



SAINT CATHERINE WEST

AT THE HEART OF DOWNTOWN MONTREAL

UNPARALLELED
FLAGSHIP
OPPORTUNITY

26,463 SF
OF RETAIL SPACE
FOR LEASE

AT THE CORNER
OF
SAINT CATHERINE
STREET W
&
MCGILL COLLEGE
AVENUE

PRESENTED BY:





OVERVIEW

SAVILLS PRIME GLOBAL RETAIL TEAM AND AURORA REALTY CONSULTANTS ARE PLEASED TO PRESENT AN UNPARALLELED RETAIL OPPORTUNITY AT THE CORNER OF SAINT-CATHERINE STREET WEST AND MCGILL COLLEGE AVENUE. LOCATED IN THE HEART OF DOWNTOWN MONTREAL, 777 SAINT-CATHERINE STREET WEST IS IDEALLY SITUATED AT THE BUSIEST INTERSECTION IN THE CITY.

OFTEN TOUTED AS MONTREAL'S "CHAMPS ÉLYSÉES", MCGILL COLLEGE AVENUE OFFERS THE PERFECT BACKDROP TO 777 SAINT-CATHERINE STREET WEST'S STRIKING ARCHITECTURAL FEATURES. THE HISTORIC ELEMENTS CONTINUE THROUGHOUT THE BUILDING'S GRAND INTERIOR, FROM INTRICATELY DETAILED MOLDING, TO THE ORNATE LIGHT FIXTURES, 777 SAINT-CATHERINE STREET WEST PROVIDES A REMARKABLE ENVIRONMENT THAT IS SECOND TO NONE.

THE SPACE:	GROUND FLOOR:	5,453 SF
	MEZZANINE:	3,946 SF
	THIRD FLOOR:	6,014 SF
	LOWER LEVEL:	5,206 SF
	BASEMENT:	5,844 SF
	TOTAL:	26,463 SF

NET RENT: CONTACT LISTING AGENTS

ADDITIONAL RENT: \$43.05 PSF (2021 ESTIMATE)
MUNICIPAL & SCHOOL TAXES + OPERATING COSTS

AVAILABLE: JULY 31, 2021

FRONTAGE: 54' ON SAINT-CATHERINE ST. W.
120' ON MCGILL COLLEGE AVE.

CEILING HEIGHTS:	GROUND FLOOR:	30 FT
	MEZZANINE:	11 FT
	THIRD FLOOR:	10 FT (NOT INCLUDING SKYLIGHT AREAS)
	LOWER LEVEL:	8 FT

*ALL MEASUREMENTS ARE APPROXIMATE

USE: FLAGSHIP RETAIL

- COMMENTS:
- CENTRALLY LOCATED IN DOWNTOWN MONTREAL; IN THE CENTER OF THE BUSINESS DISTRICT, NEXT TO MONTREAL EATON CENTRE AND LESS THAN A 10 MINUTE WALK TO MCGILL UNIVERSITY
 - POSITIONED IN PHASE 1 OF THE SAINT-CATHERINE STREET WEST REVITALIZATION PROJECT, WHICH IS TENTATIVELY SLATED FOR COMPLETION BY Q1 2021
 - THE AREA IS A MAJOR DESTINATION FOR LOCALS AND TOURISTS
 - 5 MINUTE WALK TO PEEL AND MCGILL METRO STATIONS

