

1300

ST. CATHERINE WEST

A FLAGSHIP
CORNER
OPPORTUNITY

ST. CATHERINE W.
Corner DE LA MONTAGNE



1300

ST. CATHERINE WEST

A SINGULAR BRAND
PRESENCE IN A HIGH
DEMAND RETAIL NODE



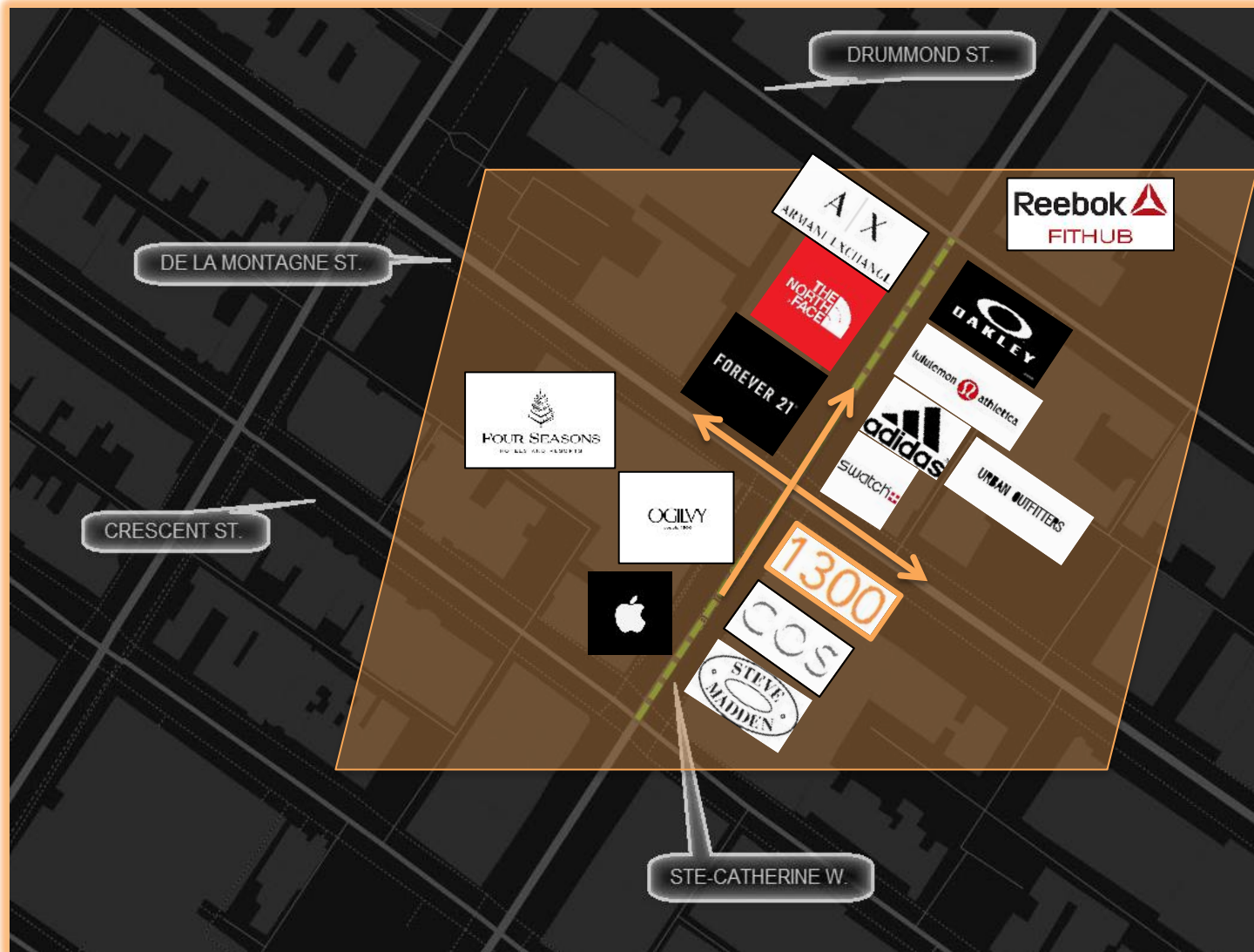
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| Property Highlights | Area | Ceiling Height |
|---------------------------------|------|--------------------------|
| Total Area | 8920 | |
| Ground Floor | 2650 | +/- 16'2" |
| 1st Floor | 1200 | +/- 10'8" |
| 2nd Floor | 1270 | +/- 13' |
| Attic | 1200 | +/- 10'5" |
| Basement | 2600 | +/- 7' or more if needed |
| Frontage (St.Catherine W) | | 25 LF |
| (de la Montagne) | | 42 LF |
| Net Rental Rate | | To be discussed |
| Additional Rent (on total area) | | |
| Operating Costs | | \$ 3,61 psf |
| Taxes | | \$ 23,89 psf |
| Electricity | | Metered |

