



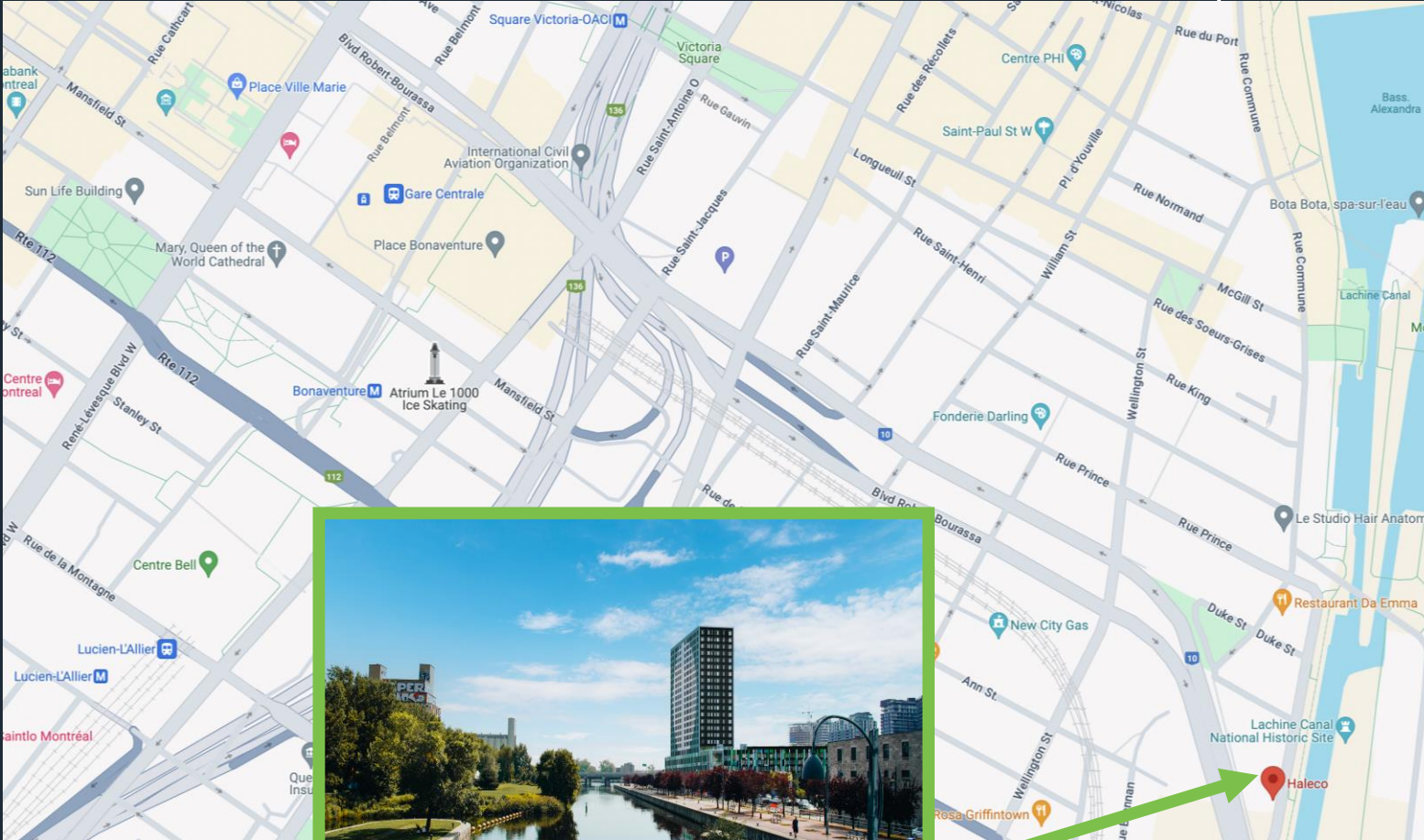
 haleco x  aurora

RETAIL SPACE FOR RENT

995, rue de la Commune Ouest, Montréal (QC)

THE PROPERTY

995, de la commune street, Montreal (QC)



