

For Lease

Strategic Retail Opportunities in Central Montreal

3518-3540 Saint-Laurent Boulevard, Montréal



Benedict Bouvier

Associate Vice President | Real Estate Broker

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3518-3540 Saint-Laurent Boulevard, Montréal

Nearby Retailers

For more information,
please contact

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For lease

Located at the northwest corner of Saint-Laurent Boulevard and Milton Street, 3518-3540 Saint-Laurent Boulevard is a Brick & Beam retail destination in the heart of the Plateau-Mont-Royal.

Positioned along one of Montreal's most iconic commercial corridors, the property is surrounded by a dense mix of restaurants, bars, and neighbourhood retailers, and benefits from close proximity to downtown.

Address 3518-3540 Saint-Laurent Boulevard, Montréal

3518 Saint-Laurent: 7,737 SF

Total Area 3526 Saint-Laurent: 2,025 SF

3540 Saint-Laurent: 4,008 SF

Availability Immediate

Net Rent Contact Broker

**Operating Expenses
(Estimated 2025)** TBC



**Available
Immediately**



**Underground
parking**



**Great Street
Exposure**



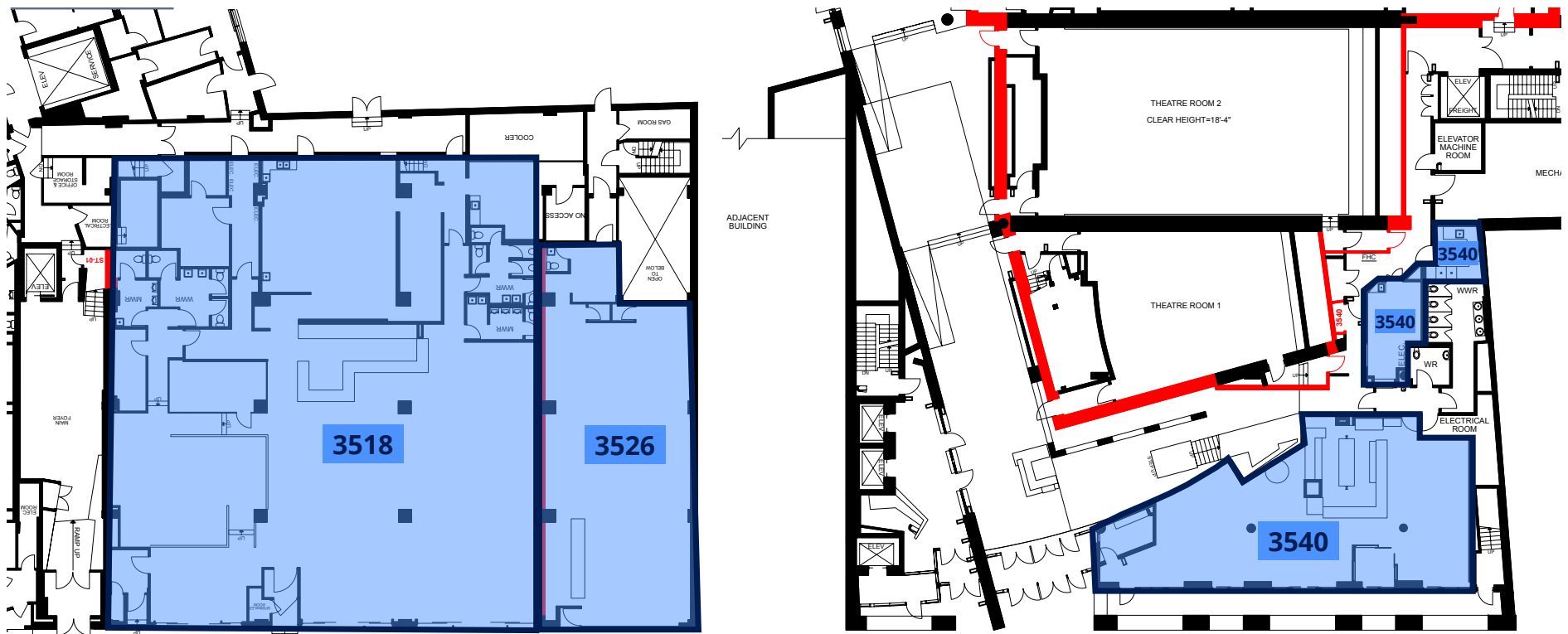
**Surrounded by
restaurants and
retail spaces**



