

VOIR LA VERSION FRANÇAISE



# FLEXIBLE DEVELOPMENT OPPORTUNITY

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**UP TO 20,000 SF COMMERCIAL SPACE  
20,000-100,000 SF OFFICE SPACE**

Prime leasing opportunity for commercial and office uses in the heart of Old Port.  
Ideal for businesses seeking a prestigious location with high foot traffic and  
historic charm.

731-759 DE LA COMMUNE W. MONTRÉAL, QC

# COMING Q4 2026

## A TRANSFORMATIONAL MIXED-USE COMMUNITY

Offering a dynamic mix of office and retail opportunities, this neighborhood is set to become one of Montreal's most vibrant and thriving destinations.





# PROJECT DETAILS



## AVAILABLE SPACE

**COMMERCIAL SPACE: UP TO 20,000 SF**

**OFFICE SPACE : 20,000-100,000 SF**

## PROJECTED CONSTRUCTION

**COMPLETION/DELIVERY: Q4 2026**

## ZONING

**COMMERCIAL & OFFICE**

## PARKING

**54 SPOTS**

## ADDRESS

**731-759 DE LA COMMUNE W.**

## PROJECTED OCCUPANCY

**Q4 2026**

## RENTAL RATES

**CONTACT LISTING BROKERS**

# EVERYTHING YOU NEED IS HERE

Located in Old Montreal, this waterfront development boasts stunning views and historical charm. It offers exceptional connectivity with easy access to highways, public transit, and a cyclist-friendly bike path.

## MICROMOBILITY COMMUTER FRIENDLY

Conveniently situated along the scenic De la Commune bike path.

## EXCELLENT CONNECTIVITY

Easy access to Highway 10, Ville-Marie Expressway, and Victoria Bridge.

## CULINARY DELIGHT

Surrounded by numerous restaurants and just steps from the lively Place Jacques-Cartier.

## NEW DEVELOPMENT IN THE AREA

The new Silo No. 5 development is set to transform the historic grain silo into a vibrant mixed-use district featuring residences, shops, hotels, and tourist attractions.

## EXCELLENT VISIBILITY

Prominent signage for anchor tenants



## PRIME WATERFRONT LOCATION

Enjoy stunning views facing the water in Old Montreal.



## COMPREHENSIVE AMENITIES

The area offers a wealth of amenities, including daycares, gyms, and more.



## SUMMER FOOD SCENE

Tenants will enjoy a variety of food trucks parked right outside the site during the summer months.



