

OBERFELD SNOWCAP

FOR LEASE ↘

**747 Rue Du Square Victoria
Montreal, QC**

Centre De Commerce Mondial

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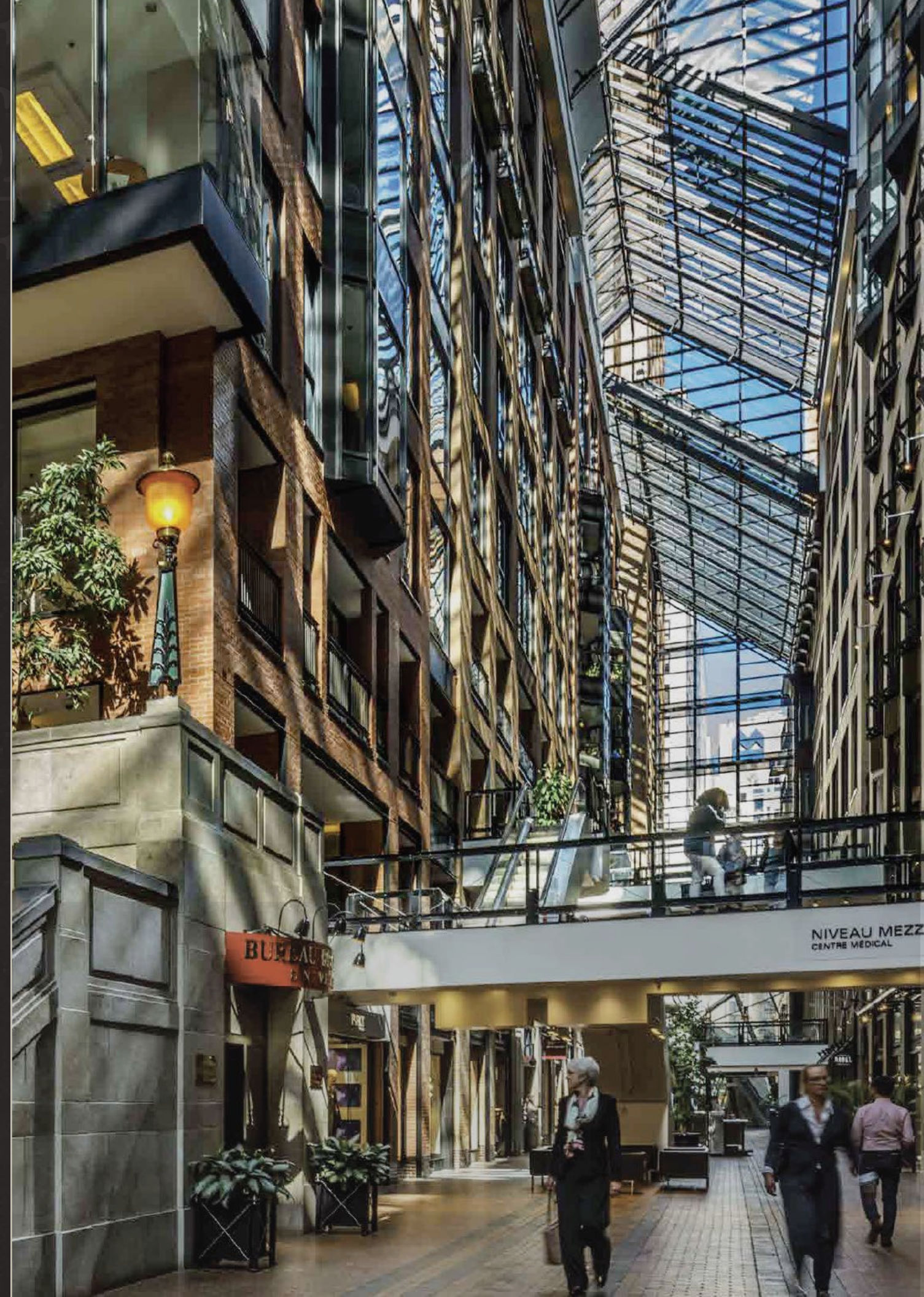
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**Commercial real estate broker