PROPERTY HIGHLIGHTS

- Adjacent to the vibrant neighborhoods of Griffintown, Cité du Multimédia, and Old Montreal
- A project focused on the local, circular economy and biodiversity
- A complex adhering to highest standards of energy efficiency and water management.
- Includes a public and private interior garden space
- Recipient of the C40 Reiventing Cities Competition

Easy access by public transit, bicycle or automobile



Walk Score

95



Bike Score

91

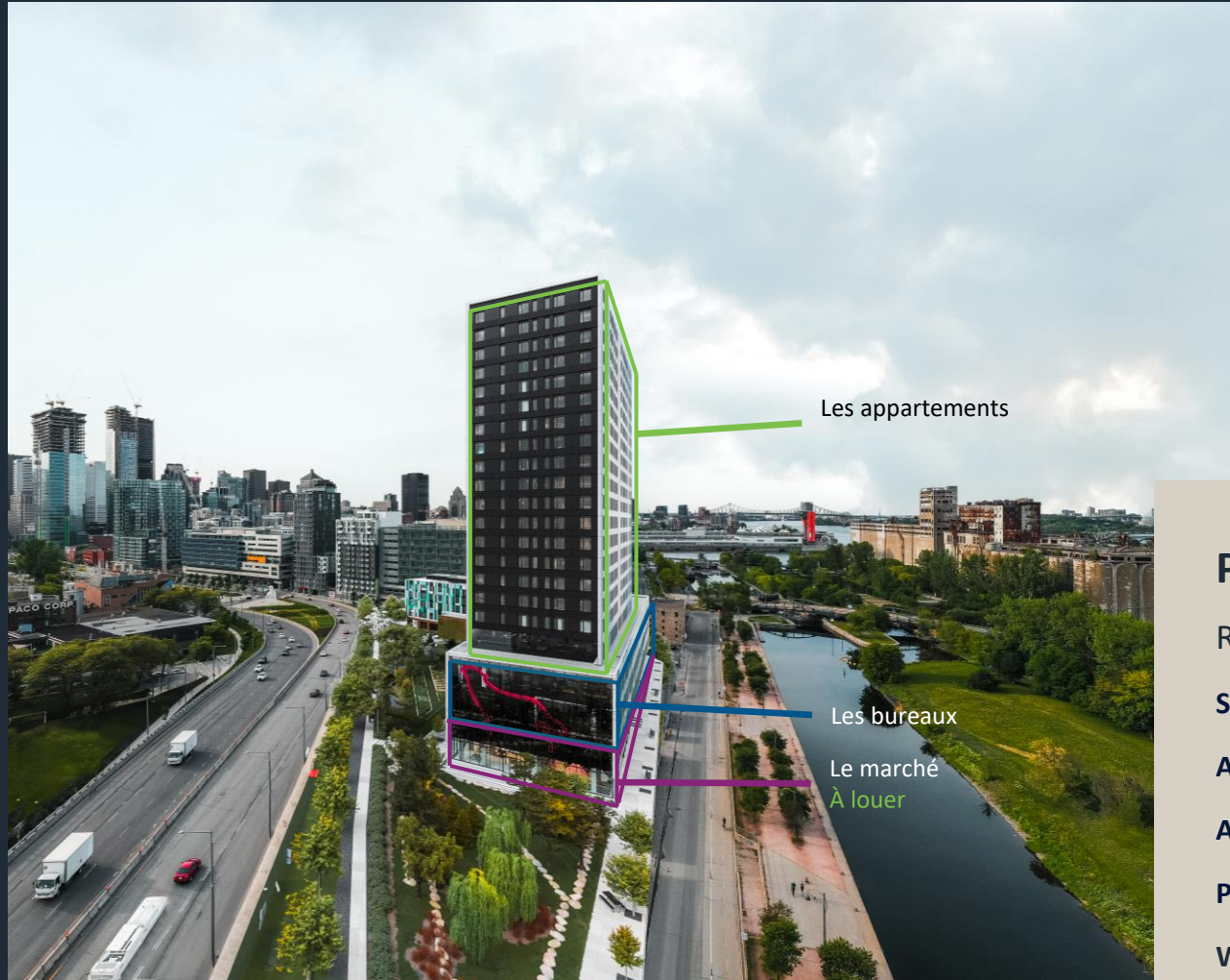


Transit Score

74

FLOOR PLANS

995, de la commune street, Montreal (QC)



Property Details

Retail Space Available

Space: from 250 sf to 13 600 sf (GF) + 9 100 sf (Mezz)

Asking Net Rent: Contact Listing Broker

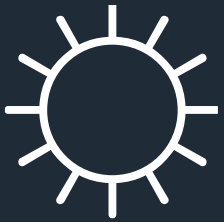
Additional Rent: \$19.14 psf. (2023 est.)