3518-3540 Saint-Laurent Boulevard, Montréal Floor Plans

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Saint-Laurent Boulevard

3518-3540 Saint-Laurent Boulevard, Montréal Pictures

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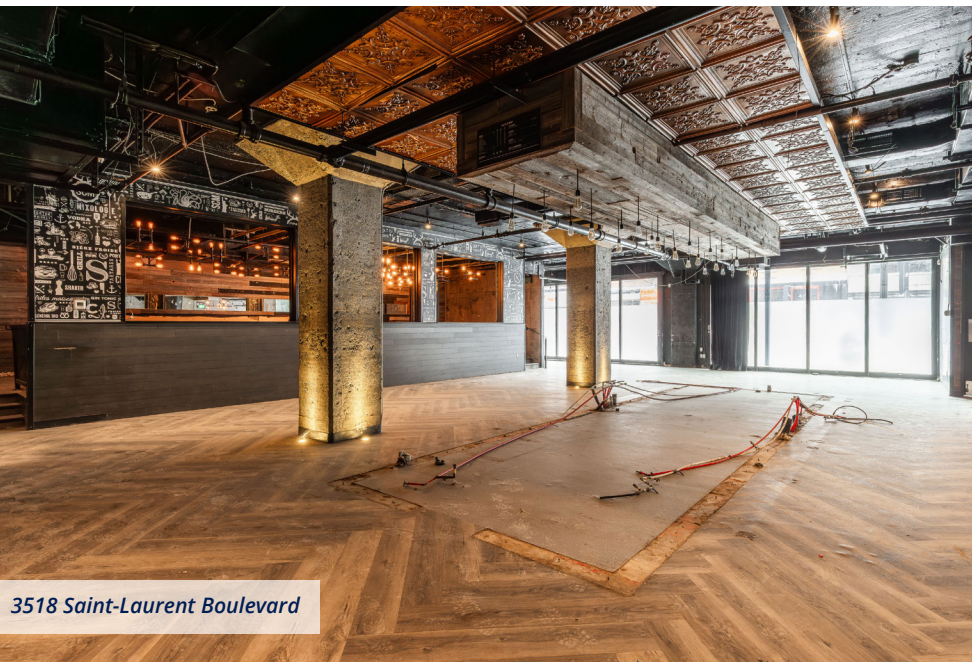
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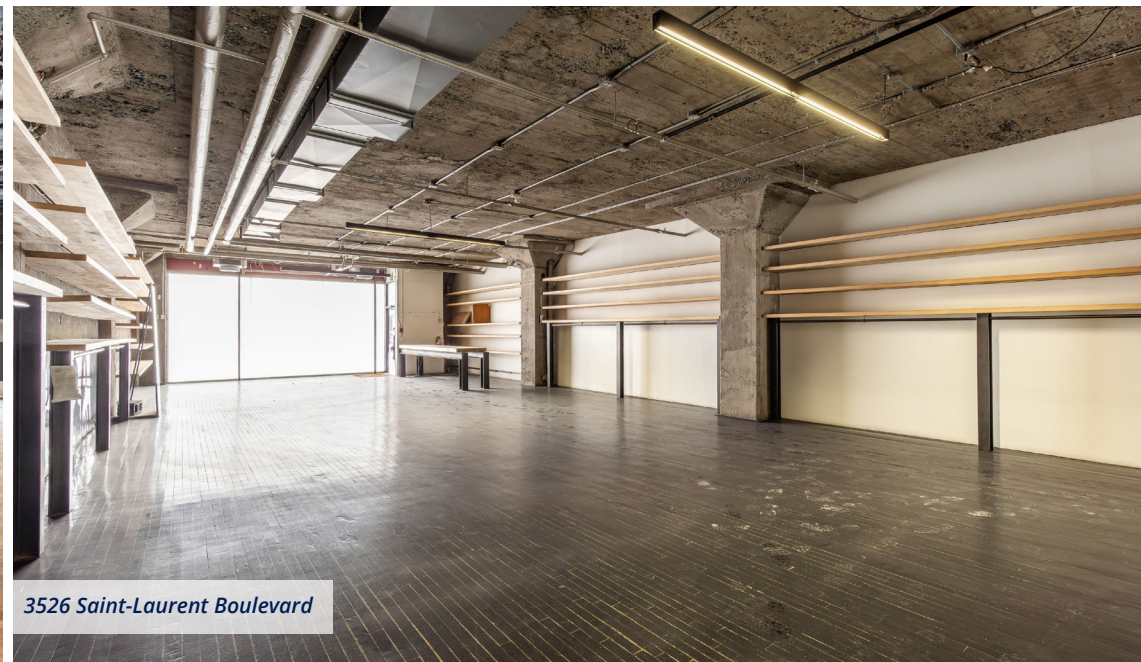
3540 Saint-Laurent Boulevard | Unit 101



3540 Saint-Laurent Boulevard | Unit 101



3518 Saint-Laurent Boulevard



3526 Saint-Laurent Boulevard

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Area Overview

Located along one of Montréal's most dynamic commercial corridors, 3526 boulevard Saint-Laurent sits in the heart of the Plateau-Mont-Royal, at the crossroads of culture, retail, and urban life.

