



The **SPACE**



AVAILABILITY

Immediate

HIGHLIGHTS

- **Ground Floor Area: +/- 2,600 square feet**
- **Asking Net Rent: \$30.00 per square foot**
- **Additional Rent: \$13.00 per square foot**
- **Frontage: To be confirmed**
- **Ceiling Height: +/- 18 feet**

***: Plus GST & QST

Property HIGHLIGHTS

The PREMISES

Area: 2,600 square feet

Net Rent: \$30.00 per square foot***

Additional Rent: \$13.00 per square foot

- Downtown area
- Facing new « Humaniti » project
- Close proximity to Place des Arts & new CHUM hospital
- High ceilings
- Ground level
- Exterior street public parking

The DEMOGRAPHICS

Population

- 0.5 km: 3,314
- 1 km: 17,683
- 2 km: 84,081

Daytime Population

- 0.5 km: 105,799
- 1 km: 243,253
- 2 km: 348,641

Average Household Income

- 0.5 km: \$85,618
- 1 km: \$76,484
- 2 km: \$71,249

Average Age*** – 43 years old

Education (25-64 Years Old)**

- College & University = +80%

The MARKET (Radius of 0.5 km)

Daily Traffic ***

- Vehicles 16,840
- Pedestrians 12,331

Market Potential of **\$128.2M** (Radius of 0.5 km) ***

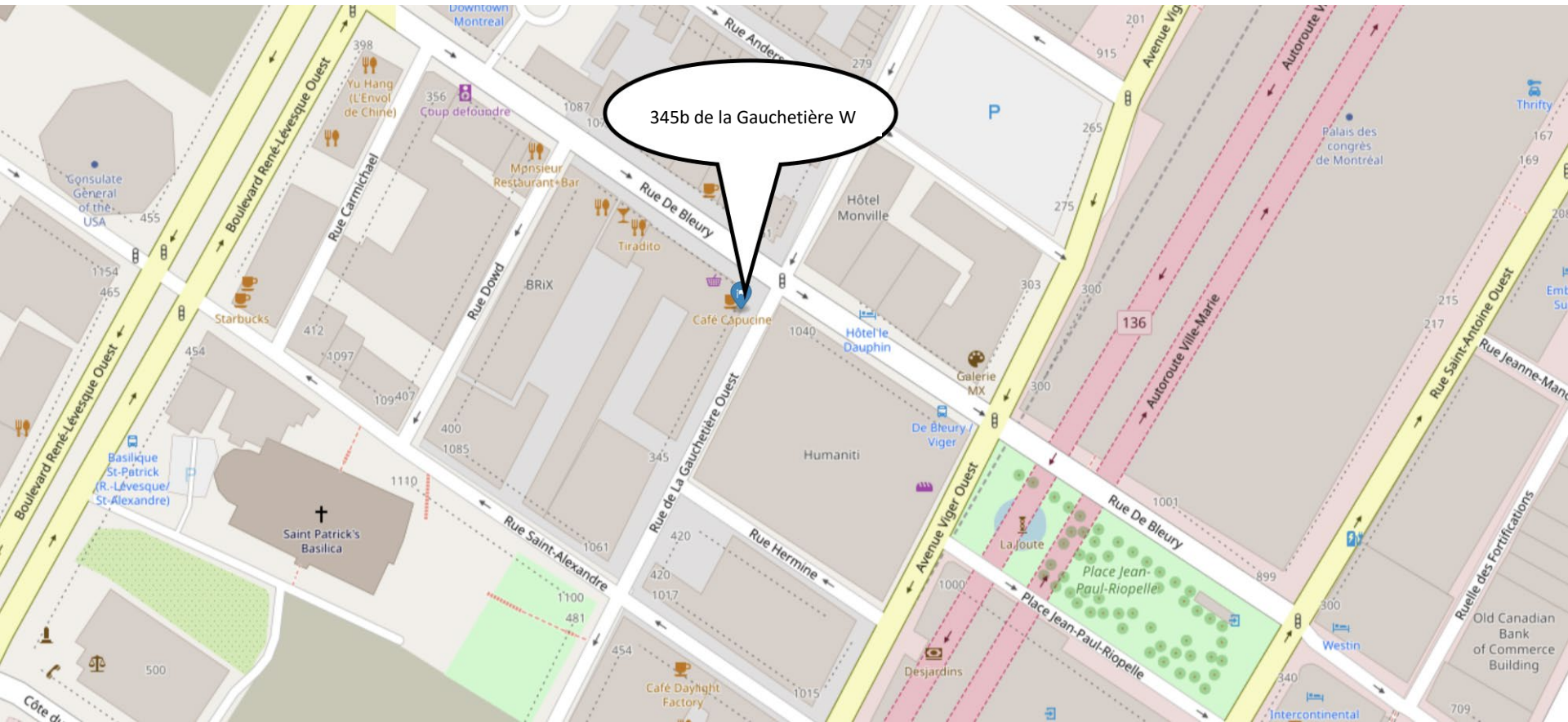
- Recreation \$ 8,77M
- Food \$21,19M
- Health Care \$ 6,78M
- Personal Care \$ 3,24M

***: Plus GST/QST

** : Radius of 0.5 km

*** Data Source: Pinpoint

The LOCATION



345b DE LA GAUCHETIÈRE WEST MONTREAL (QC) H2Z 0A8

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