Overview

SQUARE FOOTAGE

Units available from 273 to 11,550 SF

ADDRESS

747 Rue Du Square Victoria, Montreal, QC

AVAILABILITY

Immediate

NET RENT

Ask listing brokers

ADDITIONAL RENT

\$29.33 PSF

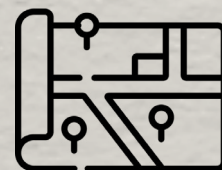
GREAT PUBLIC
TRANSPORTATION



NEAR HIGHWAYS LIKE
BONAVENTURE & VILLE-MARIE



WALKING DISTANCE TO
RESTAURANTS, SHOPS...



NEAR MONTREAL'S CULTURAL
CENTERS AND MUSEUMS

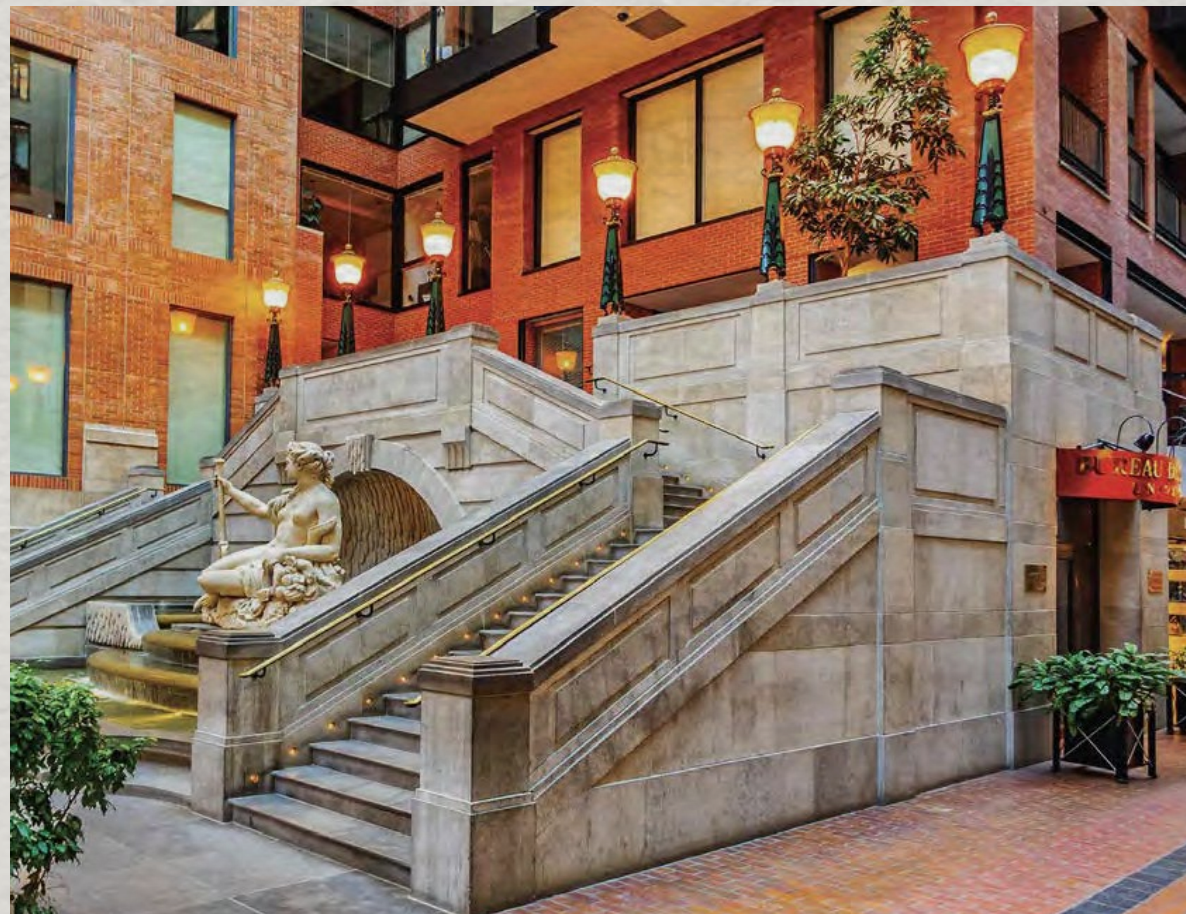


**OBERFELD
SNOWCAP**

Overview

Located in the heart of downtown Montreal, 747 Square Victoria is a mixed-use complex