



# PLACE GARE VIGER

RETAIL OPPORTUNITIES



JESTA GROUP  
755 RUE BERRI - SUITE 200  
MONTRÉAL, QC H2Y 3E5  
[WWW.PLACEGAREVIGER.COM](http://WWW.PLACEGAREVIGER.COM)



# Site Access



Car	250m away from 136 highway
Metro	4 min from Champ-de-Mars 8 min from Berri-UQAM
Bus	Lines 14, 30, 361, 715
Bike	Berri & Waterfront bike paths Multiple Bixi stations nearby

# Neighbourhood





# Project overview

**130,000** SQ.FT  
OF FULLY LEASED  
OFFICE SPACE

**285**  
UNDERGROUND  
PARKING STALLS

**145,000** SQ.FT  
OF NEW OFFICE SPACE

**321**  
RENTAL APARTMENTS

**50,000** SQ.FT  
OF GREEN SPACE,  
PEDESTRIAN WALKWAYS  
AND OUTDOOR TERRACES

**177**-ROOM  
BOUTIQUE HOTEL WITH  
ROOFTOP POOL & BAR

**25,000** SQ.FT  
OF RETAIL SPACE FOR CAFÉS,  
BARS AND RESTAURANTS

## Daily traffic

- 3,390 workers
- 620 residents
- 350 hotel guests

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4 360 people.