SURROUNDED BY GREAT NEIGHBORS

St. Catherine W. corner of de la Montagne

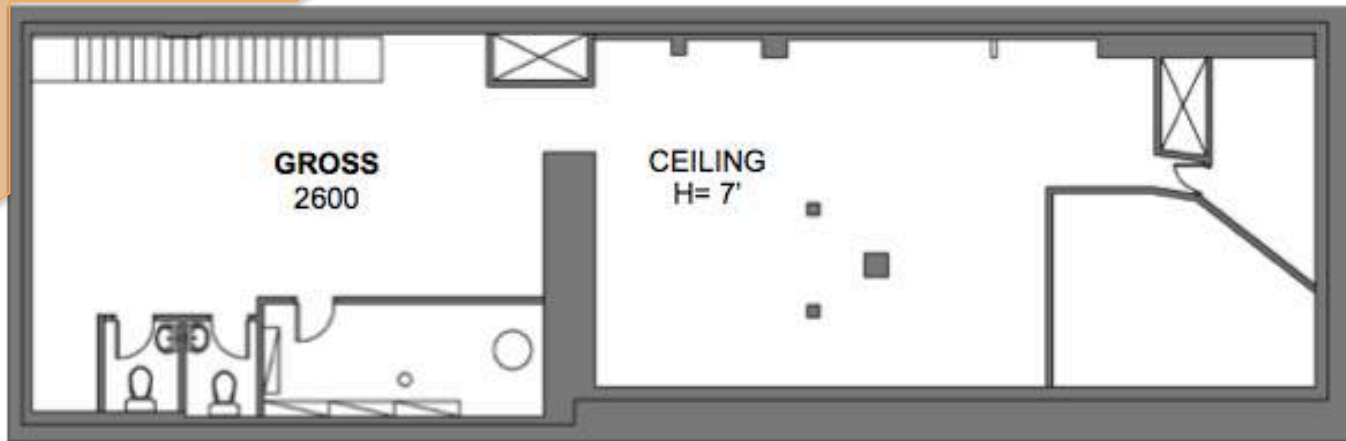


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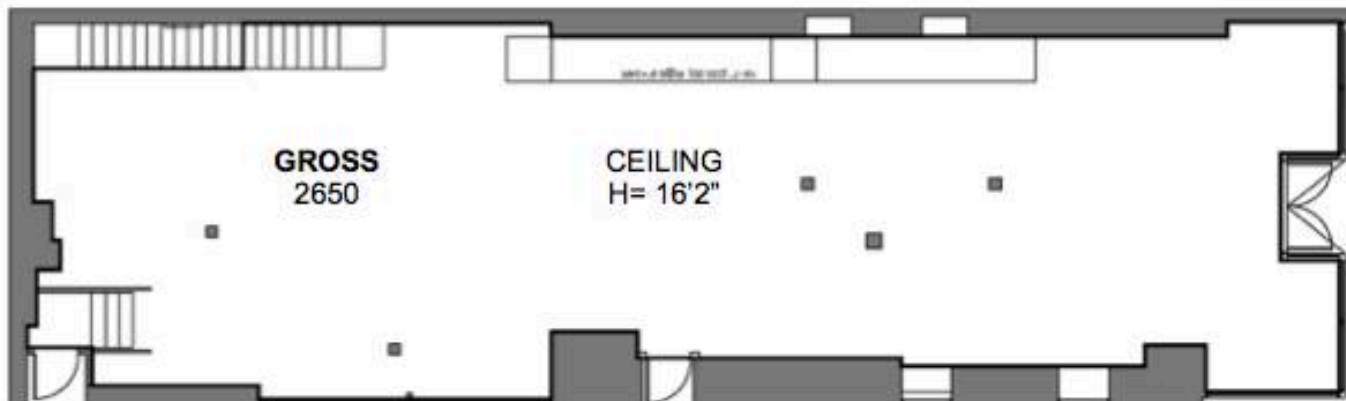
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FLOOR PLANS