that offers many retail amenities. Having connected access to the underground city, also connected to the St-James Hotel, the Intercontinental hotel as well as the street, 747 Square Victoria has plenty of visitors each day. The building spans an entire city block and has direct access to a metro station and in close proximity to several bus terminals.

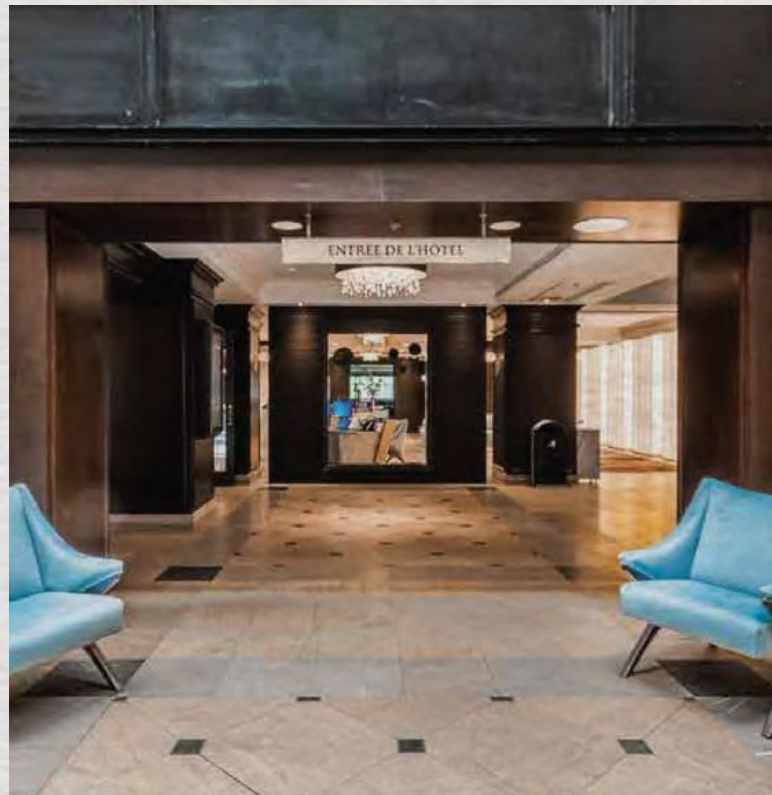
It's an **outstanding** opportunities for retail with 50,000 square feet.



YEAR BUILT:	1991
ADDITIONAL RENT:	\$29.33/sf
LANDLORD:	Allied Propreties REIT
PARKING:	Indoor parking