# Components

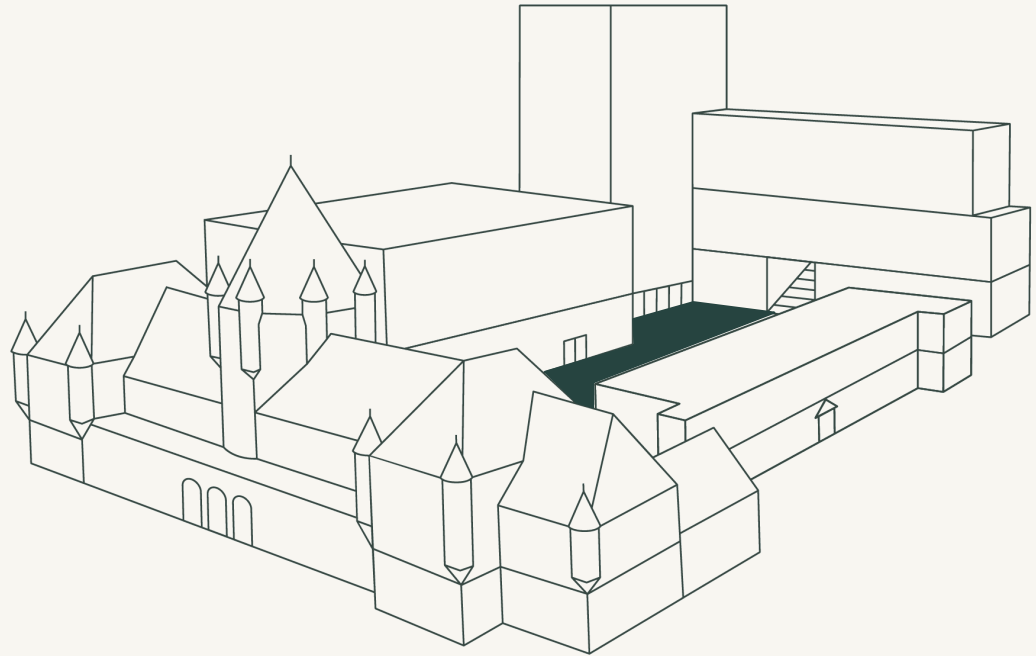
→ Inner Courtyard

Hyatt Centric

Appartements Gare Viger

Commercial

700 St-Hubert



# Components

→ Inner Courtyard

Hyatt Centric

Appartements Gare Viger

Commercial

700 St-Hubert









# Composantes

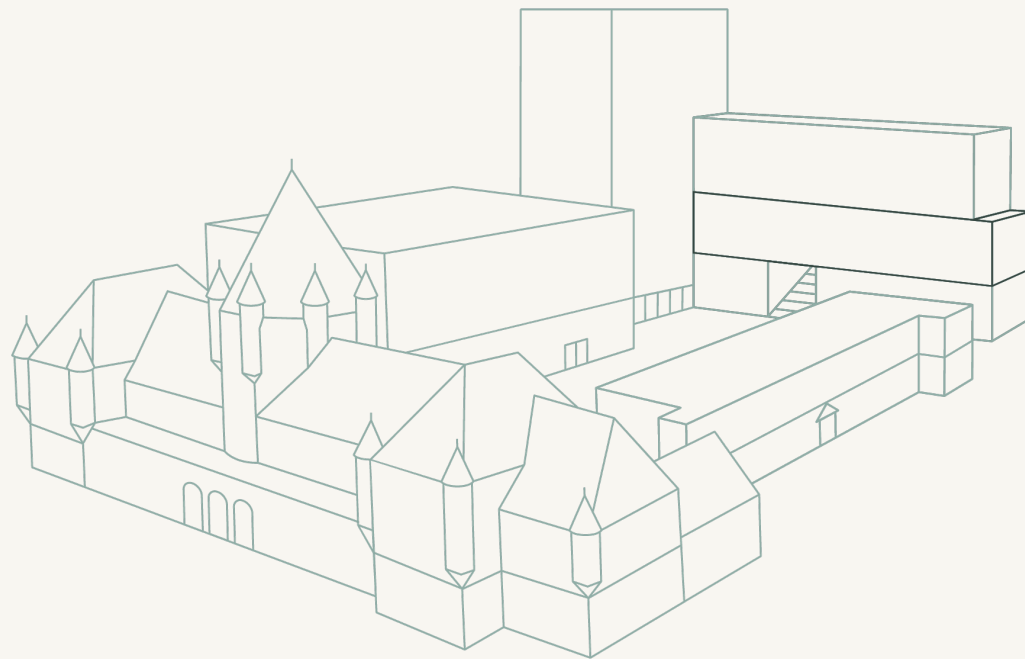
Cour Intérieure

→ Hyatt Centric

Appartements Gare Viger

Commerces

700 St-Hubert



# Components

Inner Courtyard

→ Hyatt Centric

Appartements Gare Viger

Commercial

700 St-Hubert









