

# COMPLEXE DESJARDINS

A UNIQUE OPPORTUNITY  
TO SHOWCASE YOUR BRAND

Up to ± 60,000 SF  
of prime space for  
lease in the heart  
of Montreal

YOUR SIGN

YOUR SIGN

COMPLEXE  
DESJARDINS

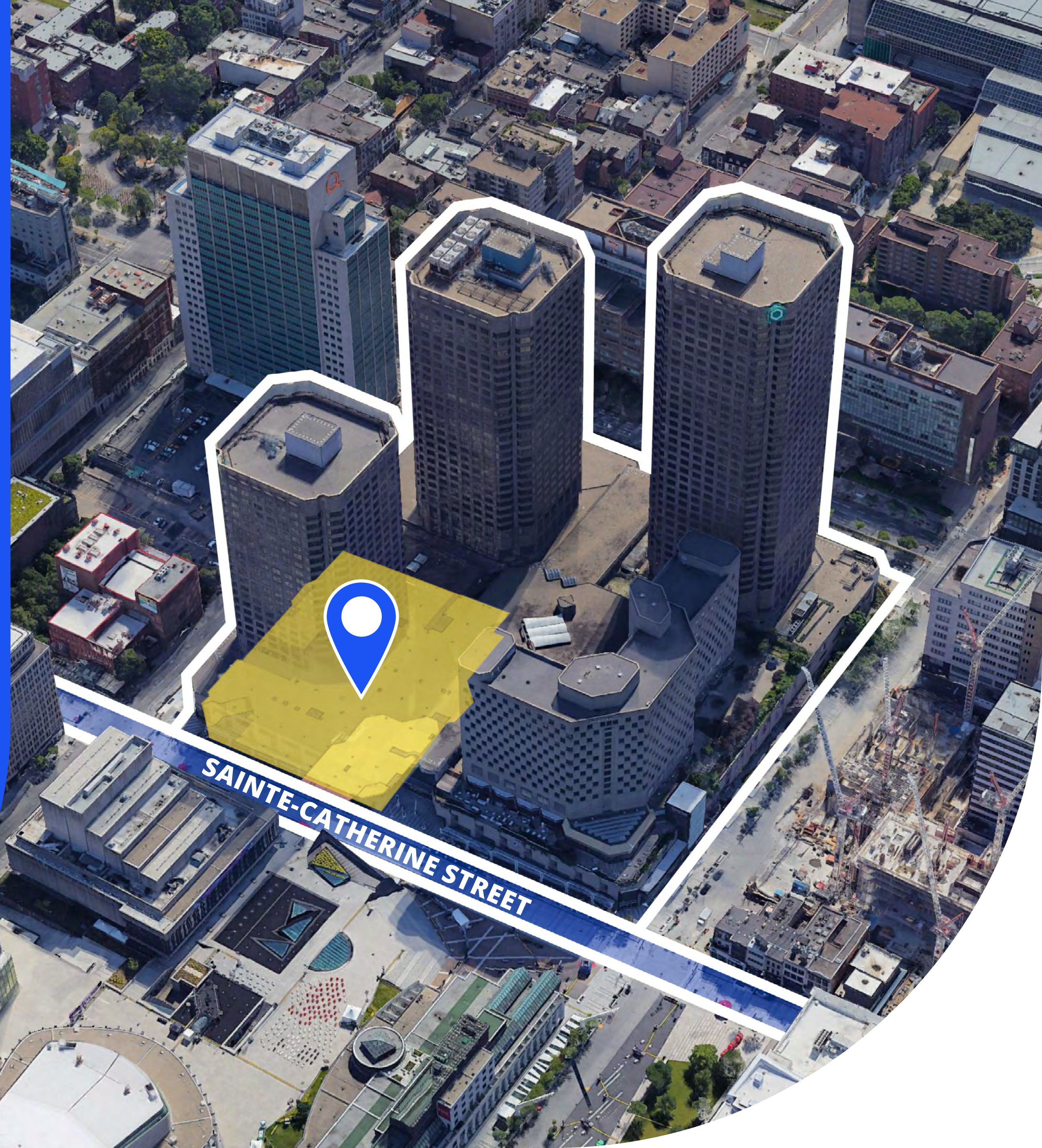
Colliers



# LET YOUR BRAND BE SEEN

Anchored in the cultural heart of the Quartier des Spectacles, Complexe Desjardins offers unmatched visibility and foot traffic.

