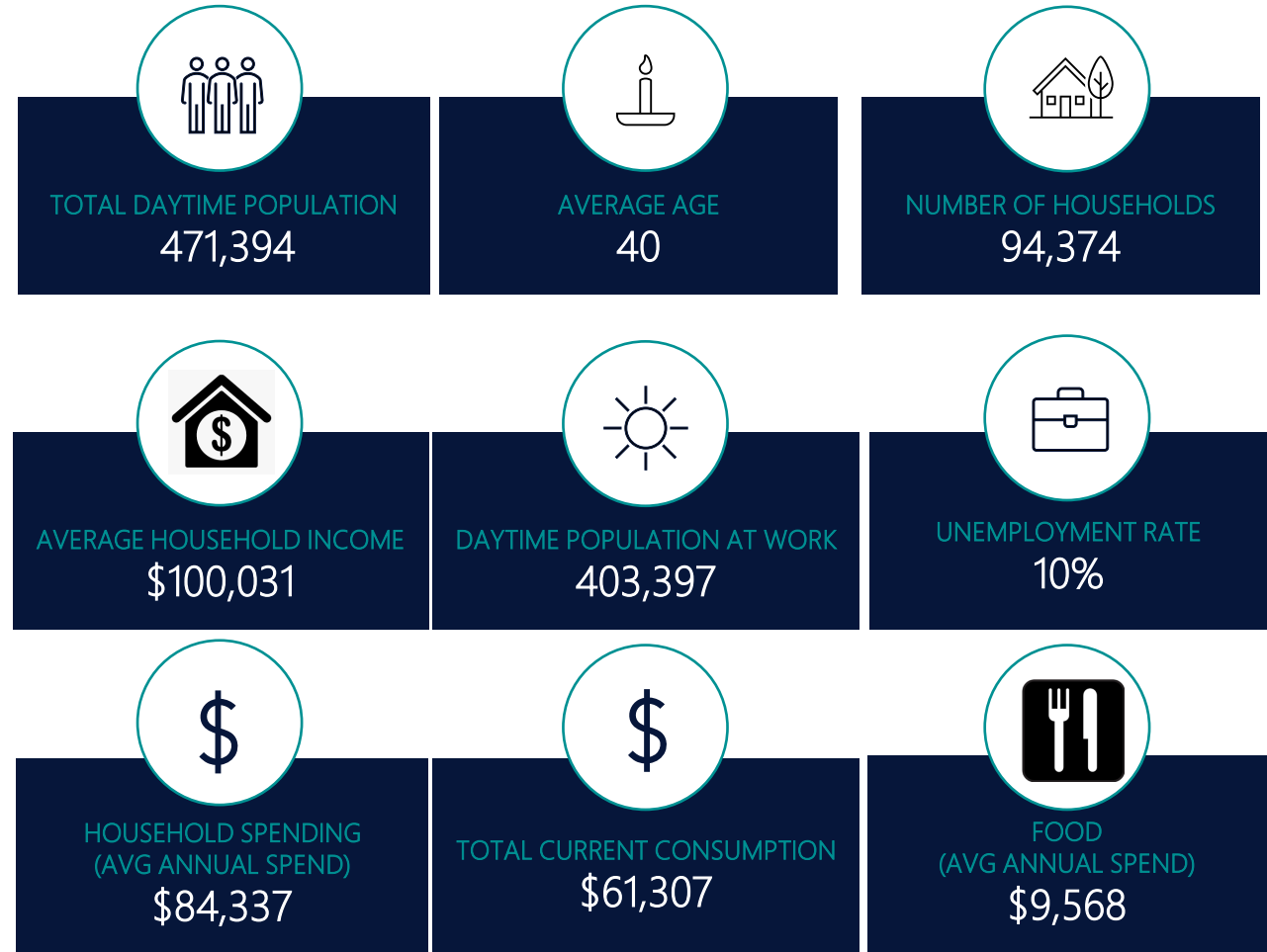