# Components

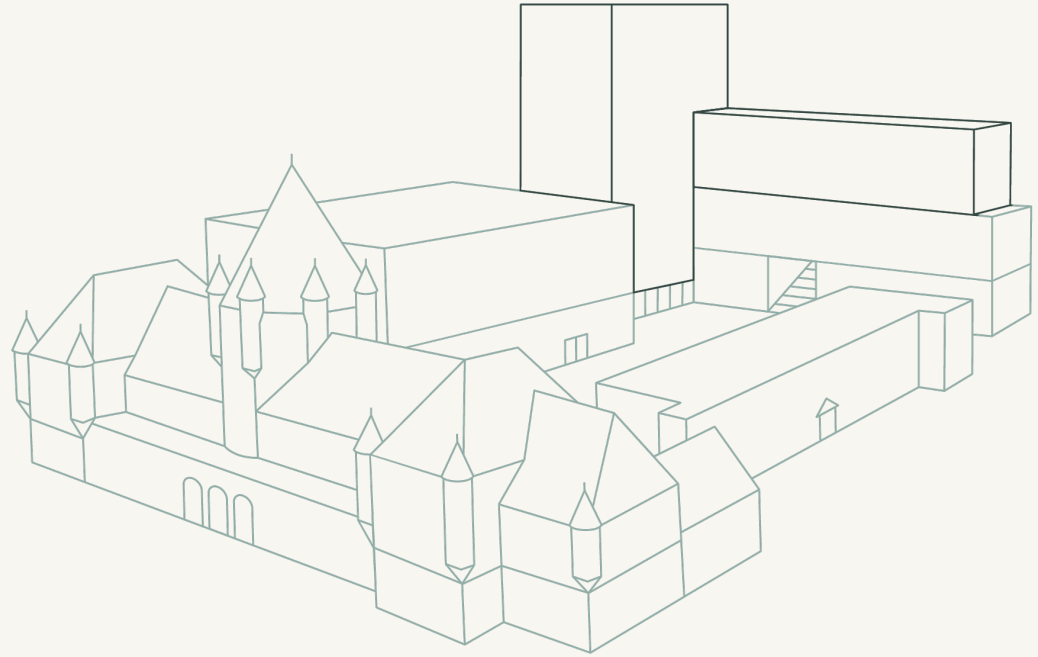
Inner Courtyard

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# Components

Inner Courtyard

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# Components

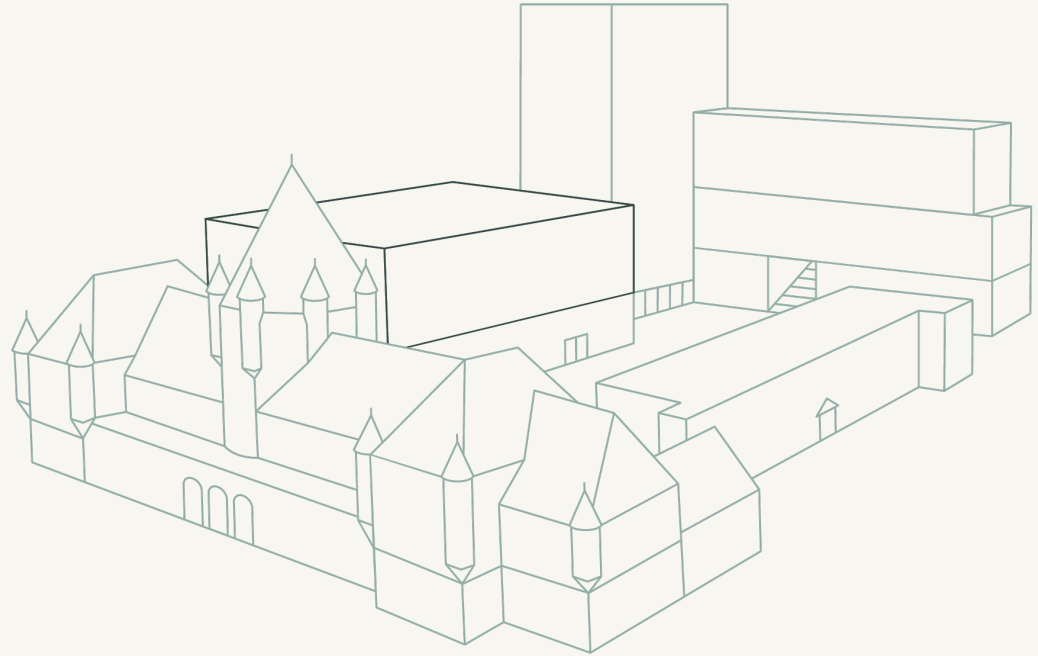
Inner Courtyard

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# Composantes

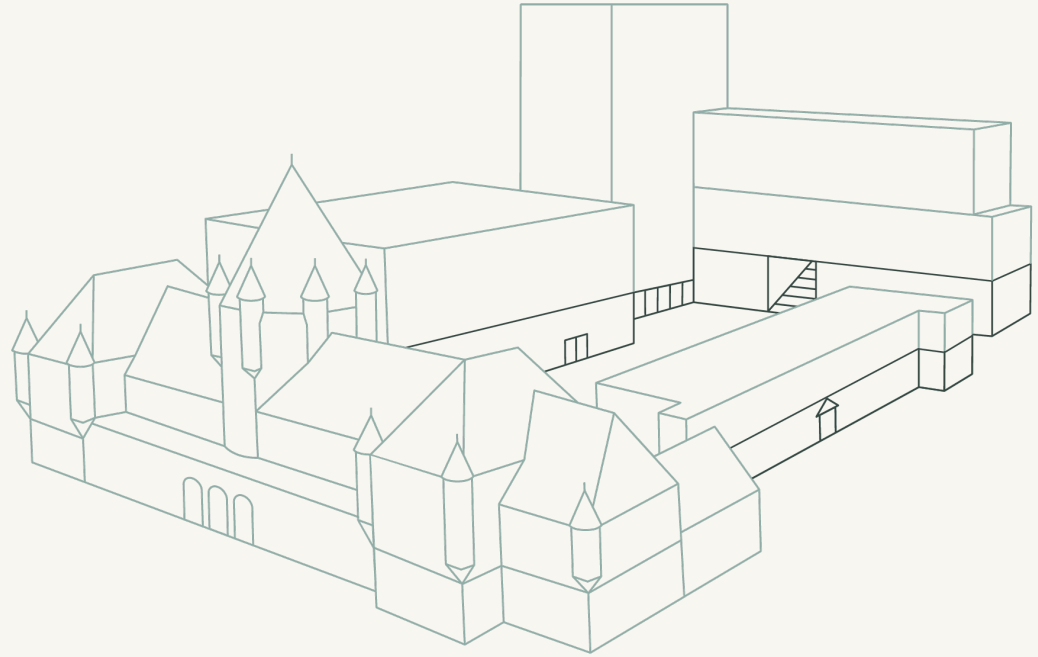
Inner Courtyard

Hyatt Centric

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→ Commercial

700 St-Hubert





CARTIER