The area is defined by a strong mix of independent boutiques, destination restaurants, cafés, nightlife venues, and creative businesses, making Saint-Laurent Boulevard a constant draw for both locals and visitors.

The neighbourhood benefits from high pedestrian traffic, fueled by nearby residential density, a young and engaged demographic, and the street's reputation as a go-to destination for shopping and dining.

Demographics

0.5 km radius



Population
2025
15,361



Average
Age
39.1



Average
Household Income
\$75,593

Source : Colliers Hydra, 2025.



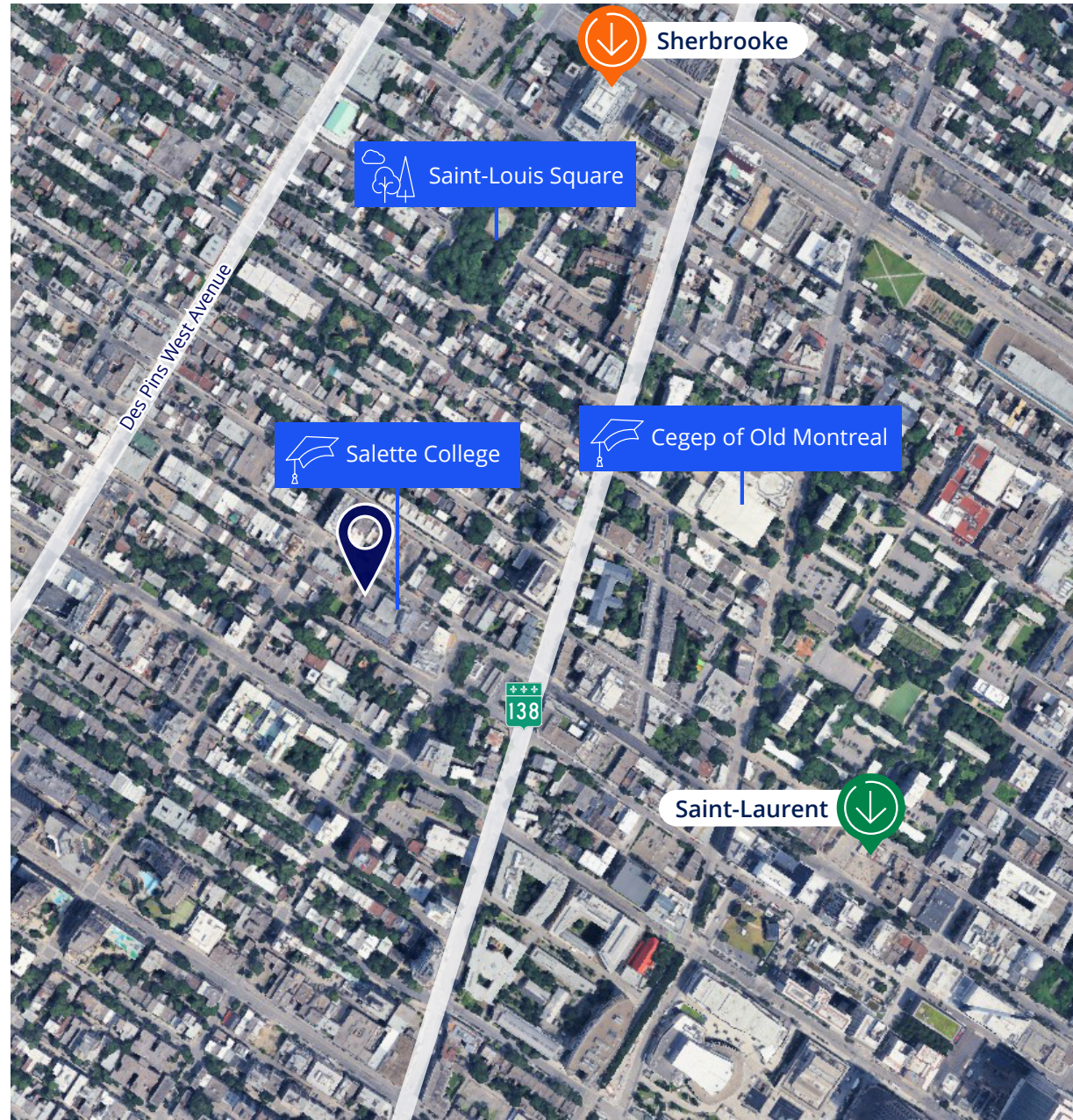
100
Walk Score



99
Bike Score



87
Transit Score

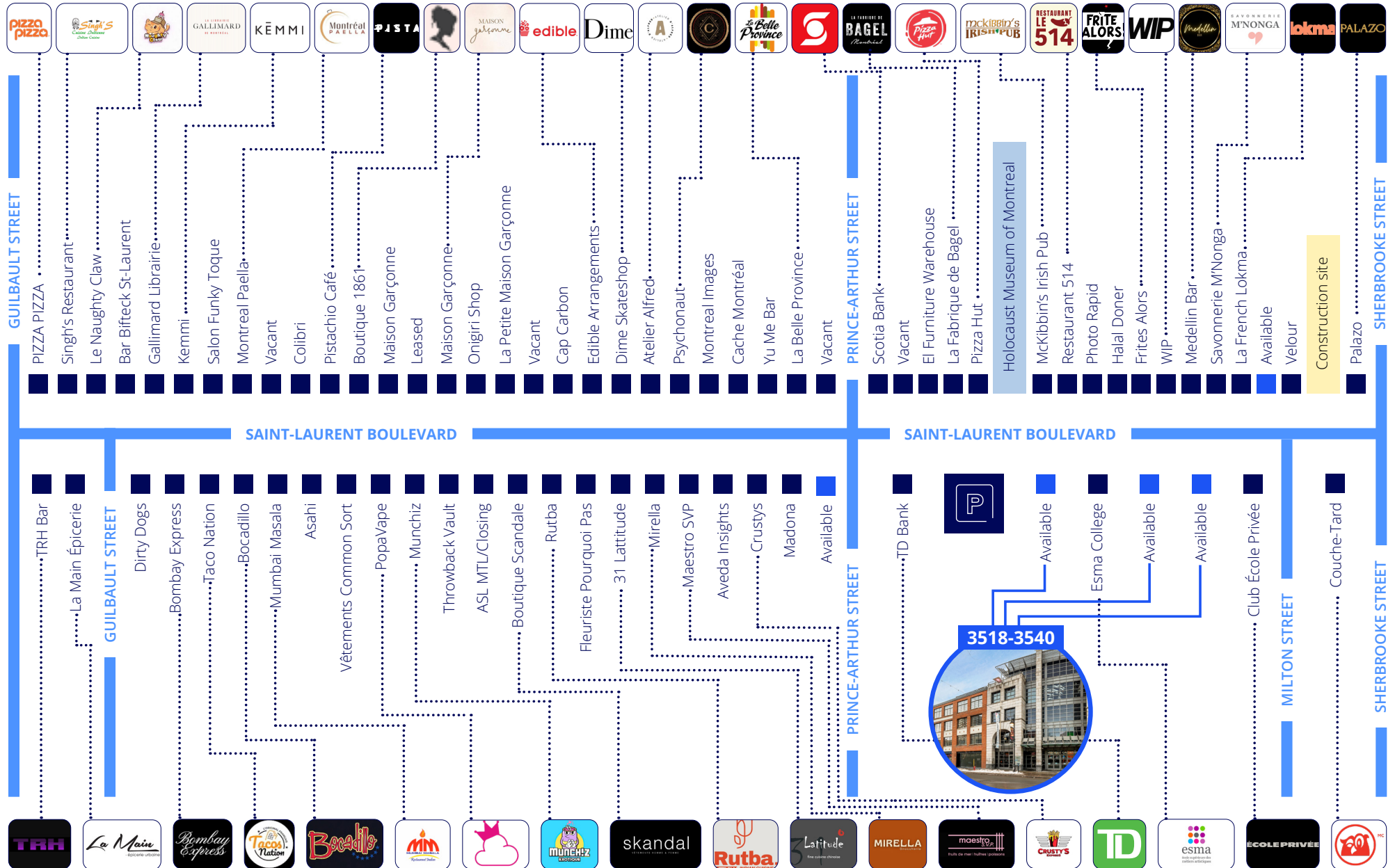


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