

# LE HUB

COMMERCIAL SPACES FOR RENT  
FROM 1,600 SF TO 7,500 SF

7474

ST-HUBERT, VILLERAY



## THE SPACE

### Available

- 6 months following the lease signature

### Features

- Ground Floor - From 1600 sf to 7 500 sf
- Frontage of +/- 100 linear feet
- Ceiling Height of +/- 12 feet
- Occupancy Rate (Office & Condos) @ 100%
- 2 Interior Parking Spaces *(subject to availability)*

### Terms & Conditions

- Term: 5 or 10 years
- Asking Net Rent: 25,00\$ per sf
- Additional Rent Estimate: 10,00\$ per sf

### The Neighbourhood

- Plaza St-Hubert – 2-minute walking distance
- Jean-Talon Subway – A 5-minute walk  
(At the crossroads of the blue & orange lines )
- Jean-Talon Market +/- 11-minute walk

## STATISTICS

(Radius of 3 km)

### Population

- 20 to 44 years old: 44,6% (Avg Age of 36,8)
- Daytime Population of 235 834
  - At work = 47,9%

### Average Household Income

- 1 km = \$ 61 644
- 3 km = \$ 65 172
- 5 km = \$ 67 613
- + de \$80 000 = 25% (3 km)

### Education

- College = 15,8%
- University = 45,1%

### Market Potential

- Food  
1,072B\$
  - Restaurants  
384M\$
- Health & Personal Care 584M\$
- Leisure  
352M\$

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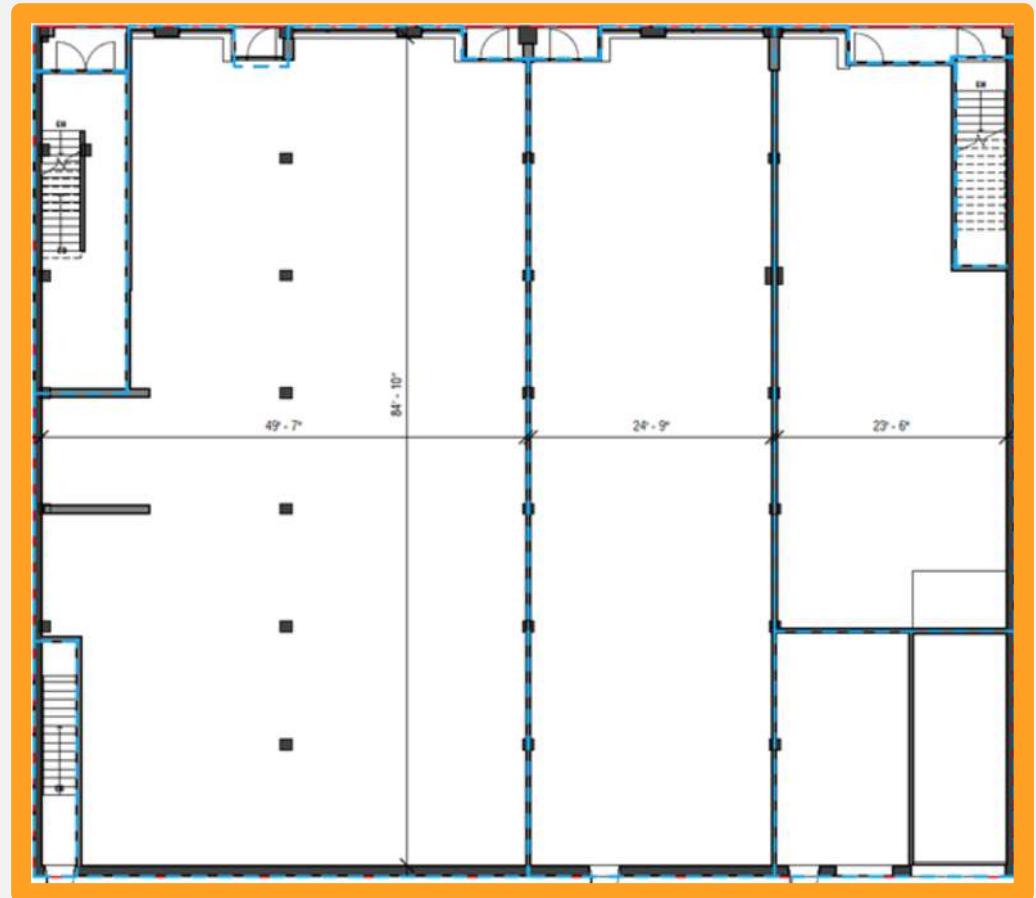