ARMS

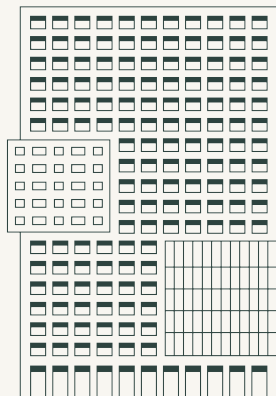




**Rush Cycle** 







COMMERCIAL SPACE

TOWER A

515 RUE BERRI

IMAGES  
EXTERIOR







LE TRAIN  
VIEUX-MONTRÉAL

LE TRAIN  
VIEUX-MONTRÉAL

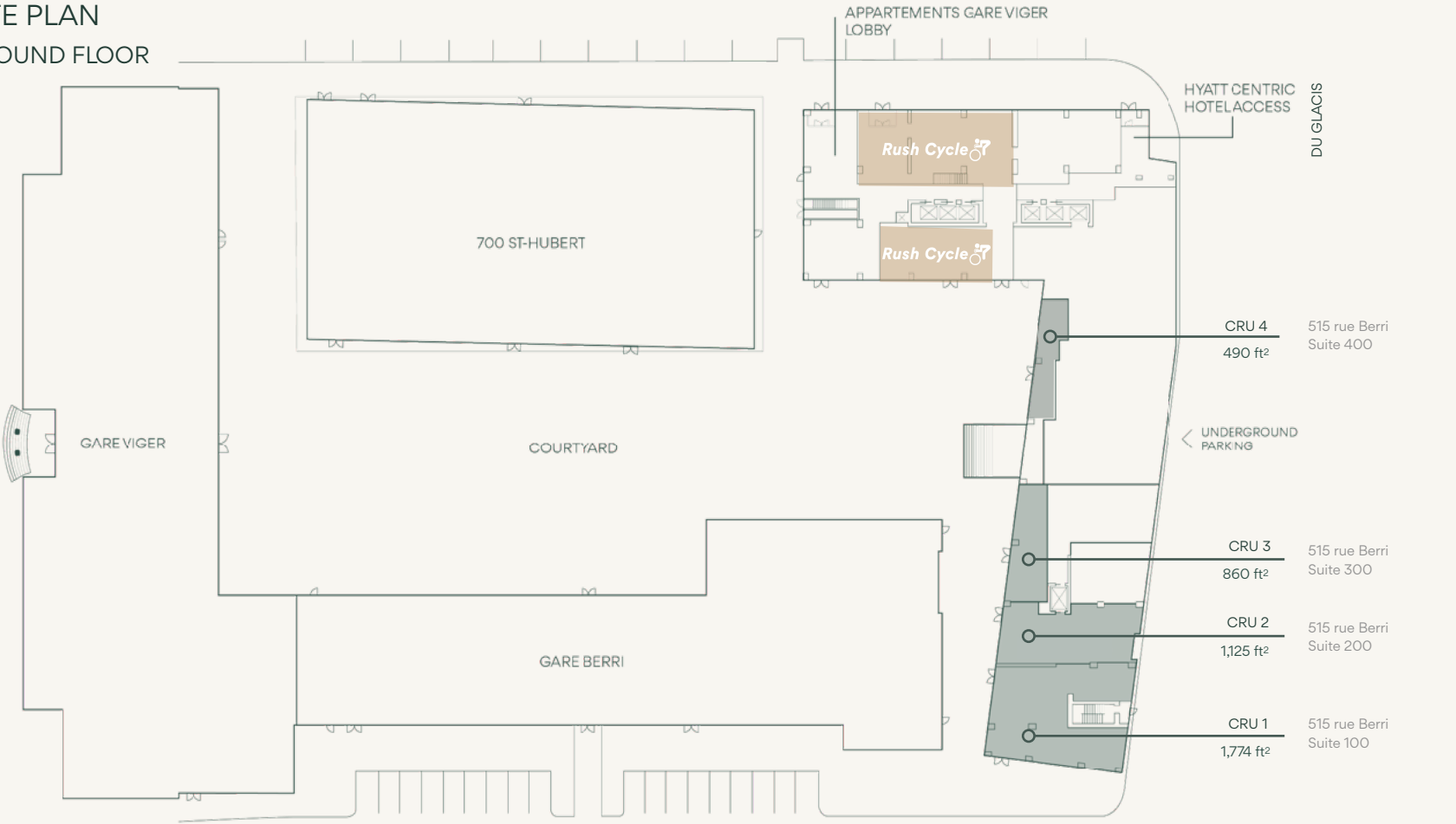
LE TRAIN  
VIEUX-MONTRÉAL

LE TRAIN  
VIEUX-MONTRÉAL

# SITE PLAN

## GROUND FLOOR

SAINT-ANTOINE E.



DU GLACIS

CRU 4  
490 ft²  
515 rue Berri  
Suite 400

UNDERGROUND  
PARKING

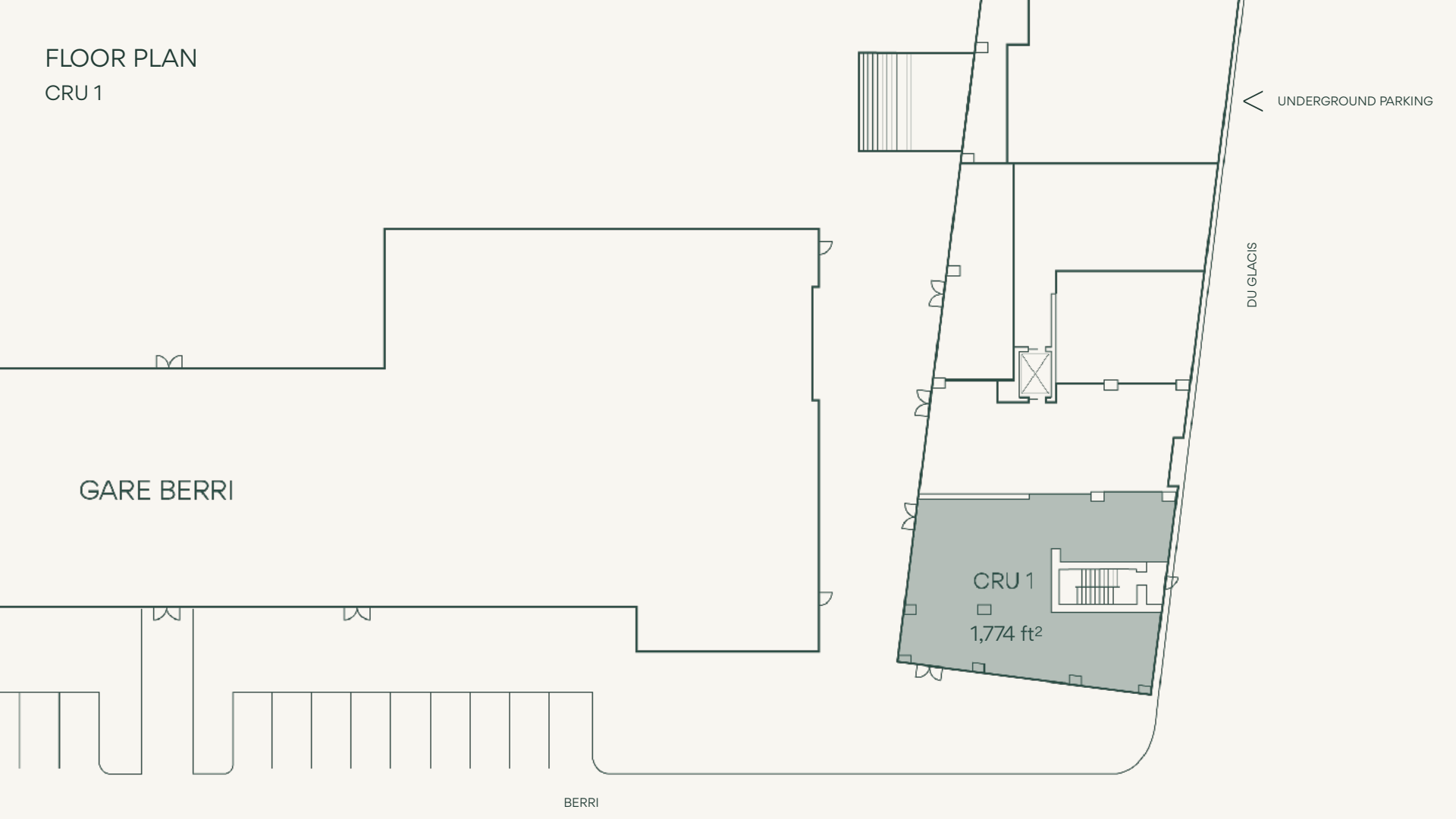
CRU 3  
860 ft²  
515 rue Berri  
Suite 300