Possession: Q3 2024

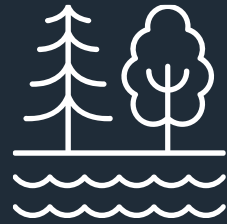
Working towards LEED Platinum certification

FEATURES

995, de la commune street, Montreal (QC)



Natural light



View and access to the canal



Easy access to downtown



Friendly atmosphere



Committed community



Reserved areas for bicycles, cars
and electric vehicles



Freight elevator available

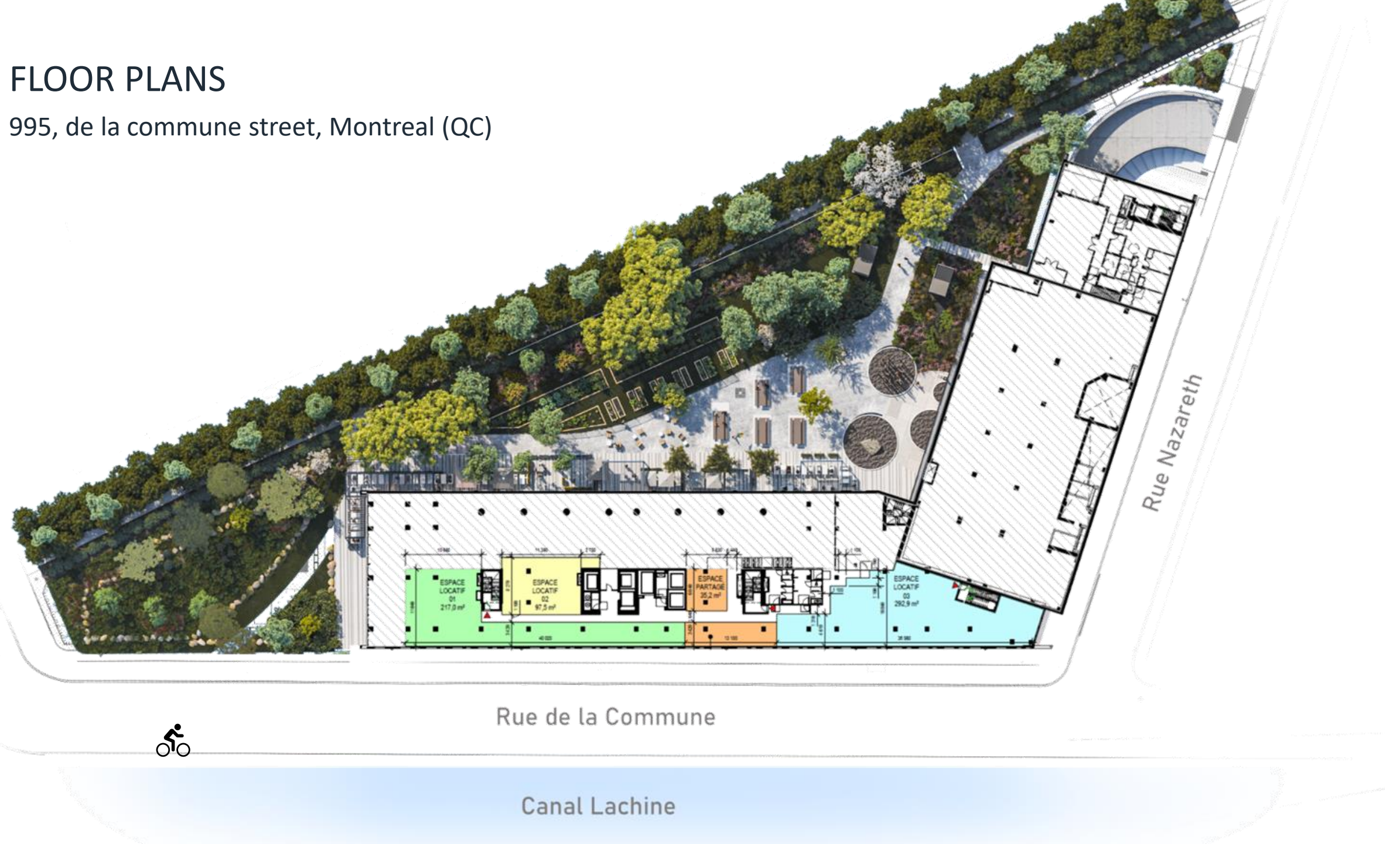
FLOOR PLANS

995, de la commune street, Montreal (QC)



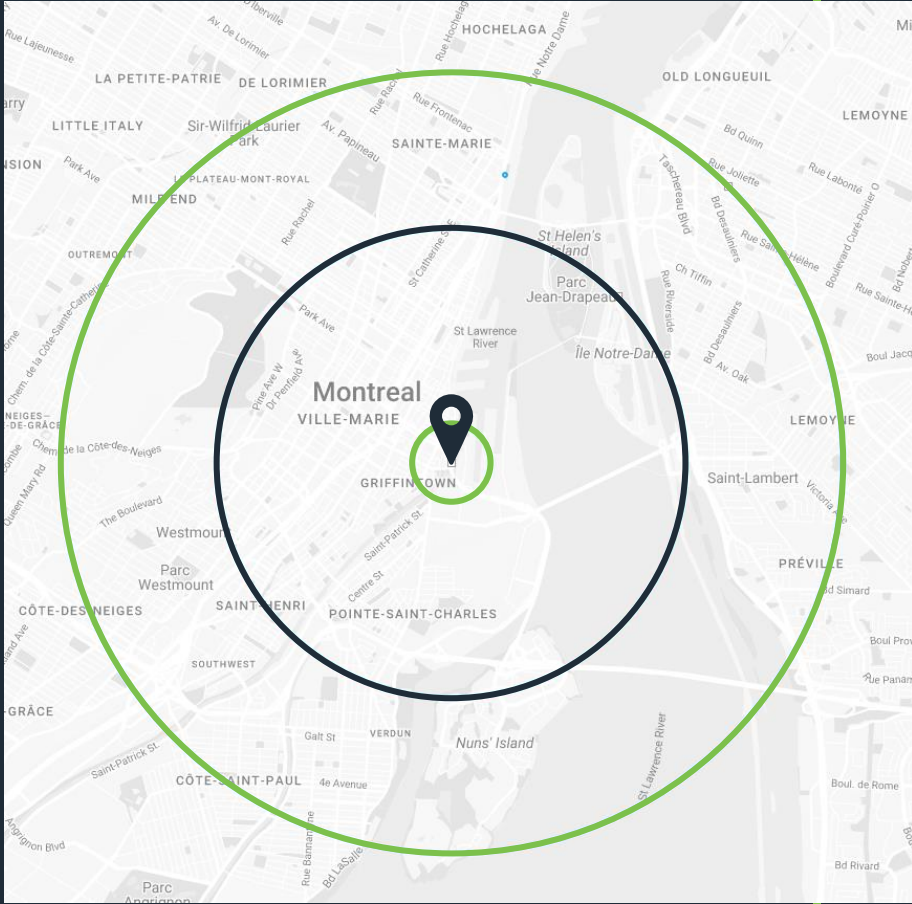
FLOOR PLANS

995, de la commune street, Montreal (QC)



DEMOGRAPHICS

995, de la commune street, Montreal (QC)



Population
142,698



Daytime production
609,693



Number of Households
81,584



Average Income per Household
\$95,957



College & University Degrees
65%



Average Household Spend
\$71,998



Daily Vehicle Exposure
6,841



Daily Pedestrian Exposure
3,615

MARKET RENDERINGS

995, de la commune street, Montreal (QC)



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CONTACT

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Take part in an engaged and sustainable community

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