777

SAINTE CATHERINE WEST

TAKE THE
WALK THROUGH TOUR

EXCEPTIONAL ARCHITECTURE

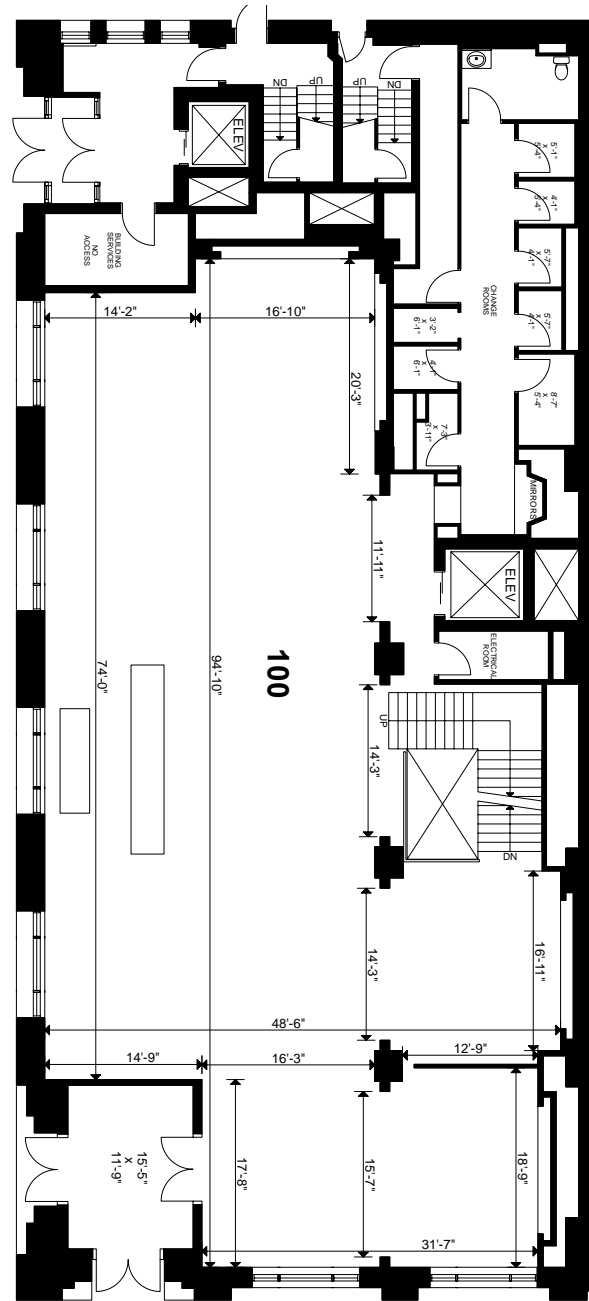
SAINT
CATHERINE
WEST





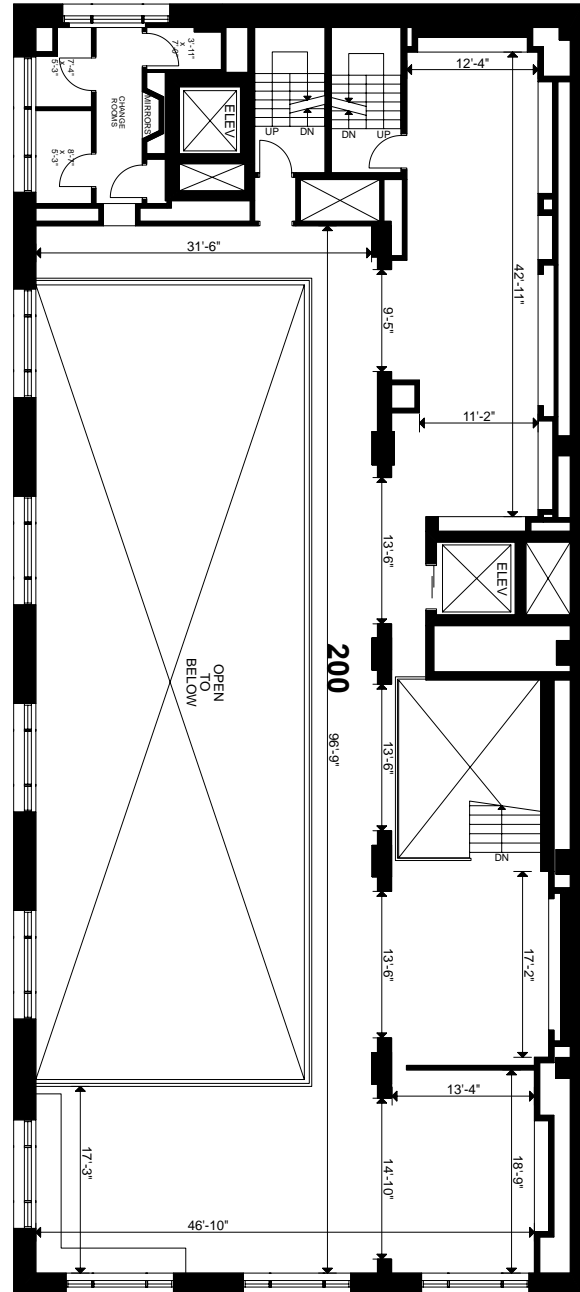