CRU 2  
1,125 ft²  
515 rue Berri  
Suite 200

CRU 1  
1,774 ft²  
515 rue Berri  
Suite 100



FLOOR PLAN  
CRU 1



GARE BERRI

CRU 1

1,774 ft<sup>2</sup>

DU GLACIS

UNDERGROUND PARKING

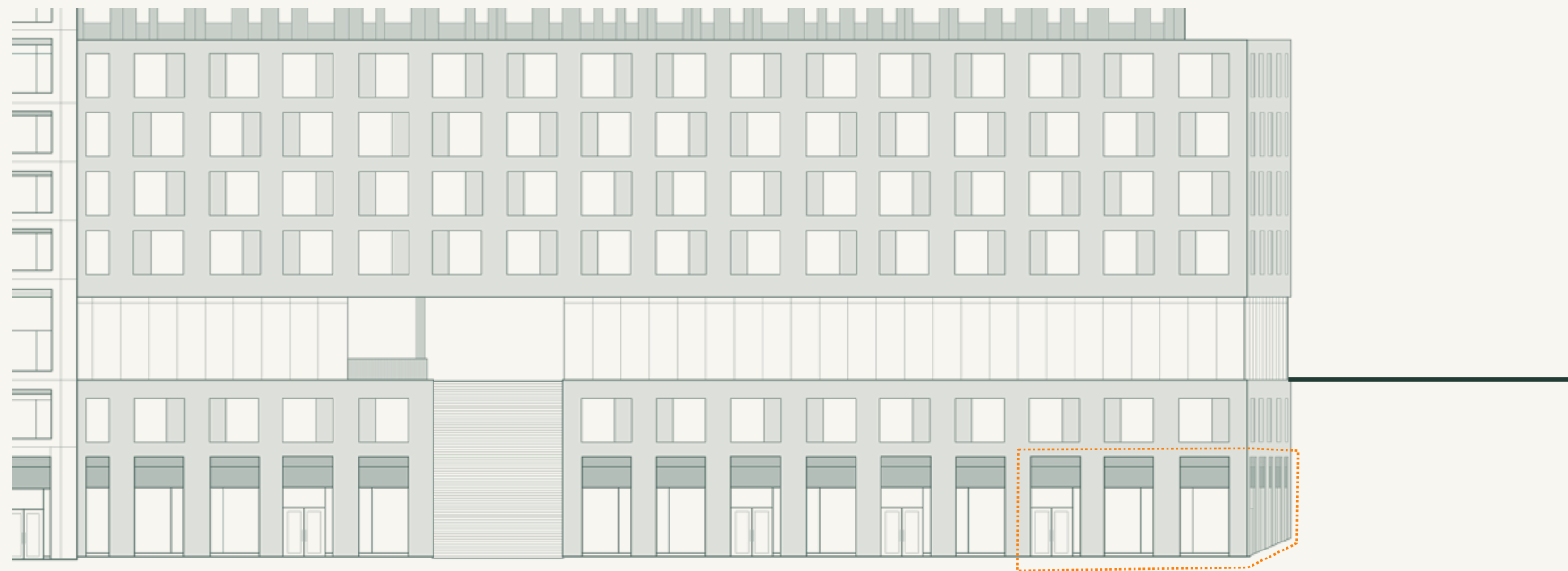
BERRI

# Space Details

## Tower A - CRU 1

Main entrance	Rue Berri
Gross leasable area	1,774 ft <sup>2</sup>
Ceiling height	17'-10"
Structure	Concrete
Facade	Glass and brick
Access points	Berri Street & interior courtyard
Parking	Underground
Notes	<ul style="list-style-type: none"><li>• Corner façade offering great visibility.</li><li>• Ease of access.</li><li>• Possibility of wrap around terrace.</li></ul>