Amenities



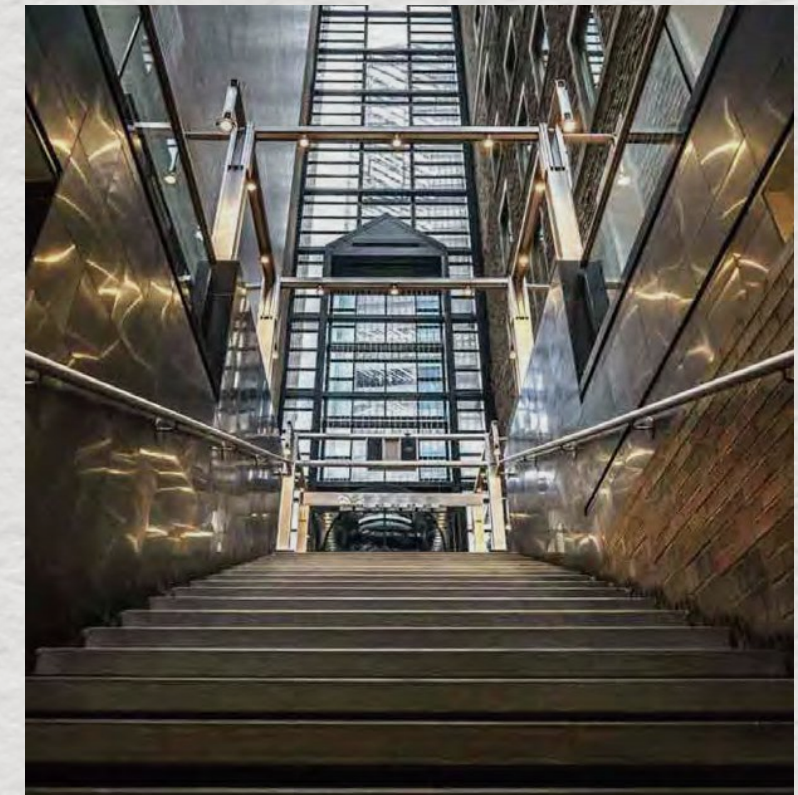
The underground city

The building is connected to the RESO, the underground pedestrian network that links office towers, hotels, shopping centres, residential and commercial complexes, convention halls, universities and performing arts venues — over a 12 square km area, with more than 120 exterior access points.



Hotels on Site

- InterContinental Montreal
- Hotel Le St-James



Ruelle

Located in the heart of CCMM, the Ruelle is a covered pathway that offers countless amenities and services.

- Restaurants & Cafés
- Boutiques
- Bank
- Dry Cleaner

A piece of history *for lease*



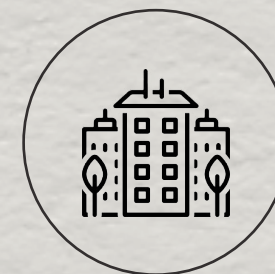
Inaugurated in 1992 to accommodate a new generation of downtown office users, CCMM exemplifies urban renewal & architectural preservation. The complex is a community of 17 historical buildings which were built between 1840 and 1960. Many of the original stone walls and facades from these heritage properties can still be found in the building today. On public display in the complex, passers-by can view a remnant of the Berlin Wall that was given to the city in 1992. Beyond office space, CCMM is a mixed-use complex that offers dynamic retail amenities and is connected to the underground network. These unique spaces are filled with natural light and bordered by historical elements such as the city's original defence wall (Fortification Lane).