Up to 60,000 SF of prime space for lease, direct access to two metro lines, and continuous investments, **it's more than a strategic location, it's a showcase for your brand.**



**14 MILLION** visitors  
per year



3 office towers  
& Hotel DoubleTree  
by Hilton Montreal



25 restaurants  
including a recently  
renovated food court



**200**  
days of events in the  
complex per year



**1 046**  
underground parking  
spaces



**12 000**  
workers



**+80**  
shops



**2,370,944 SF** total  
area

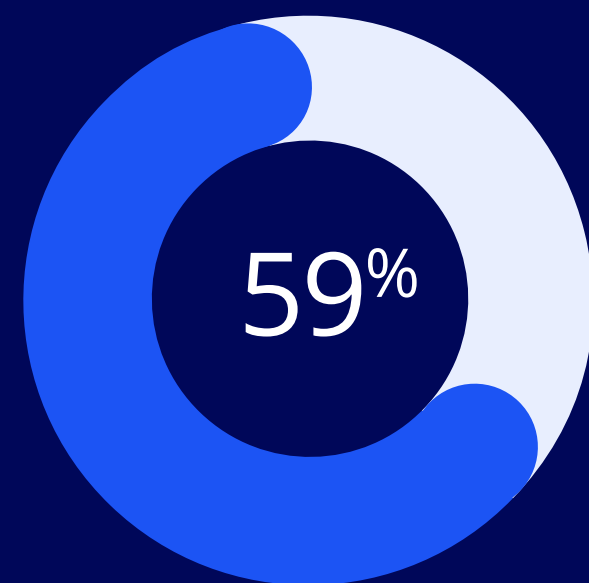
# ***THE LOCATION THAT DRIVES YOUR BUSINESS FORWARD.***

Complexe Desjardins is an integral part of its customers' daily life, thanks to its wide array of convenience stores. Soon, a new neighborhood center will enhance this experience with renovated spaces offering everyday products and essential services in renovated spaces.

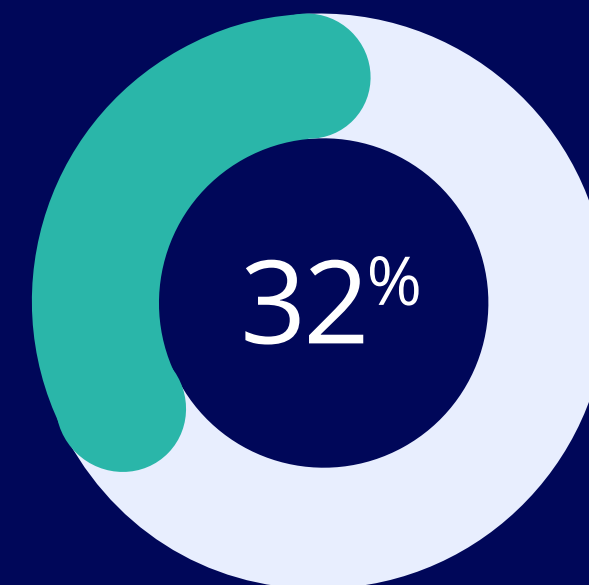
# ***MAKES IT EASY TO TURN SHOPPERS INTO BUYERS.***

Complexe Desjardins offers a unique shopping experience: vibrant, multifunctional, and deeply connected to urban life. Brands that establish themselves here benefit from strategic guidance and exceptional digital visibility, supported by a dedicated marketing team committed to delivering an outstanding customer experience.

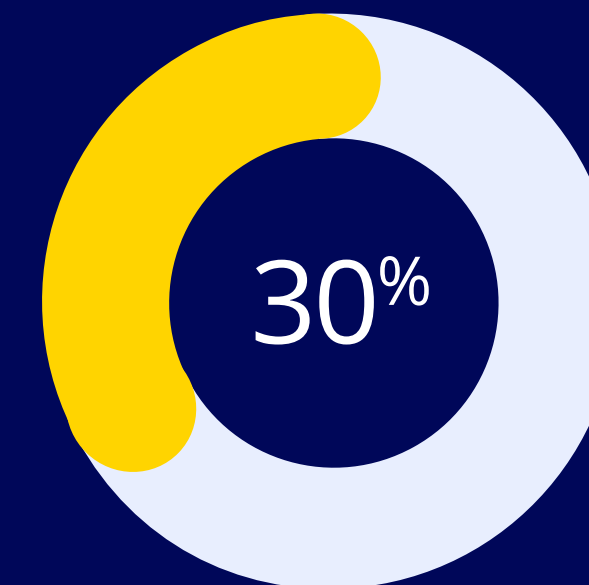
## INDICATORS THAT SAY IT ALL



of visits that result in **in-store purchases**



**sales growth** in the last 5 years



**more followers on social media** than other local shopping centers

# ***\$170+ MILLION***

**invested since 2015**, including a \$70M plan over the next 5 years



# ***QUARTIER DES SPECTACLES***

Located in the heart of the Quartier des Spectacles, Complexe Desjardins benefits from one of Montreal's most visited and liveliest neighbourhood.

An international cultural hub, the Quartier des Spectacles boasts the largest concentration and diversity of cultural venues in North America. Its major events, including the Montreal International Jazz Festival, Just for Laughs, and the Festival TransAmériques, contribute to Montreal's international reputation.

**\$2.2B**

of economic impact generated

**9M**

festival-goers per year

**\$86,910**

average household  
income

**40+**

festival  
per year

**65+**

**Cultural spaces**  
including museums,  
theaters, galleries, etc.

**25%**

of all show tickets  
sold in Québec

**A MAJOR CULTURAL  
AND ECONOMIC**

**HUB**

# QUARTIER DES SPECTACLES





# AT THE HEART OF THE CITY

There are over 1.3 million people with direct access to Complexe Desjardins via a direct metro line. In addition, more than 312,000 people live within 20 minutes of public transportation, making Complexe Desjardins a highly accessible urban hub.