GROUND FLOOR

5,453 SF



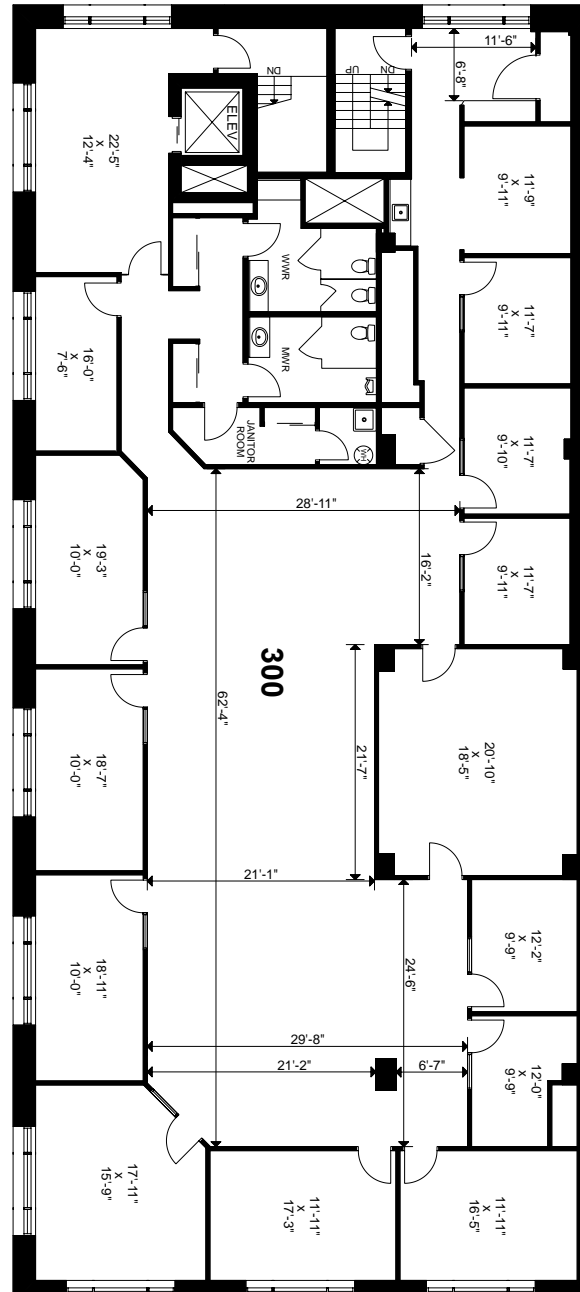
MEZZANINE

3,946 SF



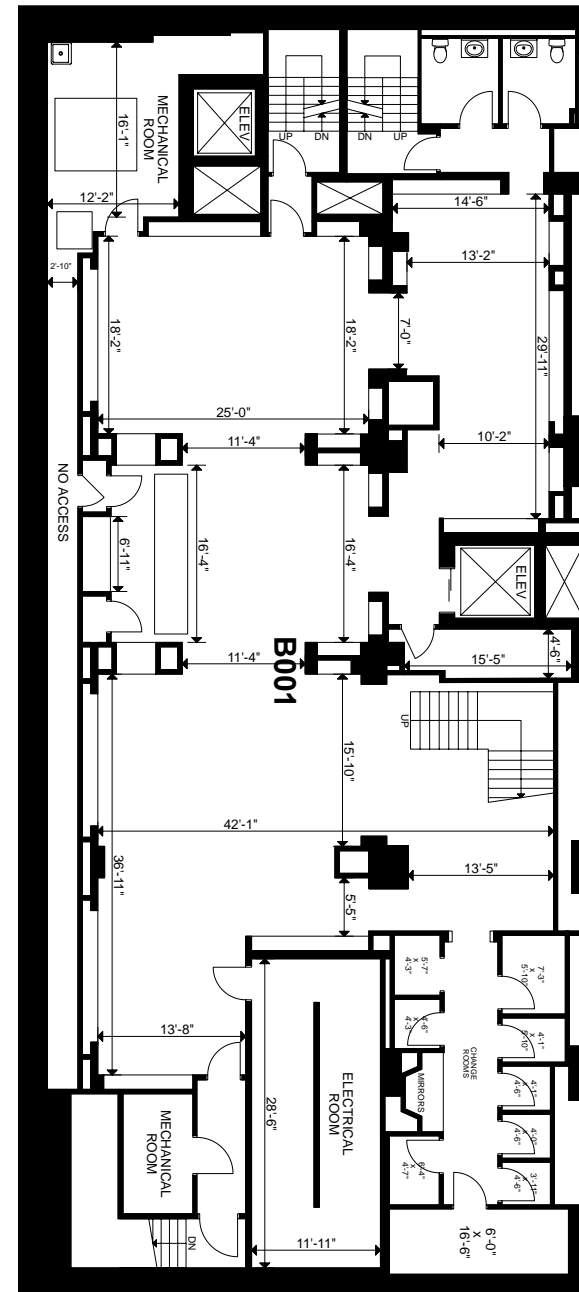
THIRD FLOOR

6,014 SF