## FLOOR PLAN

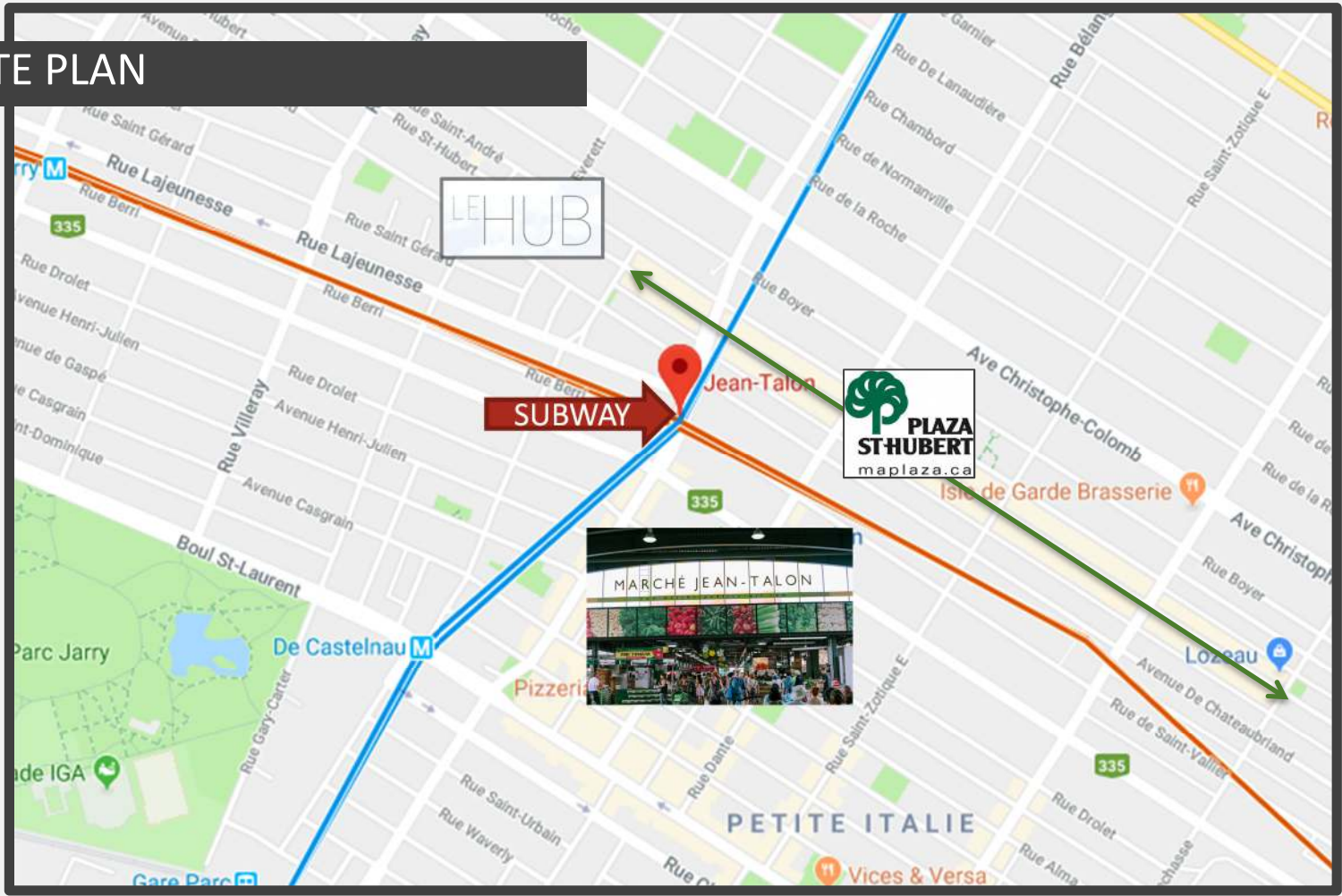
- Frontage of +/- 100 linear feet
- Ceiling height of +/- 12 feet
- Space can be subdivided
- Deliveries: Access through the back alley

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# SITE PLAN





**MANON PARISEN**

Real Estate Broker  
Senior Vice President & COO  
M (514) 627-0321  
E mparisien@auroraconsultants.com

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**JOSHUA HASEN**

Real Estate Broker  
Director – Urban Development  
M (514) 909-3300  
E jhasen@auroraconsultants.com



THE HUB  
MONTREAL / VILLERAY