**BASEMENT FLOOR
PLANS**

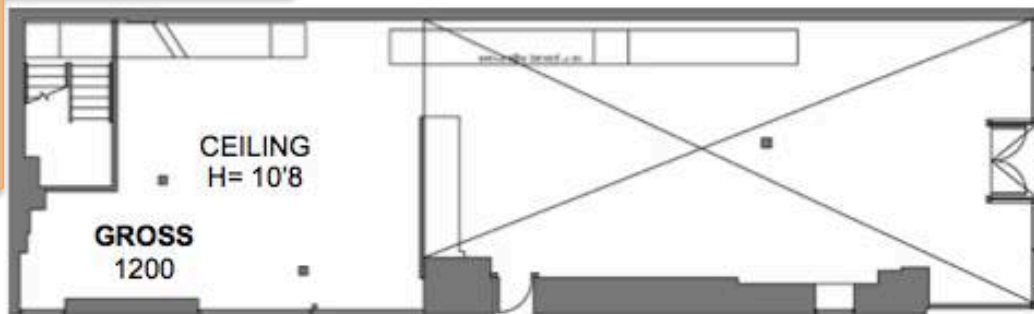


MAIN FLOOR PLANS

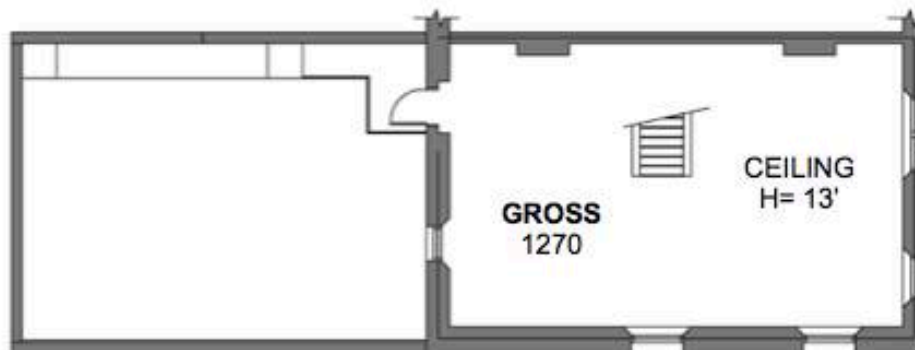
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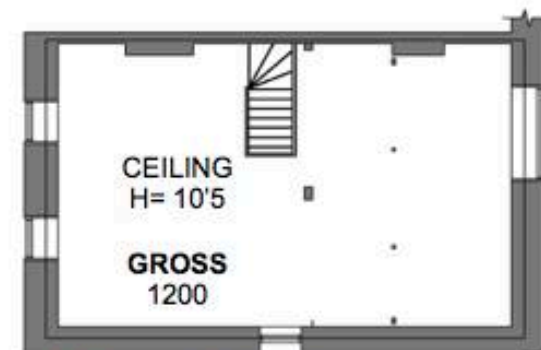
FLOOR PLANS



SECOND FLOOR PLAN



THIRD FLOOR PLANS



ATTIC FLOOR PLANS

MONTREAL

HIGHLIGHTS & NUMBERS

St. Catherine Street W is THE primary commercial artery of downtown Montreal

Holt Renfrew/Ogilvy are Montreal's leading luxury shopping experience

+/- 27 million visitors per year (including over 9 million tourists)

Daytime population of over 482,000 people in a 3-km radius

Adjacent to 32 km of Montreal's underground network

Four Seasons Hotel scheduled to open in 2018

Household income of \$83,000+ per year

+/- 150,000 students within the trade area

21 million sq. ft. of offices in the CBD

World of culture / City of festivals

Fine dining / Great shopping

& much more

1300

ST. CATHERINE WEST

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