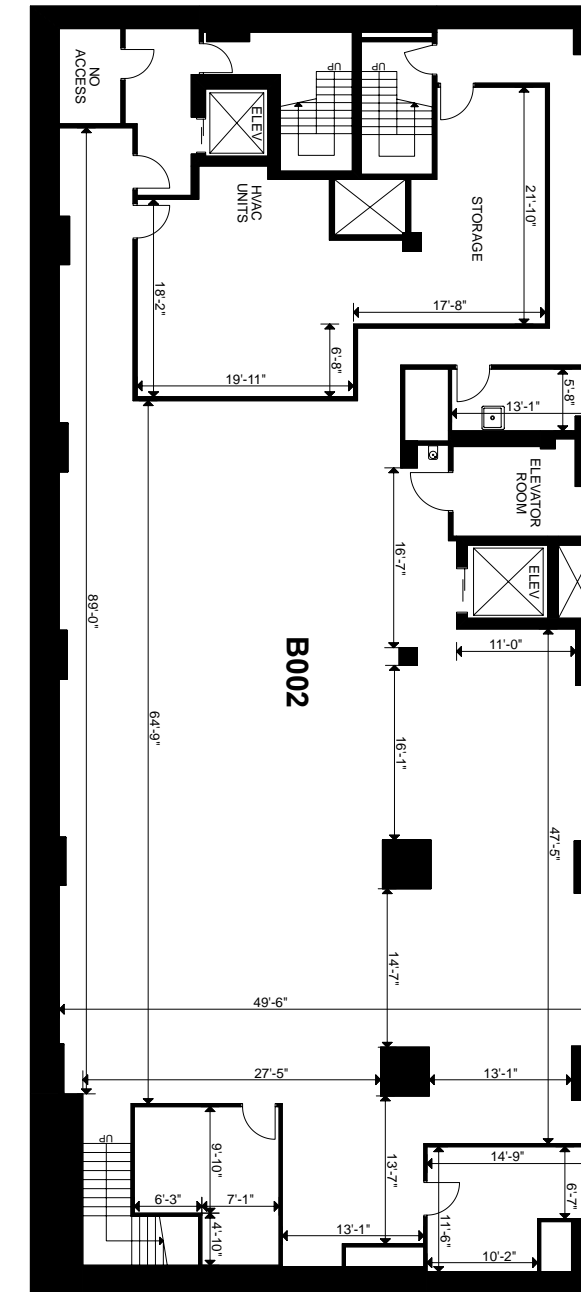
LOWER LEVEL

5,206 SF



BASEMENT

5,844 SF



MCGILL COLLEGE AVENUE

SAINT-CATHERINE STREET W

Savills Inc. | Aurora Realty Consultants Inc.

