



AURORA

À LOUER | FOR RENT

PRIME RETAIL SPACE

4440, boul. St-Laurent, Montréal



Property Details

- Building Size: 82,200 sf
- Square Footage: 3,591
- Asking Net Rent: \$20.00 psf
- Additional Rent
 - OPEX \$9.34 psf
 - Taxes \$6.41 psf

Highlights

- Can bring façade to street level
- Situated on renowned St-Laurent Boulevard in the trendy Plateau neighbourhood of Montreal
- Surrounded by a multitude of fashion retailers, restaurants and businesses, creating a high pedestrian & vehicular count
- Traffic Count: 13,220
- Daytime Population: 352,341 (3km radius)

JOSHUA HASEN

Real Estate Broker

Director - Urban Development

C (514) 909-3300

E jhasen@auroraconsultants.com

AURORA REALTY CONSULTANTS INC.

Real Estate Agency

1635 Sherbrooke Street West, Suite 210

Montreal (QC) H3H 1E2

www.auroraconsultants.com



AURORA

À LOUER | FOR RENT

ALLIED

Version: FP2A Prepared: 21/10/2015
Measured: 25/04/2014

4446 St Laurent Boulevard
Montreal, Quebec

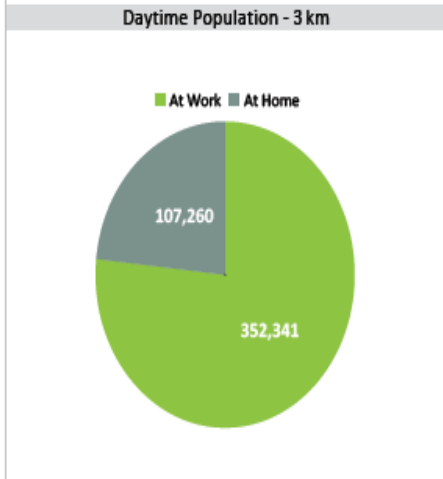
Floor 1

Please Refer to
Corresponding Area Chart

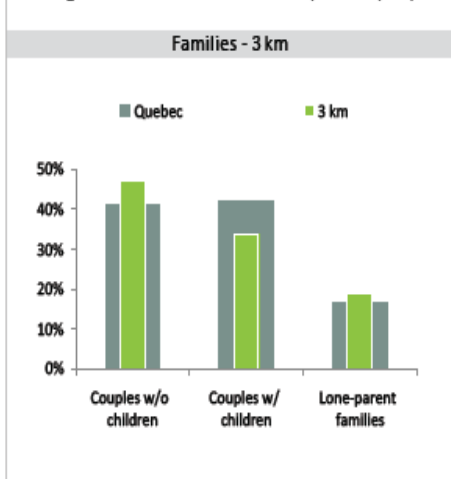
This work product has been prepared by Extreme Measures Inc. pursuant to a contract with the Client for the sole benefit of and use by the Client. No third party may rely on this work product without the receipt of a reliance letter from Extreme Measures Inc.

extreme measures Tel: 416.323.2868 Fax: 416.323.0868
me@extrememeasures.com www.extrememeasures.com

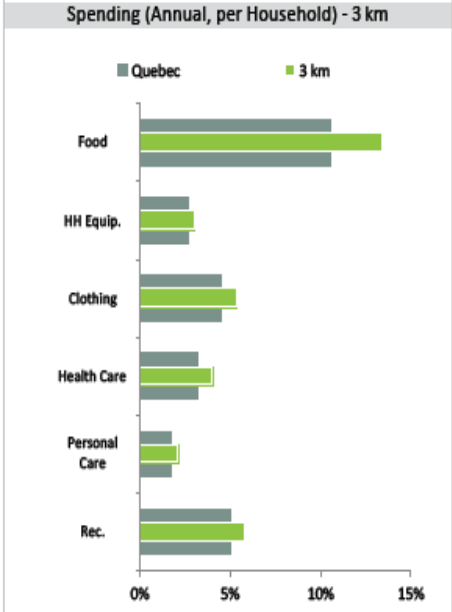
Labour Force & Occupations		
	3 km	Prov.
Labour Force by Occupation	148,762	4,399,461
Management	14,786	408,874
Bus., fin. & admin	24,080	694,308
Natural & applied sciences	16,171	332,328
Health occupations	8,377	300,218
Soc. sci., educ. & gov't	24,893	522,343
Art, culture, rec. & sport	18,034	150,384
Sales & Service	31,440	1,025,355
Trades, transp. & equip. op.	4,645	581,658
Primary industry	336	66,398
Processing, manuf. & util.	1,907	223,173
Total Daytime Population	459,602	8,237,129