**1,046**

easy-access underground parking spaces



Direct accesses to two major metro lines

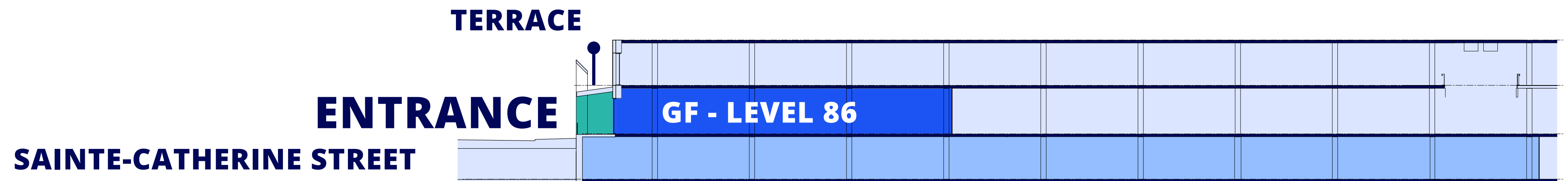
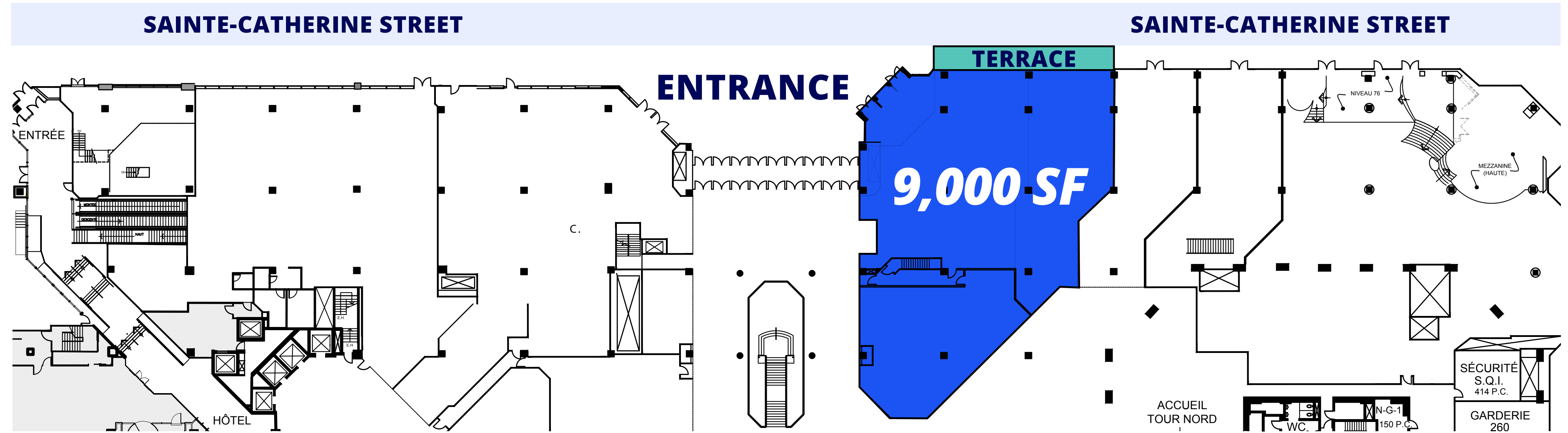


Bicycle parking lot



**60,000 SF RETAIL SPACE  
AVAILABLE ON TWO FLOORS.**

# GROUND FLOOR – LEVEL 86



TERRACE

ENTRANCE

SAINTE-CATHERINE STREET

METRO CONNECTION - LEVEL 72

METRO CONNECTION

SAINTE-CATHERINE STREET

ENTRANCE

51,000 SF

FREIGHT ELEVATOR  
TO THE LOADING DOCK

PARKING ENTRANCE

Renaud-Bray

Jean Coutu

IGA

DOLLARAMA

SAINT-URBAIN STREET

**METRO  
CONNECTION -  
LEVEL 72**



YOUR SIGN



***SHOWCASE YOUR BRAND  
ON THE ICONIC  
SAINTE-CATHERINE STREET***

# ***DESJARDINS GROUP,***

**THE LARGEST COOPERATIVE FINANCIAL  
GROUP IN NORTH AMERICA AND  
5TH LARGEST IN THE WORLD.**

- Since 1976, Complexe Desjardins is optimized and maintained according to the highest industry standards.
- Desjardins offers a full range of products and services to businesses through its distribution network and online platforms.

- Since 2015, more than \$170 million has been invested in major redevelopment projects, including the urban terraces, the new food court (Le RENDEZ-VOUS), and the optimization of its energy performance and environmental management.
- Desjardins ranks among the world's strongest banks, according to The Banker magazine.
- Desjardins has one of the highest capital ratios and credit ratings in the industry.

***\$397B OF ASSETS***

**CONTACT US NOW  
FOR MORE INFORMATION**



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