NORTHERN FACADE  
COMMERCIAL UNIT 1



Courtyard

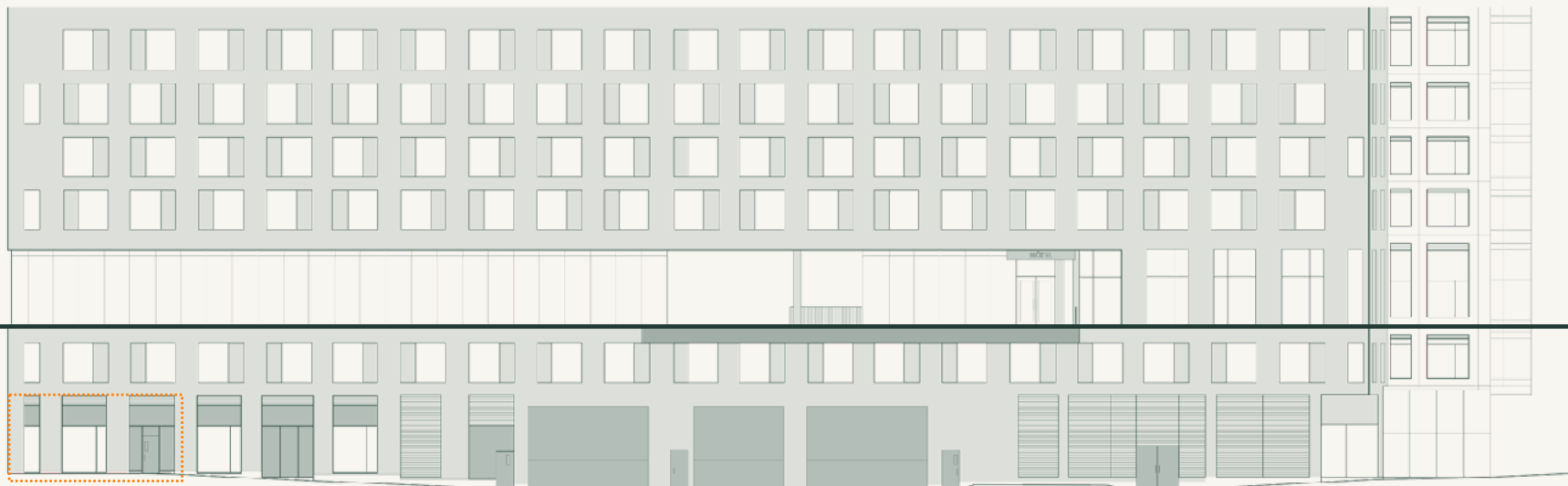


WESTERN FACADE  
COMMERCIAL UNIT 1



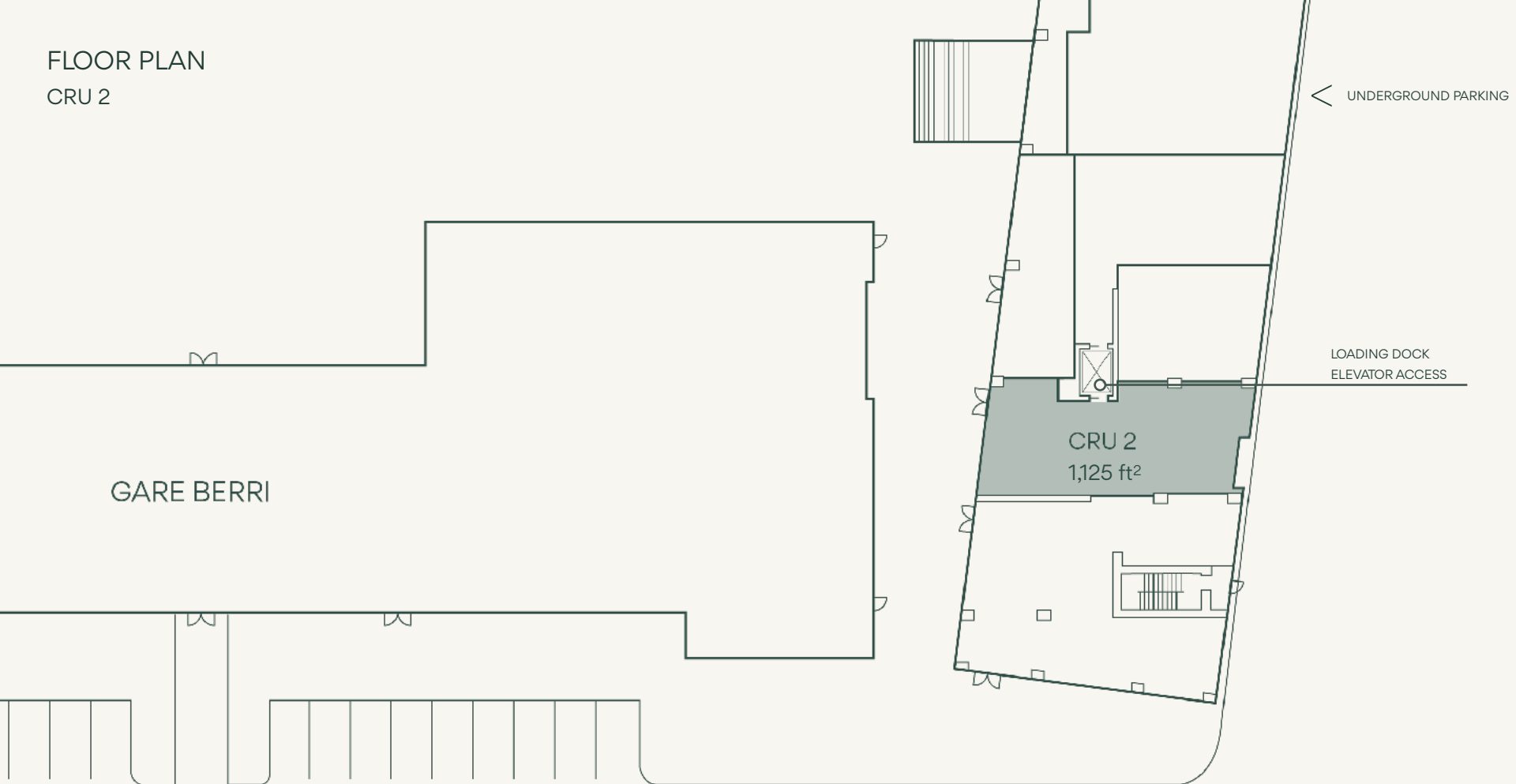
Berri Street

SOUTHERN FACADE  
COMMERCIAL UNIT 1



Notre-Dame East.

FLOOR PLAN  
CRU 2



GARE BERRI

CRU 2  
1,125 ft<sup>2</sup>

UNDERGROUND PARKING

LOADING DOCK  
ELEVATOR ACCESS

BERRI



# Space Details

## Tower A - CRU 2

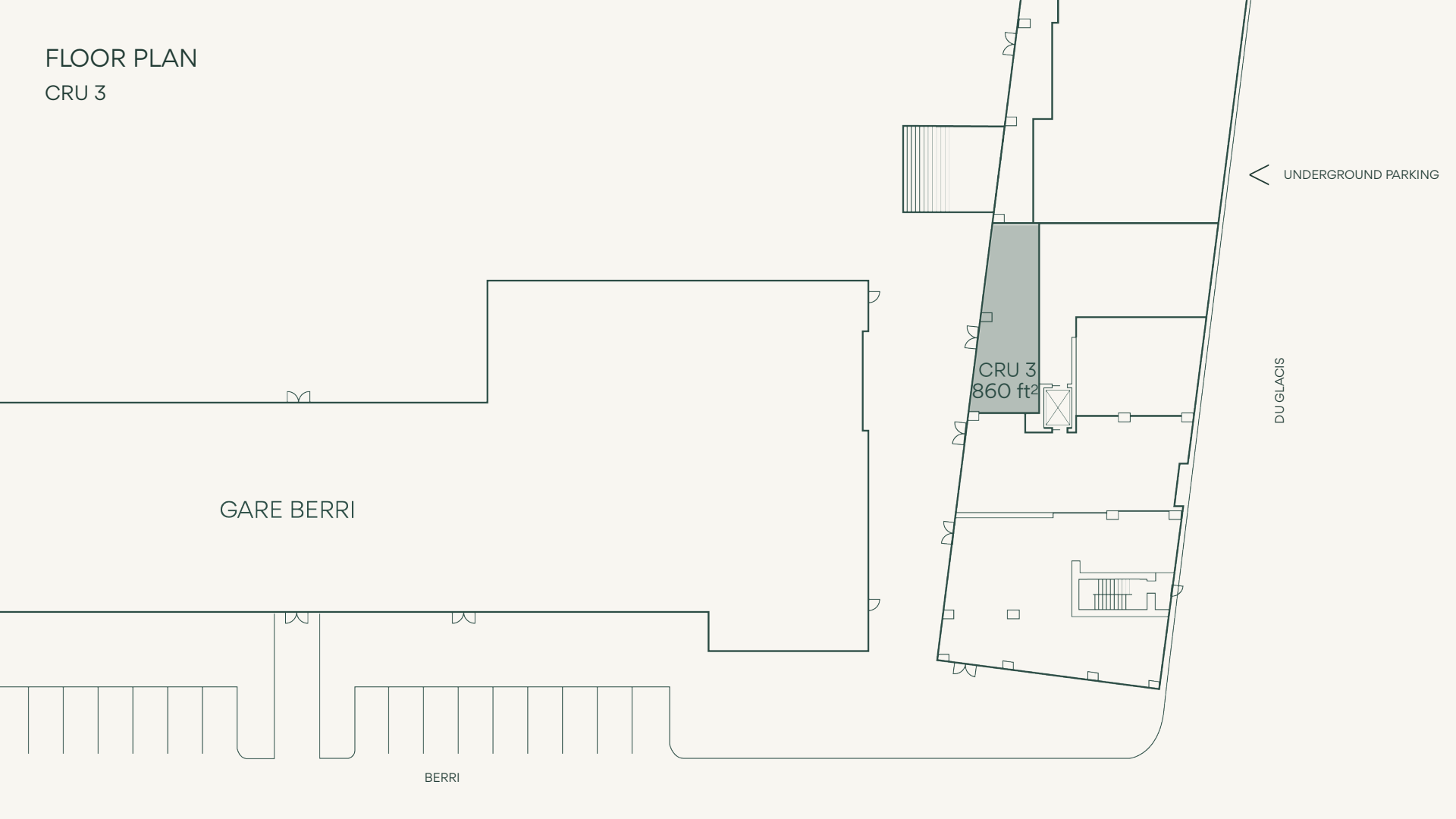
Main entrance	Rue Berri
Gross leasable area	1,125 ft <sup>2</sup>
Ceiling height	17'-10"
Structure	Concrete
Facade	Glass and brick
Access points	Berri Street, interior courtyard, loading dock and service elevator.
Parking	Underground
Notes	<ul style="list-style-type: none"><li>• Direct access to loading dock, compactors and service elevator to basement.</li><li>• Possibility of terrace.</li></ul>