Family, Marital Status		
	3 km	Prov.
Total Census Families	48,601	2,223,248
Average Persons Per Family	2.7	2.9
Total Couples	39,434	1,852,392
Without children at home	22,966	914,519
With children at home	16,468	937,873
Lone-parent families	9,167	370,856
Children Per Census Family	0.9	1.0
Pop. 15+ by Relationship	217,341	7,005,218
Not common-law	131,980	3,087,934
Married (not separated)	44,286	2,383,341
Living common law	41,075	1,533,943



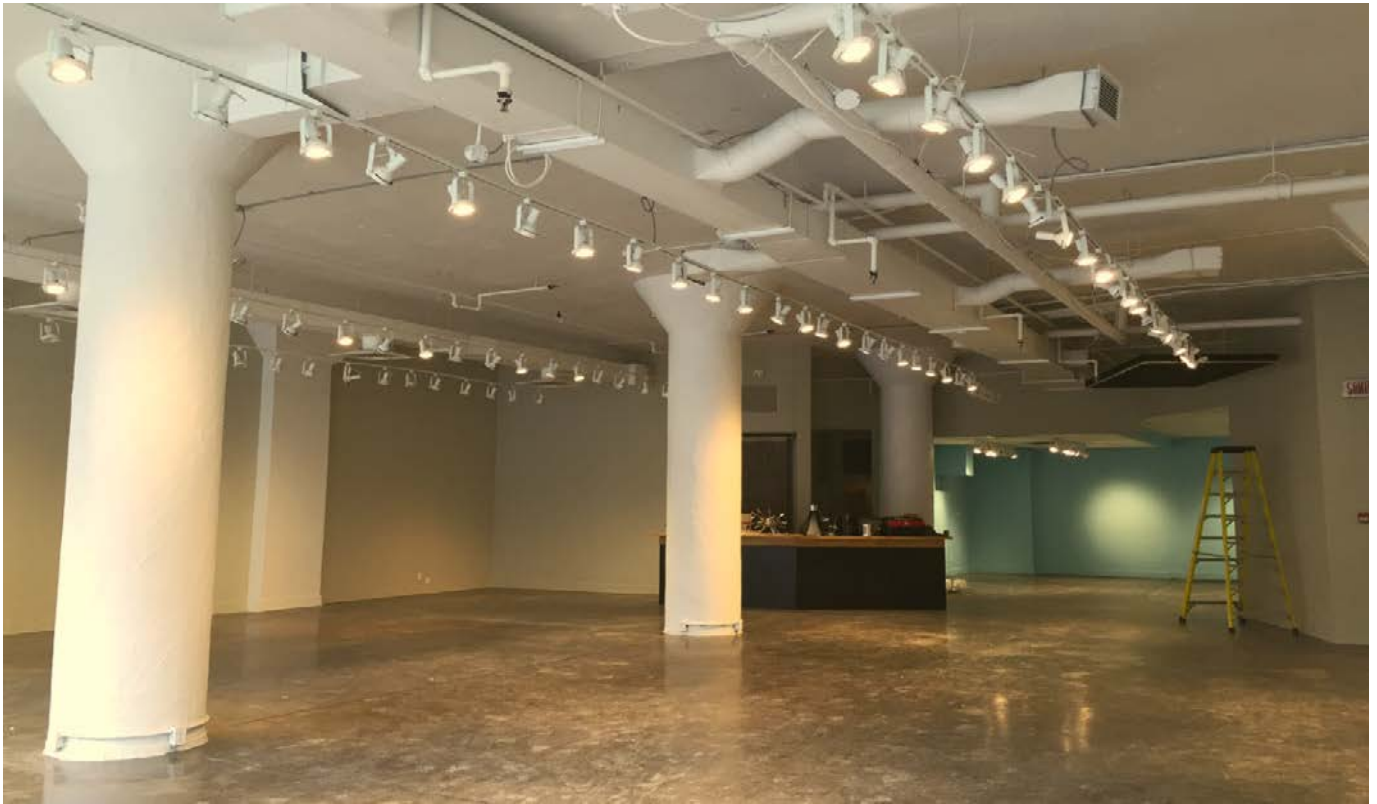
Spending (Annual, per Household)		
	3 km	Prov.
Total Current Consumption	\$ 49,510	\$ 52,911
Food	\$ 6,952	\$ 7,346
Household Furnish., Equip	\$ 1,557	\$ 1,812
Clothing	\$ 2,763	\$ 3,064
Health Care	\$ 2,070	\$ 2,199
Personal Care	\$ 1,067	\$ 1,144
Recreation	\$ 2,983	\$ 3,461
All Other Consumption	\$ 47,680	\$ 50,835