777

SAINTE CATHERINE WEST

FLOOR PLANS

AT THE
HEART
OF IT
ALL

777 | SAINT
CATHERINE
WEST



MCGILL COLLEGE AVENUE
120 FT

SAINT-CATHERINE STREET W
54 FT

SAINT-CATHERINE STREET WEST

RETAIL & DEMOGRAPHICS

 **111,217**
TOTAL POPULATION

 **19,976,317**
TRANSIT RIDERSHIP COUNT
(McGILL* + PEEL METRO STATION)

*McGILL METRO IS THE 2ND BUSIEST
OUT OF THE 68 STATIONS

 **464,202**
DAYTIME POPULATION

 **15,128**
DAILY TRAFFIC COUNT

 **\$85,220**
AVG. HOUSEHOLD INCOME

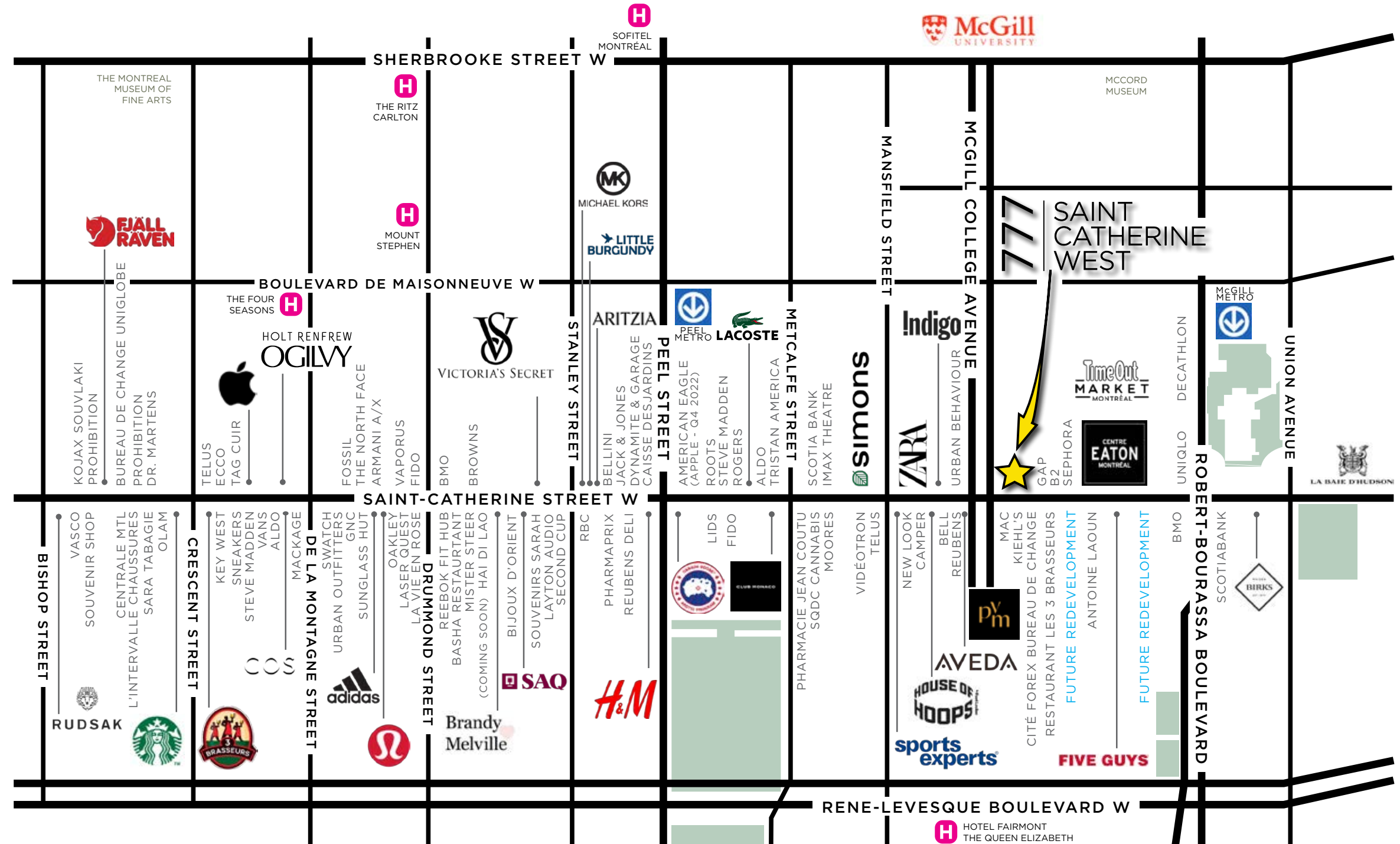
 **64,280**
DAILY PEDESTRIAN COUNT

 **\$3,372**
AVG. SPEND ON CLOTHING

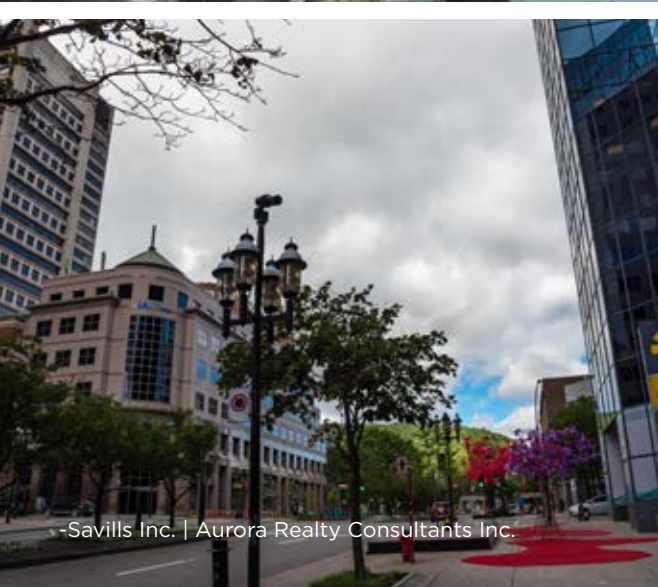
 **40,036**
McGILL UNIVERSITY
ENROLLMENT

