

MONDEV

RETAIL SPACE

for lease

20 de Maisonneuve Blvd. O.



PRIME VISIBILITY QUARTIER DES SPECTACLES

Located at a landmark downtown intersection with access to 200 residents, this corner retail space offers outstanding visibility adjacent Saint-Laurent metro, all facing Esplanade Tranquille and surrounded by a vibrant mix of cultural attractions.

± **2,370** sq. ft.





PROPERTY FEATURES:

- ▶ Corner space with extensive fenestration
- ▶ Direct frontage onto Esplanade Tranquille
- ▶ Prime location in the heart of Quartier des spectacles
- ▶ Exceptional year-round pedestrian traffic
- ▶ Steps from Place des Arts, UQAM, and Saint-Laurent metro station
- ▶ Surrounded by cultural venues and major city attractions
- ▶ Direct access to over 200 tenants

NEIGHBOURHOOD DEMOGRAPHICS

WITHIN 2KM



Daytime
Population

105,000



**67% University
Educated**



Average
Household Income

\$85,000



Daytime
Employees

205,000



Median
Age

42



Traffic Volume

**135,000
Atwater Ave.**



Marital
Status

44% Single

10M

ANNUAL VISITORS

**QUARTIER
DES SPECTACLES**



LEASE TERM

5 years +

NET RENT

Starting at
\$30.00/sq.ft.

ADDITIONAL

RENT EST.
\$8.59/sq.ft.

ELECTRICITY

Metered

AVAILABILITY

Immediate



Exceptional visibility, year-round pedestrian traffic, direct access to more than 250 on-site residents, and surrounded by Montréal's leading cultural, educational, and entertainment destinations.



Food & Beverage

- | | |
|-----------------------------|---------------------------|
| 1 Pikolo Espresso Bar | 10 McDonalds |
| 2 Bar Pamplemousse | 11 Rôtisserie St-Hubert |
| 3 Les Foufounes Électriques | 12 La Toxica |
| 4 Spicebros | 13 Sammi & Soupe Dumpling |
| 5 Allô mon Coco | 14 Tim Hortons |
| 6 Iconoglace | 15 Sesame |
| 7 Bouillon Bilk | 16 Bloom Sushi |
| 8 Le Central | 17 Lola Rosa |
| 9 La Cage | 18 Columbus Café |

Services

- | |
|--|
| 19 MTelus |
| 20 Parterre du Quartier des spectacles |
| 21 Esplanade Tranquille |
| 22 Club Soda |
| 23 UQAM |
| 24 Salle Wilfrid-Pelletier |
| 25 Complexe Desjardins |
| 26 Jean Coutu |
| 27 IGA |

Transit



Métro Saint-Laurent
< 1-minute walk



Bus
55, 125, 150, 410,
430, 445, 747



Bixi
< 1 minute



Route 136
4 minutes



CHUM
10 minutes



Walk score: 99

TANIA D'AVINO
Vice-President, Leasing

514 723-3778
tdavino@mondev.ca