AURORA

À LOUER | FOR RENT





AURORA

À LOUER | FOR RENT

Site Map

4440 Boulevard St-Laurent, Montreal, QC H2W 1Z5, Canada - 0 - 1 km, 0 - 2 km, 0 - 3 km

CMA: Montréal

2016-Apr-20



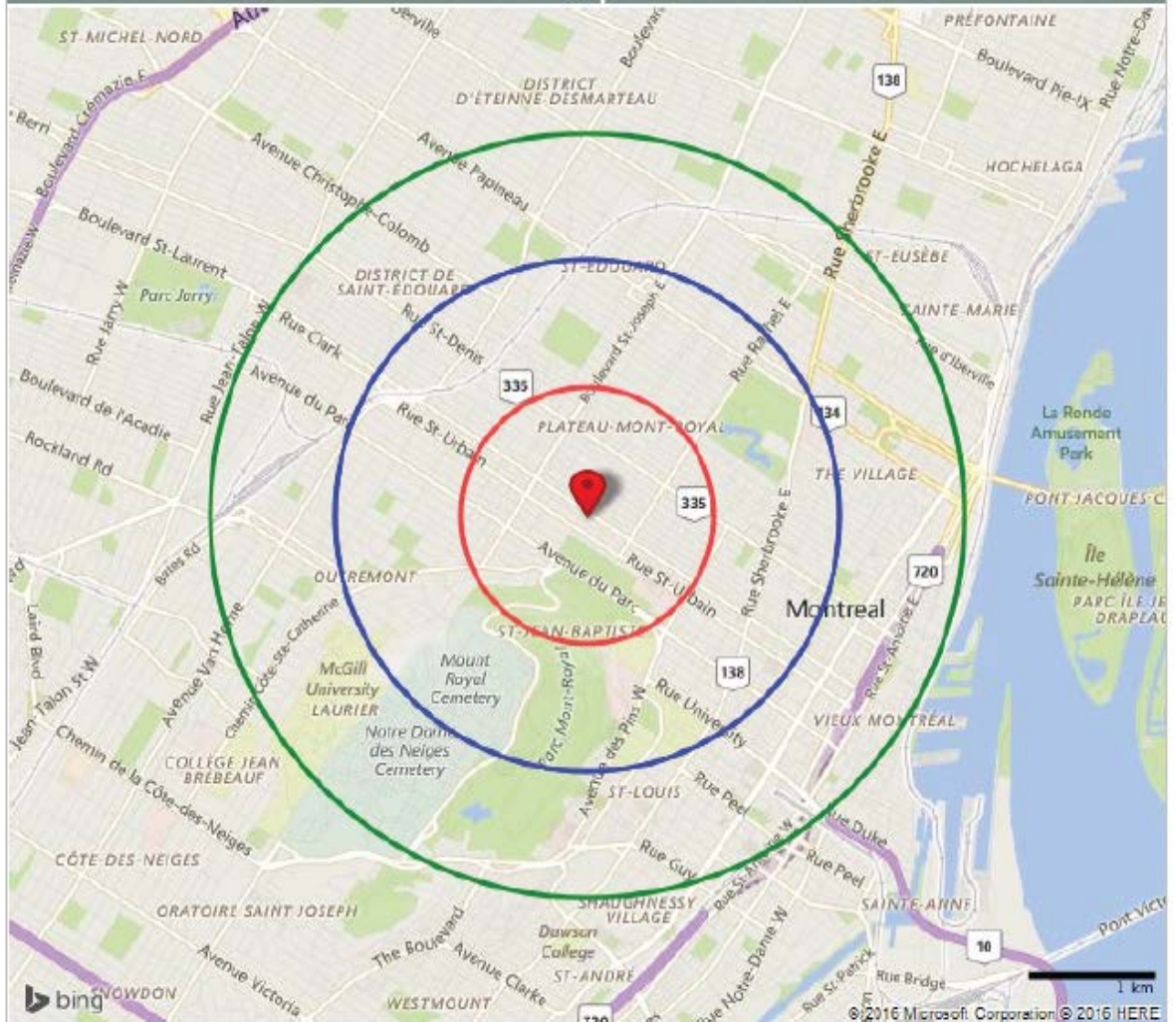
aurora

Legend

Study Area

- 1.00 km
- 2.00 km
- 3.00 km

Map



©Copyright 2015 - Tetrad

Powered by Sitewise Pro

JOSHUA HASEN

Real Estate Broker
Director - Urban Development

C (514) 909-3300

E jhasen@auroraconsultants.com

AURORA REALTY CONSULTANTS INC.

Real Estate Agency

1635 Sherbrooke Street West, Suite 210

Montreal (QC) H3H 1E2

www.auroraconsultants.com