 **33**
MEDIAN AGE

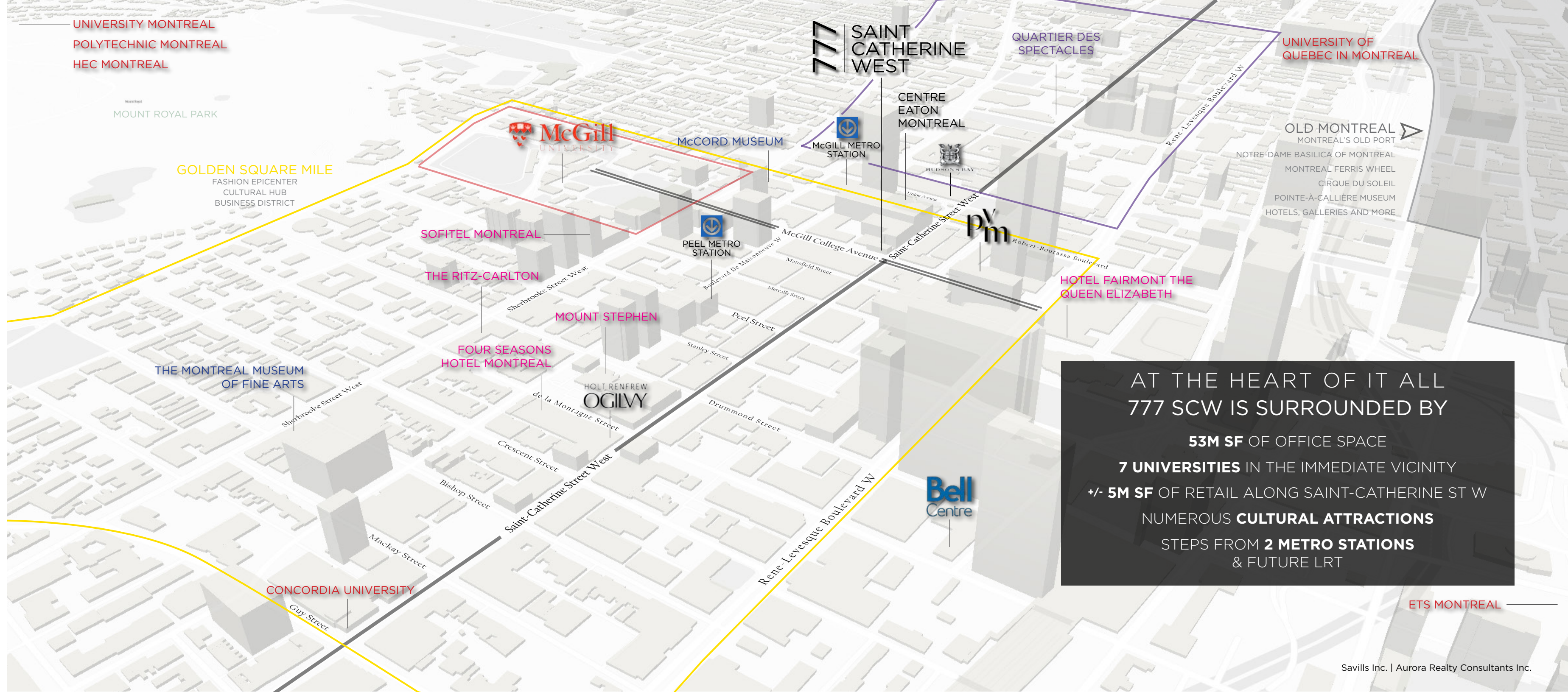
 **9,000+**
NEW CONDO UNITS



DEMOGRAPHICS 2 KM RADIUS FROM 777 SAINT-CATHERINE ST. W.
SOURCE: ESRI DEMOGRAPHICS 2020



DOWNTOWN MONTREAL



UNIVERSITY MONTREAL
 POLYTECHNIC MONTREAL
 HEC MONTREAL

MOUNT ROYAL PARK

GOLDEN SQUARE MILE
 FASHION EPICENTER
 CULTURAL HUB
 BUSINESS DISTRICT

McGill UNIVERSITY

McCORD MUSEUM

777 SAINT CATHERINE WEST

QUARTIER DES SPECTACLES

UNIVERSITY OF QUEBEC IN MONTREAL

OLD MONTREAL
 MONTREAL'S OLD PORT
 NOTRE-DAME BASILICA OF MONTREAL
 MONTREAL FERRIS WHEEL
 CIRQUE DU SOLEIL
 POINTE-À-CALLIÈRE MUSEUM
 HOTELS, GALLERIES AND MORE