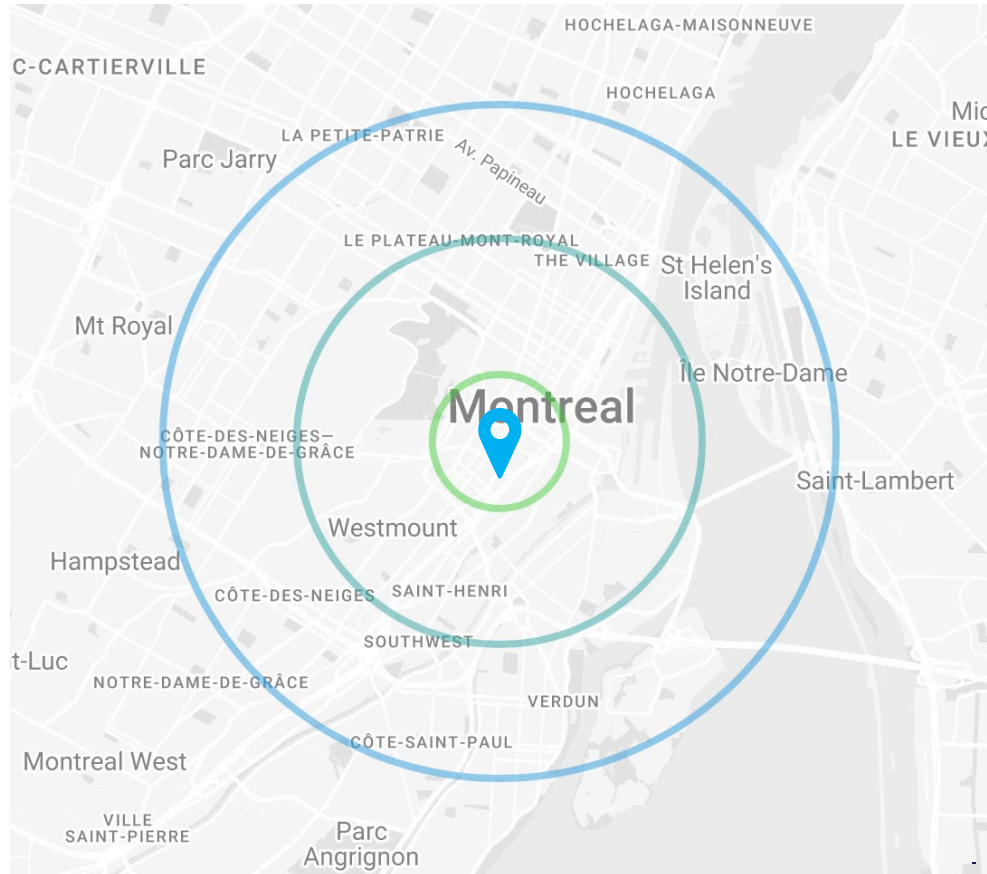