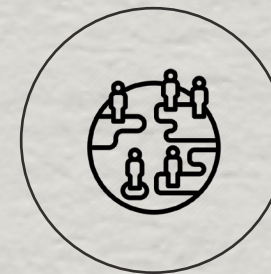
Meaningful History
& Design



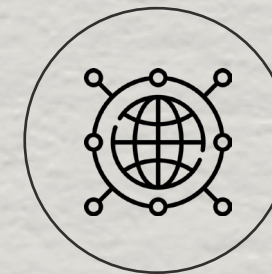
Distinctive
Environment



Conveniently
Situated

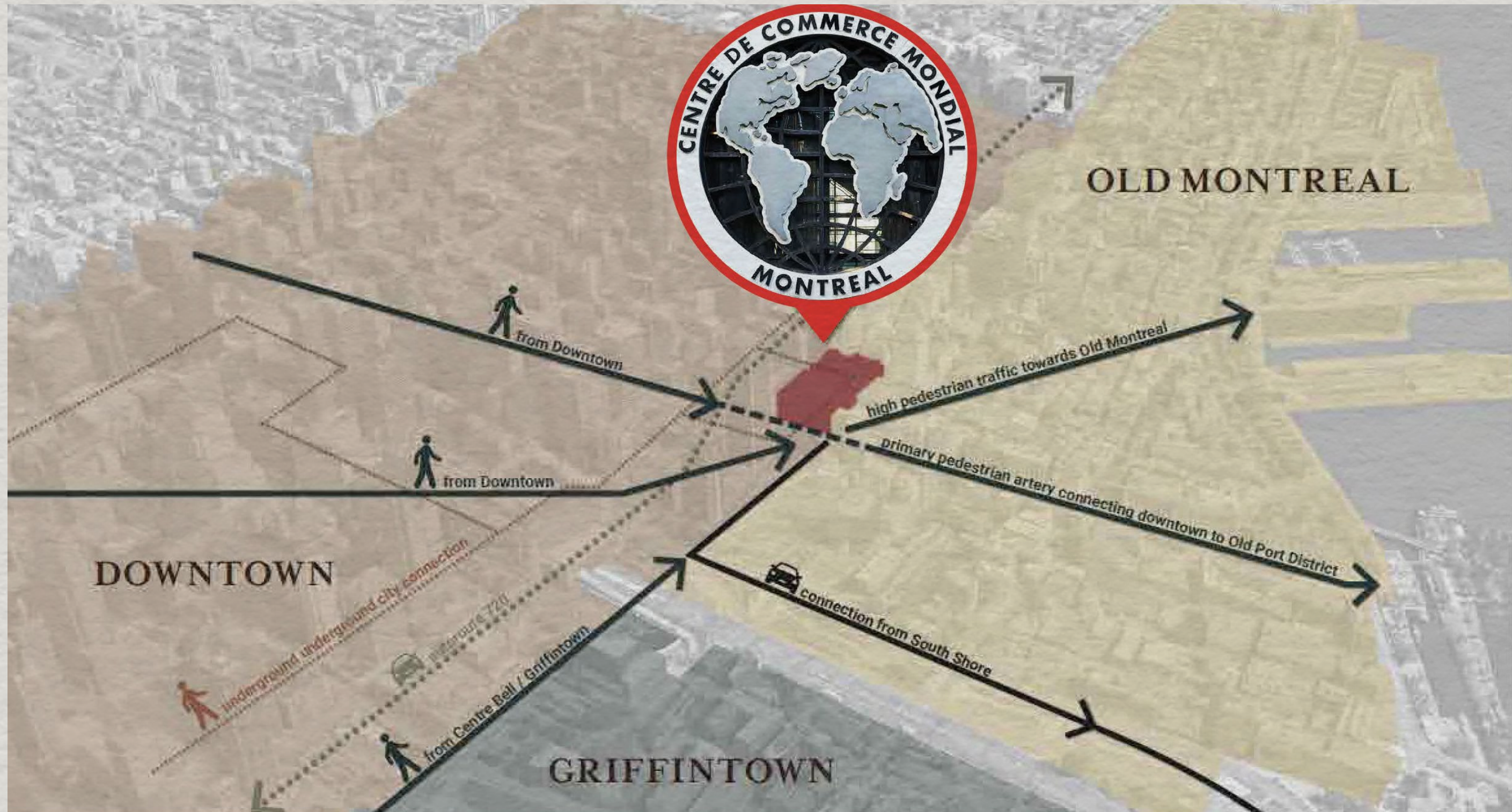


Diverse
Gathering Spaces



Connectivity
(physical & technological)