SOFITEL MONTREAL

THE RITZ-CARLTON

MOUNT STEPHEN

FOUR SEASONS HOTEL MONTREAL

HOLT RENFREW
 OGILVY

THE MONTREAL MUSEUM OF FINE ARTS

CONCORDIA UNIVERSITY

HOTEL FAIRMONT THE QUEEN ELIZABETH

AT THE HEART OF IT ALL
 777 SCW IS SURROUNDED BY

- 53M SF** OF OFFICE SPACE
- 7 UNIVERSITIES** IN THE IMMEDIATE VICINITY
- +/- 5M SF** OF RETAIL ALONG SAINT-CATHERINE ST W
- NUMEROUS **CULTURAL ATTRACTIONS**
- STEPS FROM **2 METRO STATIONS** & FUTURE LRT

ETS MONTREAL

REVITALIZATION



SAINT-CATHERINE STREET WEST

SAINT-CATHERINE STREET WEST IS UNDERGOING A MAJOR MAKEOVER AIMED AT OFFERING MONTREALERS AND VISITORS ALIKE, A WELCOMING PUBLIC SPACE AND AN ALL-NEW EXPERIENCE IN DOWNTOWN MONTREAL. THIS MAJOR THOROUGHFARE WILL CONNECT THE DIFFERENT PUBLIC PLACES AROUND IT, INCLUDING THE PLACE DES FESTIVALS, THE SQUARE IN FRONT OF ST. JAMES UNITED CHURCH, SQUARE PHILLIPS, AND MCGILL COLLEGE AVENUE.

THE ICONIC COMMERCIAL STRIP WILL PLACE PEDESTRIANS AT THE HEART OF THE PUBLIC SPACE. THE STREET WILL OFFER A SINGLE TRAFFIC LANE, BORDERED BY BROADER SIDEWALKS AND BE RE-GREENED WITH THE ADDITION OF NUMEROUS TREES, AND EXISTING GREEN SPACES WILL BE CONSOLIDATED TO INCREASE PLANT COVER.

PHASE 1 TENTATIVELY SLATED FOR COMPLETION BY Q1 2021, DRAFTING OF THE DEVELOPMENT PLAN FOR PHASE 2 WILL TAKE PLACE IN SPRING 2020-2022

THE REVITALIZATION PROJECT WILL TAKE PART IN 3 PHASES:

- PHASE 1: MANSFIELD TO DE BLEURY
- PHASE 2: ATWATER TO MANSFIELD
- PHASE 3: MCGILL FROM SHERBROOKE TO CATHCART

SOURCE:
WWW.DEVELOPINGMONTREAL.CA/SAINTE-CATHERINE-NEWS
WWW.MAKINGMTL.CA/SAINTECATH



MCGILL COLLEGE AVENUE

THE AVENUE WILL BE TRANSFORMED INTO AN IMPOSING PEDESTRIAN PUBLIC SQUARE ON ITS ENTIRE RIGHT-OF-WAY, BETWEEN CATHCART STREET AND SHERBROOKE STREET. IT WILL DEPLOY ABUNDANT VEGETATION THAT IS PART OF THE EMBLEMATIC LANDSCAPE OF MCGILL COLLEGE AVENUE AND ENHANCE THE SPIRIT OF THE PLACE, BY TAKING INTO ACCOUNT THE HISTORICAL AND HERITAGE DIMENSIONS OF MCGILL COLLEGE AVENUE AND MAINTAINING THE PRECIOUS VIEW OF MOUNT ROYAL. AT THE HEART OF THE PLAN IS A FOYER. WITH A RING OF FIRE IN THE WINTER AND A SMALL OUTDOOR STAGE WITH SEATING IN THE SUMMER, THE FOYER WILL ACT AS THE CENTREPIECE OF THE PLAZA.

WITHIN CLOSE PROXIMITY TO THE RODDICK GATES, THE PROJECT WILL IMPACT THE STUDENT EXPERIENCE ON CAMPUS. STUDENTS ARE WELCOME TO UTILIZE THE PEDESTRIAN AVENUE AS AN OUTDOOR STUDY ENVIRONMENT AND AN 'EXTENSION' OF THE MCGILL UNIVERSITY CAMPUS.