NORTHERN FACADE  
COMMERCIAL UNIT 2



Courtyard

FLOOR PLAN  
CRU 3



GARE BERRI

CRU 3  
860 ft<sup>2</sup>

DU GLACIS

UNDERGROUND PARKING

BERRI

# Space Details

## Tower A - CRU 3

Main entrance	Rue Berri
Gross leasable area	860 ft <sup>2</sup>
Ceiling height	17'-10"
Structure	Concrete
Facade	Glass & brick
Access points	Berri Street or St-Hubert via interior courtyard Notre-Dame via monumental staircase
Parking	Underground
Notes	<ul style="list-style-type: none"><li>• Façade offering great visibility in courtyard in staircase sightline.</li><li>• Proximity to residential lounge and monumental staircase.</li><li>• Southwest exposure.</li><li>• Possibility of terrace.</li></ul>



NORTHERN FACADE  
COMMERCIAL UNIT 3



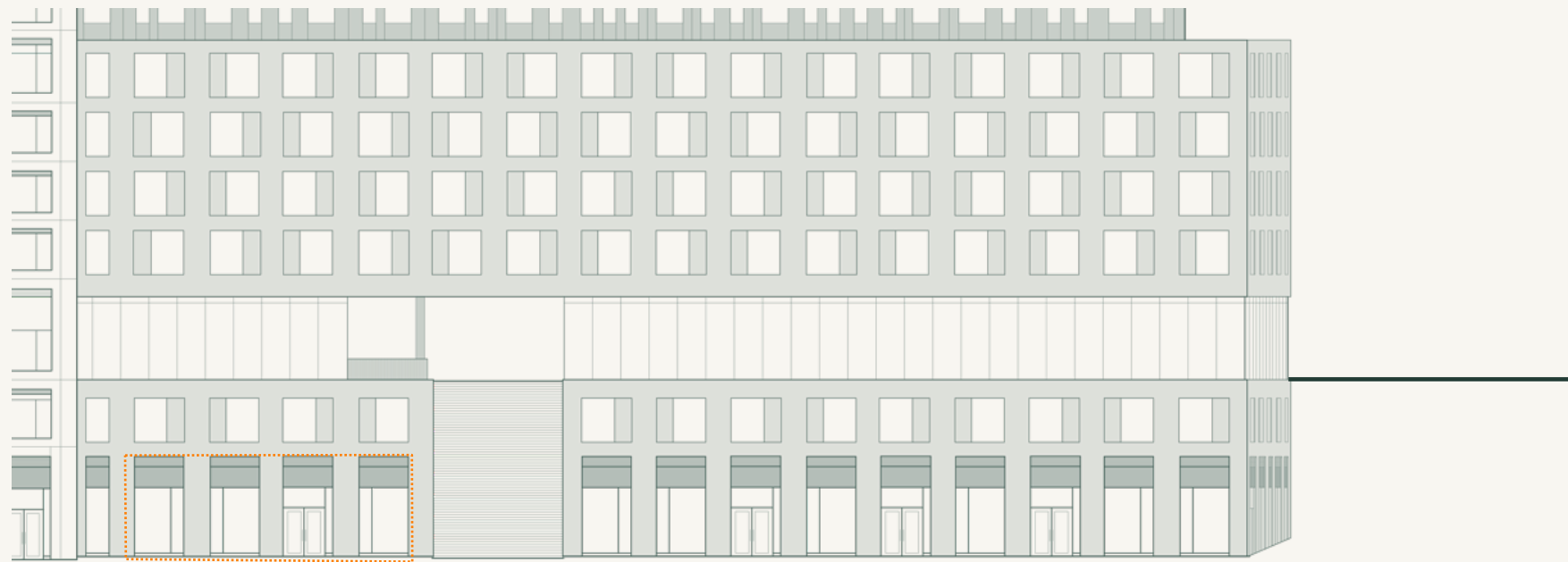
Courtyard

# Space Details

## Tower A - CRU 4

Main entrance	Inner courtyard
Gross leasable area	490 ft <sup>2</sup>
Ceiling height	17'-10"
Structure	Concrete
Facade	Glass & brick
Access points	Berri Street or St-Hubert via interior courtyard Notre-Dame via monumental staircase
Parking	Underground
Notes	<ul style="list-style-type: none"><li>• Façade offering great visibility in courtyard in staircase sightline.</li><li>• Proximity to residential lounge and monumental staircase.</li><li>• Southwest exposure.</li><li>• Possibility of terrace.</li></ul>

NORTHERN FACADE  
COMMERCIAL UNIT 4



Courtyard



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