Strategic Location



Strategic Location



20,000+

Within 1km radius total population

240,000+

Total daytime population

450,000+

Within 5km radius total population

3.9M+

Within 30km radius

900,000+

Palais des congrès attracts visitors/year

50,000+

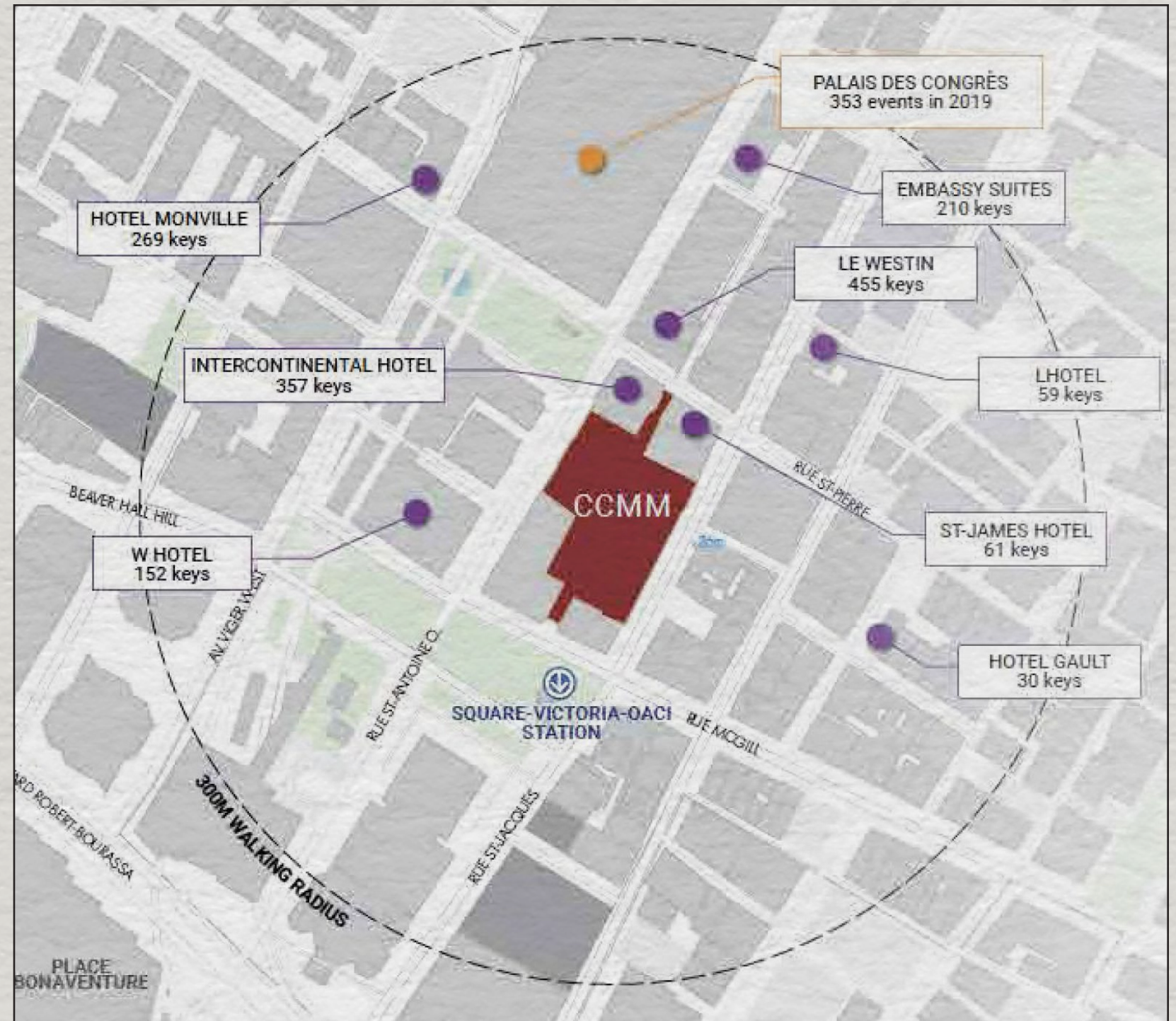
visitors at Montréal Comiccon

200,000+

visitors at Montréal International AutoShow in 2020

SquareVictoria OACI Station welcomed

2.0M+ passengers