THE REVITALIZATION PROJECT WILL TAKE PLACE IN TWO LOTS:

- LOT 1: FROM CATHCART STREET TO BOULEVARD DE MAISONNEUVE W
- LOT 2: FROM BOULEVARD DE MAISONNEUVE W TO SHERBROOKE STREET
- LOT 1 DESIGN CONCEPT WAS AWARDED AND TO BE CARRIED OUT BY CIVILITI + MANDAWORKS (SWEDEN) AND SNC-LAVALIN
- THE FINAL CONCEPT WILL BE PRESENTED IN SPRING 2021
- WORK IS SCHEDULED FOR 2023-2024
- LOT 2 DESIGN CONCEPT WILL FOLLOW

SOURCE:
[/WWW.REALISONSMTL.CA/MCGILLCOLLEGE](http://WWW.REALISONSMTL.CA/MCGILLCOLLEGE)
[HTTP://WWW.MCGILLTRIBUNE.COM/](http://WWW.MCGILLTRIBUNE.COM/)

“THE AVENUE REINVENTED IS A GROOVE, ‘LIVING ROOMS’ AND A CELEBRATION OF THE SEASONS; IT IS WATER AND NATURE IN AN AUTHENTIC, DIVERSIFIED URBAN ENVIRONMENT; IT IS THE ENCOUNTER OF THE FORMAL AND THE INFORMAL FOR THE PLEASURE OF EXPERIENCING MONTREAL.”

DESIGNMONTREAL.COM

QUARTIER DES SPECTACLES

MONTREAL'S PREMIERE ENTERTAINMENT DISTRICT

30+ PERFORMANCE HALLS

1 SQUARE KM OF CULTURE

100+ SHOWS A MONTH

8 LIVELY PUBLIC SPACES

MONTREAL, QUEBEC

2ND MOST POPULOUS CITY IN CANADA

2ND LARGEST FRENCH SPEAKING METROPOLIS
AFTER PARIS

1ST IN CANADA, 3RD IN NORTH AMERICA AND 8TH IN
THE WORLD AMONG THE GLOBAL CITIES OF THE FUTURE,
FOR ATTRACTING DIRECT FOREIGN INVESTMENT

(FDIMAGAZIN)

4TH AMONG THE TOP INTERNATIONAL PLACES TO VISIT
IN 2019

(MONEY MAGAZINE)

1ST IN NORTH AMERICA AND 25TH IN THE WORLD FOR
HOSTING INTERNATIONAL EVENTS

(INTERNATIONAL CONGRESS AND CONVENTION ASSOCIATION'S 2017 COUNTRY AND CITY RANKINGS)

[Watch Our Montreal Promo Video](#)

MONTREAL, QUEBEC

HAS ALL THE CHARACTERISTICS OF A GREAT EUROPEAN CITY, AND OFFERS SO MUCH MORE. THE CITY'S UNIQUE MIX OF RESIDENTS AND VISITORS, ITS BEAUTIFUL PARKS, THE ST. LAWRENCE RIVER, DIVERSE CULINARY SCENE AND VIBRANT DOWNTOWN—MAKE IT A ONE-OF-A-KIND DESTINATION.



IN 2019, MONTREAL WELCOMED 29 MILLION TOTAL VISITORS



IN 2019, TOURIST SPENDING TOTALED \$4.86 BILLION, MARKING A 5.2 % INCREASE OVER 2018



MONTREAL-TRUDEAU AIRPORT WELCOMED 20.3 MILLION PASSENGERS (INBOUND AND OUTBOUND) IN 2019, MARKING A 4.5 % INCREASE OVER 2018



24 SHIPS FROM 17 DIFFERENT CRUISE LINES MADE A TOTAL OF 76 STOPS IN MONTREAL BRINGING 111,604 PASSENGERS AND CREW MEMBERS WITH THEM



MONTREAL RANKS 11TH IN THE WORLD FOR FOOD DIVERSITY WITH 58 DIFFERENT TYPES OF CUISINE



CANADA'S UNIVERSITY CAPITAL WITH 11 INSTITUTIONS AND 60 COLLEGES, WITH OVER 200,000 UNIVERSITY STUDENTS, INCLUDING 35,500 INTERNATIONAL STUDENTS



\$175 MILLION DEDICATED TO REVITALIZATION PROJECT OF SAINT-CATHERINE STREET W; THE CITY'S BUSIEST THOROUGHFARE, POPULAR AMONG TOURISTS AND RESIDENTS ALIKE [HTTPS://VILLE.MONTREAL.QC.CA/](https://ville.montreal.qc.ca/)

777 SCW *of*

MONTREAL

ARE

WAITING

FOR YOU

WWW.777SCW.CA

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