

# 4200

SAINT-LAURENT

FOR LEASE

Prime Retail Spaces in  
the Heart of the Plateau

1,086 SF up to 3,046 SF





# 4200

SAINT-LAURENT

## OVERVIEW

4200 St-Laurent is a prominent choice for companies who are seeking to establish their business in a prime location with superior visibility along one of Montreal's main commercial arteries.

Located in the heart of the Plateau, the property offers up to 8,027 SF of prime retail spaces in one of Montreal's most lively and creative neighbourhoods.

The spaces features excellent street exposure, large storefront windows, and a versatile layout, making it ideal for restaurant and café use. Surrounded by boutiques, restaurants, and cultural venues, it's a perfect spot for a brand seeking visibility and character.

# THE AREA

4200 Saint-Laurent is located within Downtown Montreal, and more specifically in the vibrant Plateau-Mont-Royal. Its strategic location offers excellent visibility on a high-traffic commercial artery as well as convenient access to Mount Royal Park, the Quartier des Spectacles, McGill, Concordia, trendy restaurants, cafés, and a diverse array of other cultural attractions.

Located on the corner of Saint-Laurent Boulevard and Rachel Street, the Property sits on one of Montreal's busiest commercial arteries.



Total Daytime Population

**22,346**



Median Age

**33.9**



Median HH Income

**\$67,751**



Employment Rate

**90.3%**



## THE MOUNT ROYAL PARK

Mount Royal, affectionately called "the mountain" by Montrealers, is the city's emblematic green oasis. Perfect for nature lovers and outdoor enthusiasts, the park offers a variety of services and activities, including guided hikes, exhibitions, concerts and cultural events.

It's a beloved spot to spend time with nature, while discovering the mountain's rich history and magnificent landscape throughout the seasons.



## SAINT-LAURENT BOULEVARD

Affectionately known as The Main, the iconic Saint-Laurent Boulevard dates back to Montréal's very first street grid plan. From local retailers to international organizations, over 600 diverse businesses benefit from the heavily frequented boulevard.

Day and night, the boulevard is home to Montreal's artistic and cultural scene: Pop Montreal, Mural Fest and the Taverne Tour are just a few of its annual events.

Residents and workers enjoy the plethora of quality restaurants, quaint cafés and after-work venues along Saint-Laurent.



## JEANNE-MANCE PARK

At the foot of Mount-Royal and steps from 4200 St-Laurent, beautiful Jeanne-Mance Park is a popular meeting spot.

Local residents and daytime professionals meet after work to take advantage of the park's tennis courts, soccer field, baseball field and beach volleyball facilities.

Source: Colliers Hydra 2025, 2 km radius Market Overview

# THE AREA



- ### RESTAURANTS & CAFÉS
- 1 LE BAR DARLING
  - 2 SCHWARTZ'S DELI
  - 3 LE MAJESTIQUE MONTRÉAL
  - 4 LE FILET
  - 5 GABÉ CAFÉ
  - 6 TORDU CAFE ET CREMERIE
  - 7 NOREN
  - 8 OMNIVORE ST-LAURENT
  - 9 BAGEL ETC.
- ### STORES
- 1 LATITUDE NORD FURNITURE
  - 2 SCHRETER'S
  - 3 HOME HARDWARE
  - 4 FIDO
  - 5 JET-SETTER
  - 6 RONA BOIS IDÉAL
  - 7 M FITNESS GYM

- ### WALKING DISTANCES
- ↓ MONT-ROYAL | 15 MIN
  - ↓ LAURIER | 19 MIN
  - ↓ SHERBROOKE | 20 MIN

**TRANSIT SCORE**  
76%

**WALK SCORE**  
100%

**BIKE SCORE**  
96%

# BUILDING DETAILS

**PROPERTY ADDRESS** 4200 Saint-Laurent Boulevard, Montreal

**FLOORS** 14

**YEAR BUILT** 1972

**RENOVATION** 1997

**TOTAL AREA** 325,173 SF

**BUILDING FEATURES**

- Onsite Gym & Coffee Shop
- Bicycle Parking
- 24/7 Security
- 3 Loading Docks
- 1 Freight Elevator
- 133 underground parking spaces