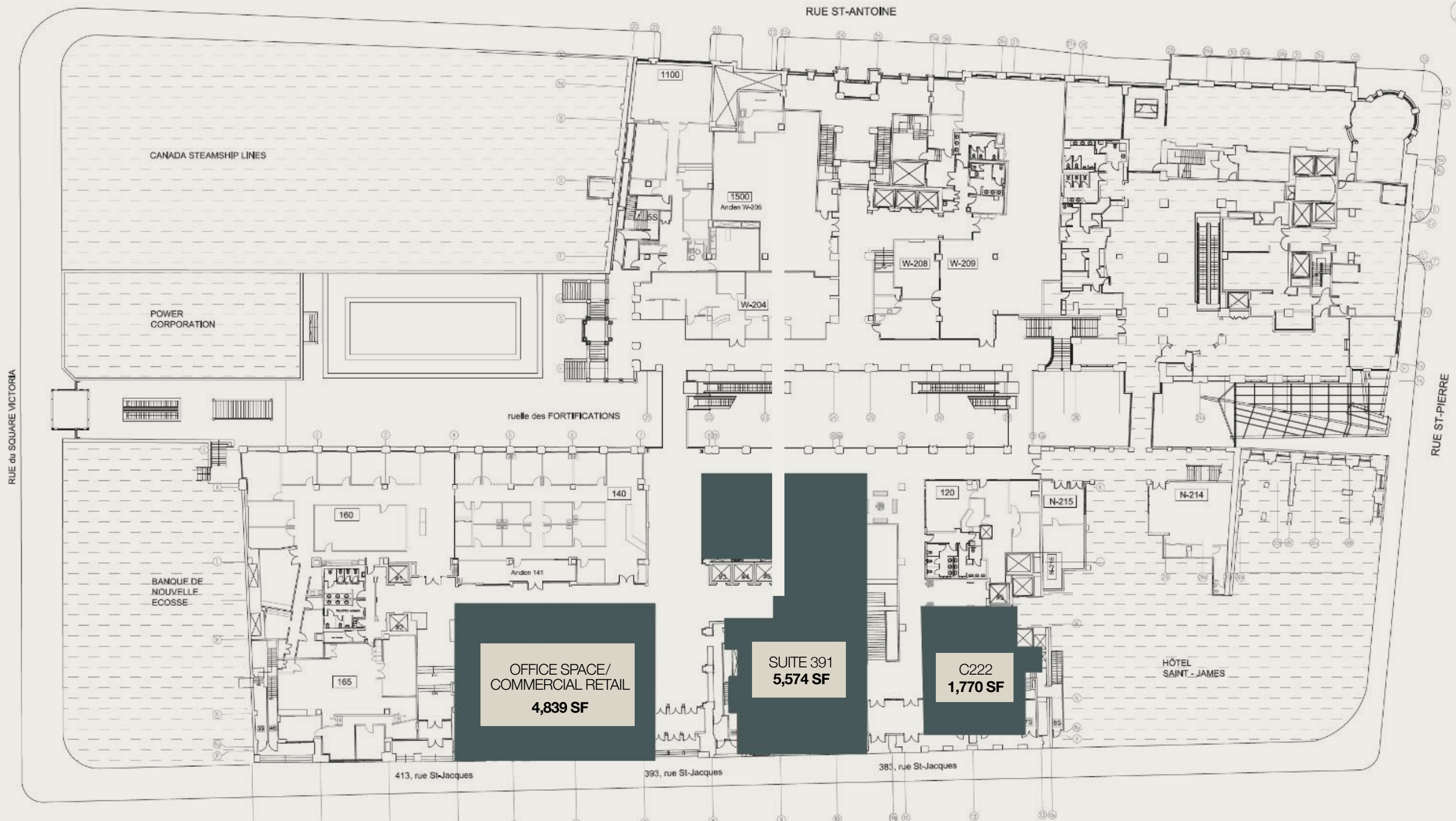
Renderings



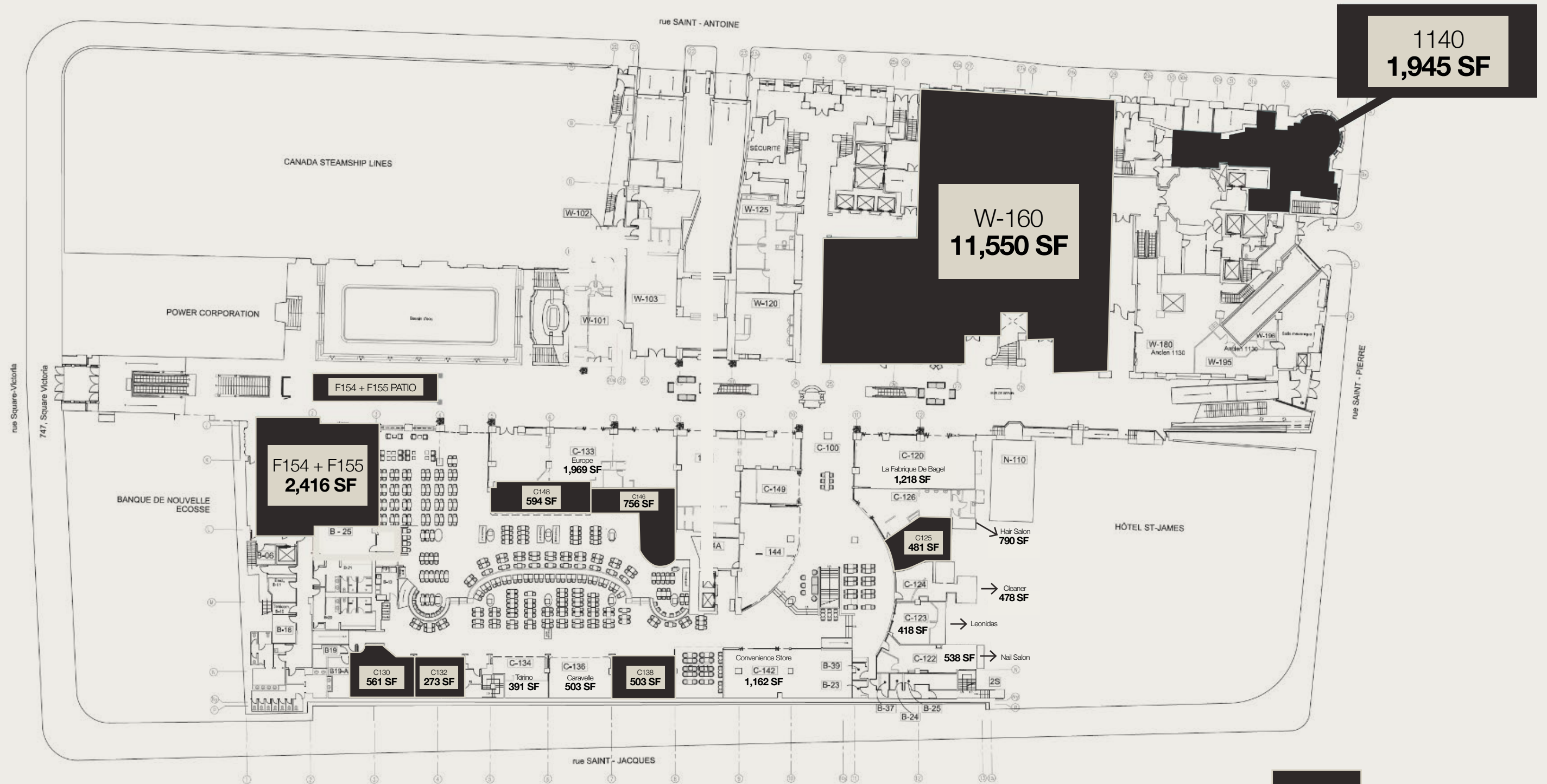
Renderings



Plan



Plan



Available

www.oberfeldsnowcap.com

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