1348 St. Catherine Street West, Montreal (Qc)  
**RETAIL OPPORTUNITY IN THE PREMIUM SHOPPING DISTRICT FOR LEASE**

# MONTREAL, QUEBEC

## DEMOGRAPHIC OVERVIEW – 3 KM



Demographic data is based on 2017 census information from Statistics Canada



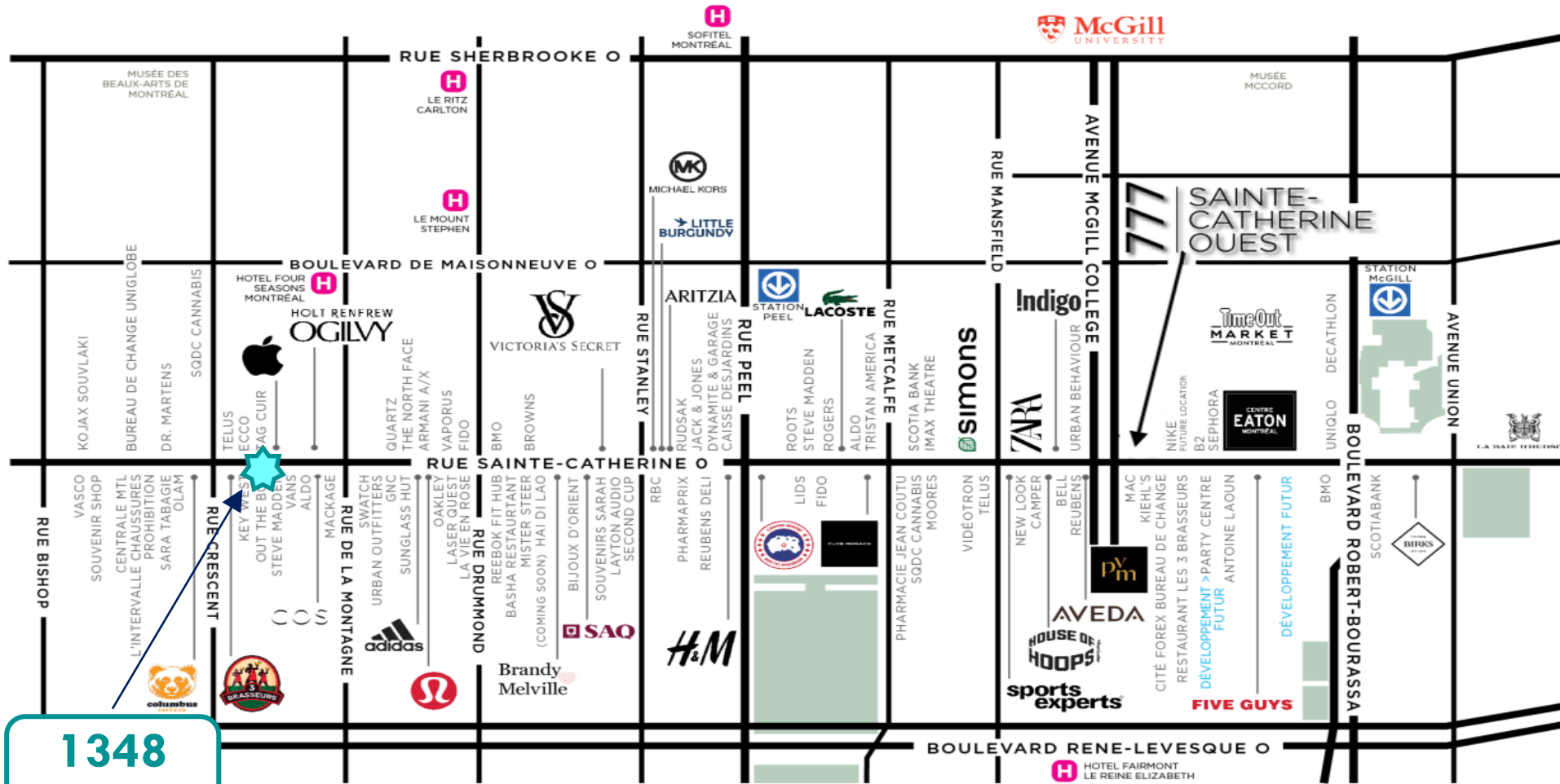
# MONTREAL – SURROUNDING AREA





# DOWNTOWN MONTREAL – RETAIL MAP

## HIGHLIGHTS



403,397\*  
DAYTIME POPULATION AT WORK

50 MILLION \*\*  
TRANSIT RIDERSHIP\*\*  
CENTRAL STATION

29 MILLION \*\*  
TOURISTS | EXCURSIONS

19,976,317  
TRANSIT RIDERSHIP\*\*  
(McGill + Peel Metro Stations)