## RETAIL SPACES

RETAIL AREA AVAILABLE 8,027 SF

FLOOR Ground floor

NET RENT Contact broker

ADD.RENT (est. 2025) \$16.45 / PSF

## AVAILABILITIES

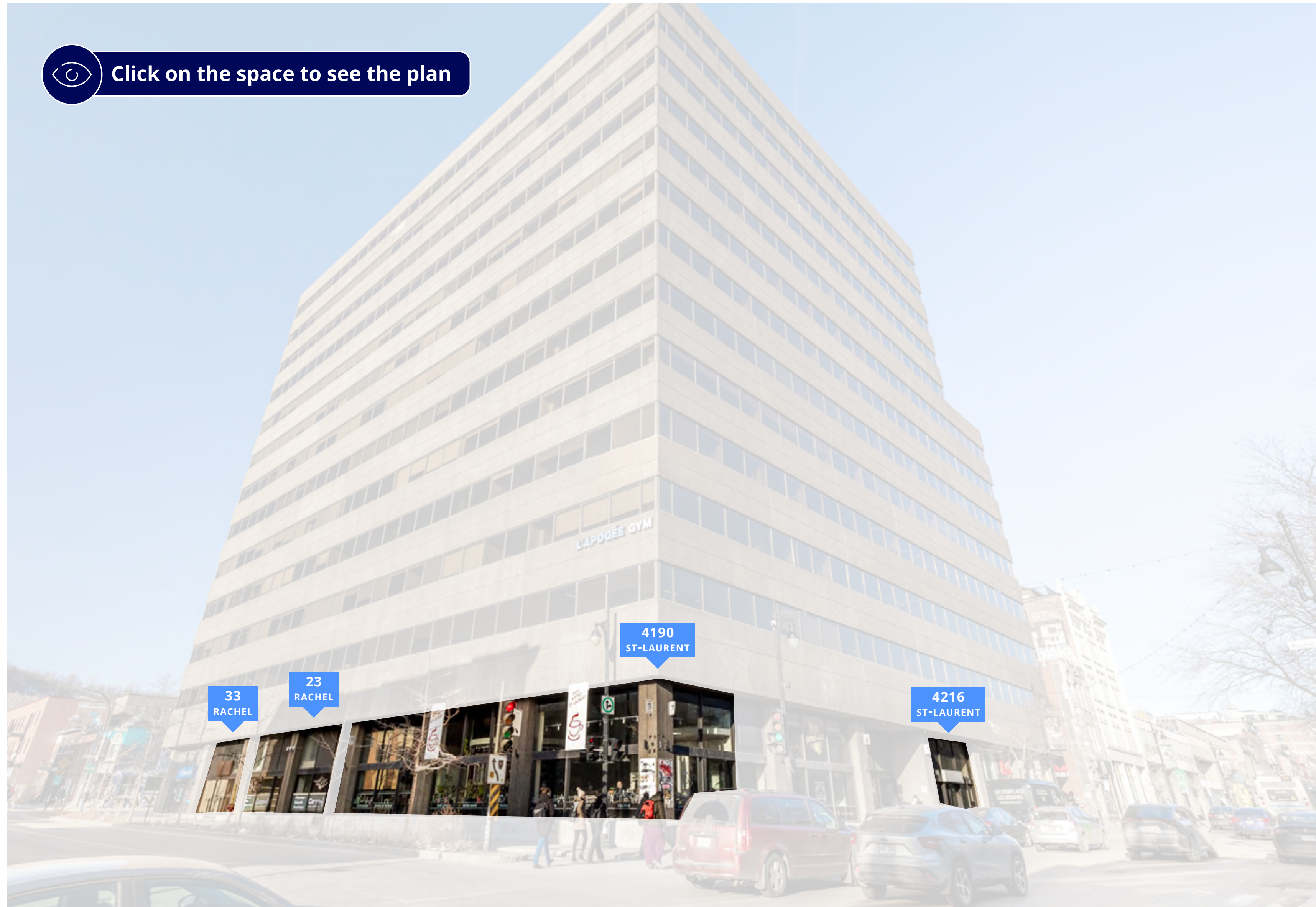
4190 ST-LAURENT BLVD. 3,046 SF (30-day notice)

33 RACHEL ST. W.\* 1,086 SF

4216 ST-LAURENT BLVD. 2,277 SF

23 RACHEL ST. W.\* 1,618 SF

\*Both spaces can be contiguous for a total of 2,704 SF



# FRONTSTORES



# 4200

SAINT-LAURENT

FOR ADDITIONAL INFORMATION,  
PLEASE CONTACT US

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