40,036 \*\*  
MCGILL UNIVERSITY ENROLLMENT

LRT – Estimated completion by Fall 2024

\*: 3 KM  
\*\*: 2019

**1348**  
STE-CATHERINE  
OUEST



# PROPERTY HIGHLIGHTS

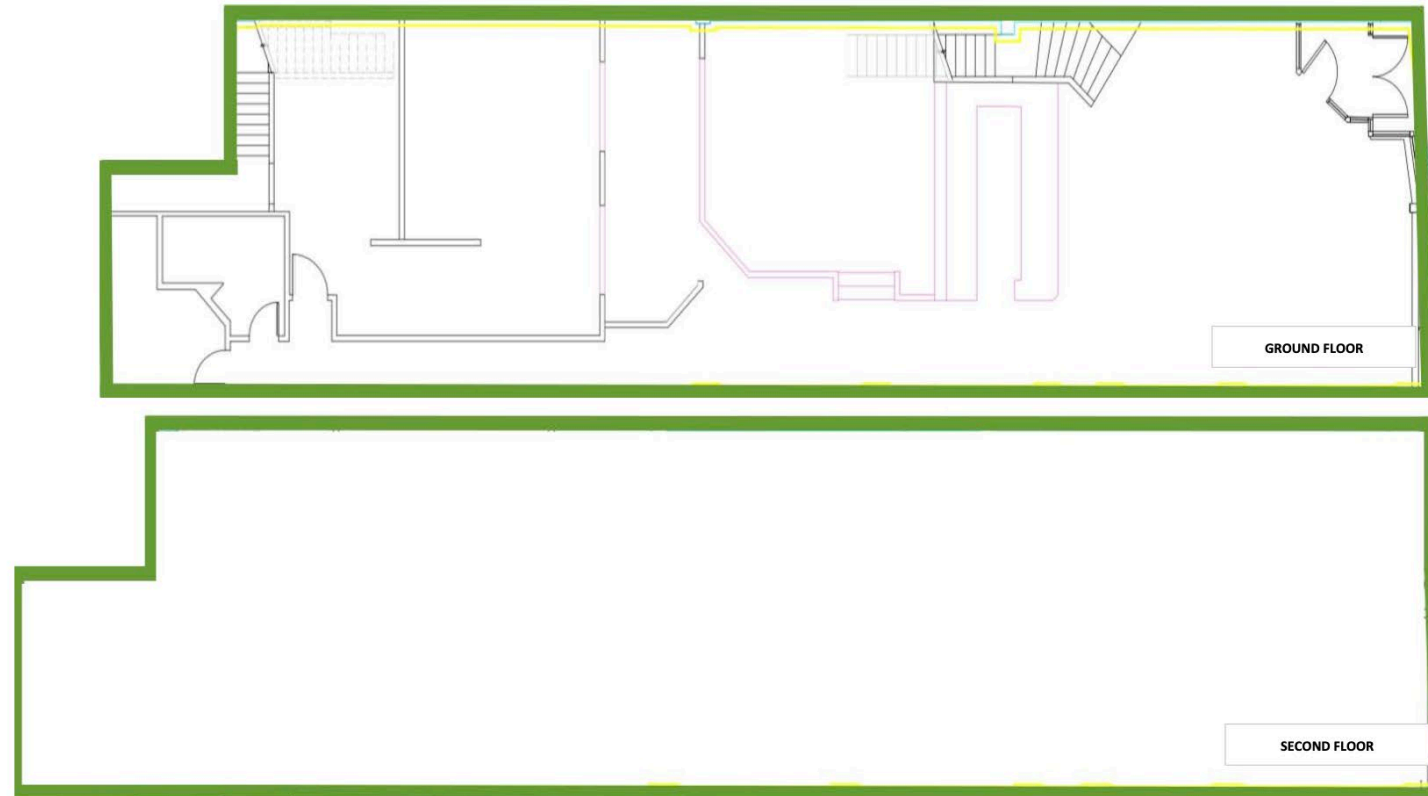
1348 Ste-Catherine Street West

AREA	Up to <b>6,294 SF</b> available for lease (3,147 sf on each floor)
FRONTAGE	<b>27'5"</b>
CEILING HEIGHT	Ground Floor: <b>+/- 13 psf</b> Second Floor: <b>+/- 11 psf</b>
ASKING NET RENT	Contact listing brokers
ADDITIONAL RENT	Ground Floor \$ 75.00 PSF
USE	Flagship Retail & Restaurant
NEIGHBOURHOOD	Holt Renfrew – Ogilvy Apple Store Hotel Four Seasons Ritz Carlton  In close proximity to Central Business District
PUBLIC TRANSPORT	Central Station – 12 minute walk – Train Station Guy-Concordia Metro – 7 minute walk – Green Line Peel Metro – 6 minute walk – Green Line
AVG DAILY TRAFFIC (2019 - Source: Piinpoint)	Vehicles <b>21,349</b> – Pedestrians <b>22,810</b>



# FLOOR PLANS – GROUND & SECOND FLOOR

1348 Ste-Catherine Street West



TOTAL LEASABLE AREA OF 3,147 SQUARE FEET PER FLOOR

# 1348 Ste-Catherine Street West – Montreal



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