# BLOCKS FROM ALL THE ACTION

WITHIN A 1/4 MILE



42

RESTAURANTS



17

RETAILERS



4

HOTELS



# IN GOOD COMPANY

## ACCESSIBILITY

Montreal-Pierre Elliott  
Trudeau International Airport  
**20 MINUTES**

Notre-Dame Basilica  
**5 MINUTES**

Old Port of Montreal  
**5 MINUTES**

Quartier des Spectacles  
**10 MINUTES**

Bonsecours Market  
**5 MINUTES**

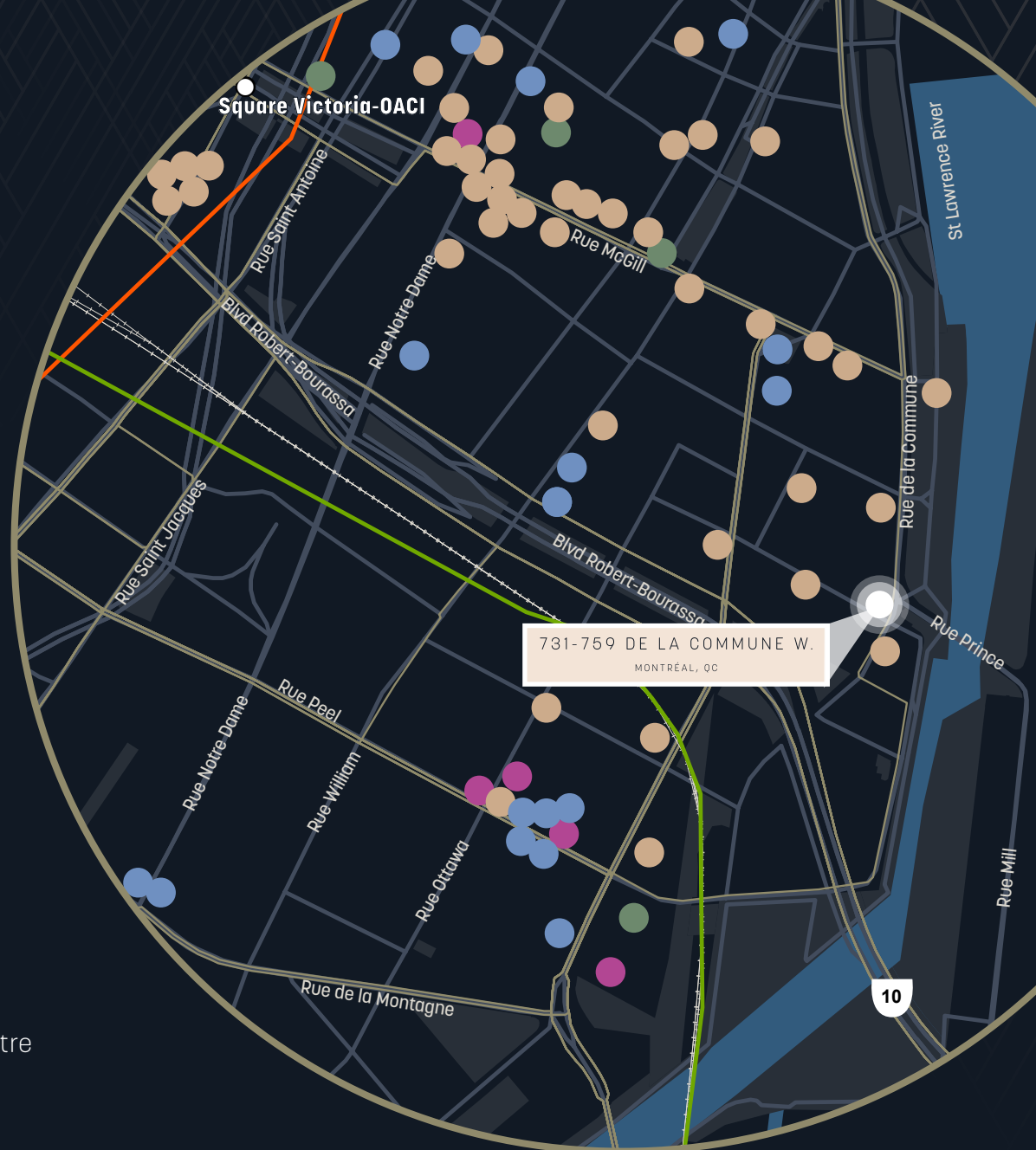
Montreal Museum  
of Fine Arts  
**10 MINUTES**

Mount Royal Park  
**15 MINUTES**

Griffintown  
**10 MINUTES**

Chinatown  
**5 MINUTES**

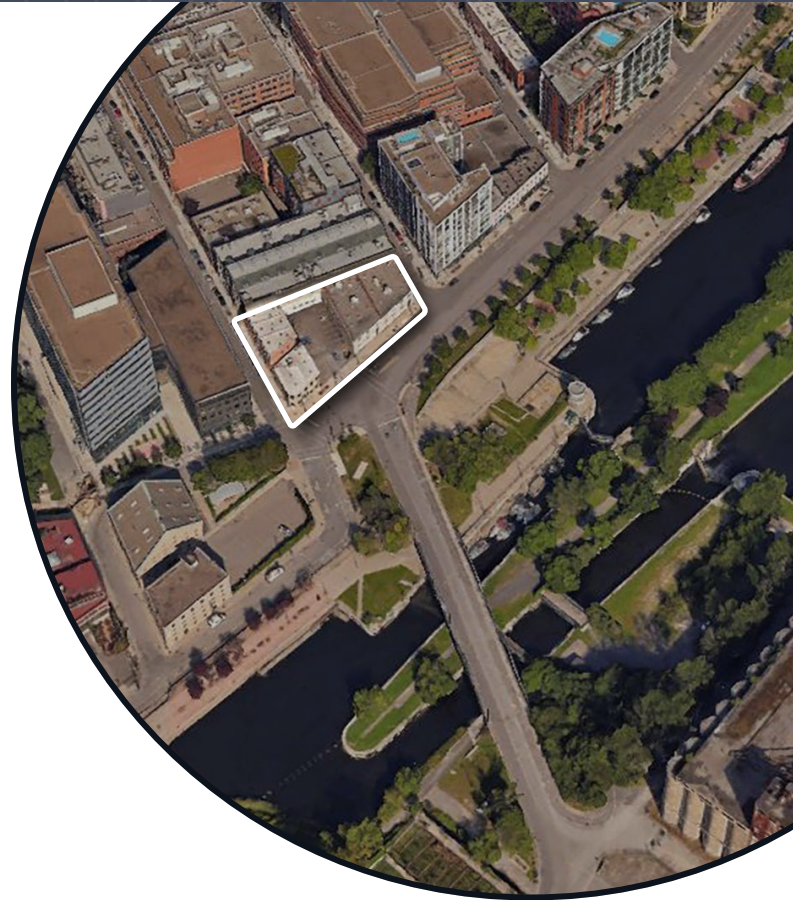
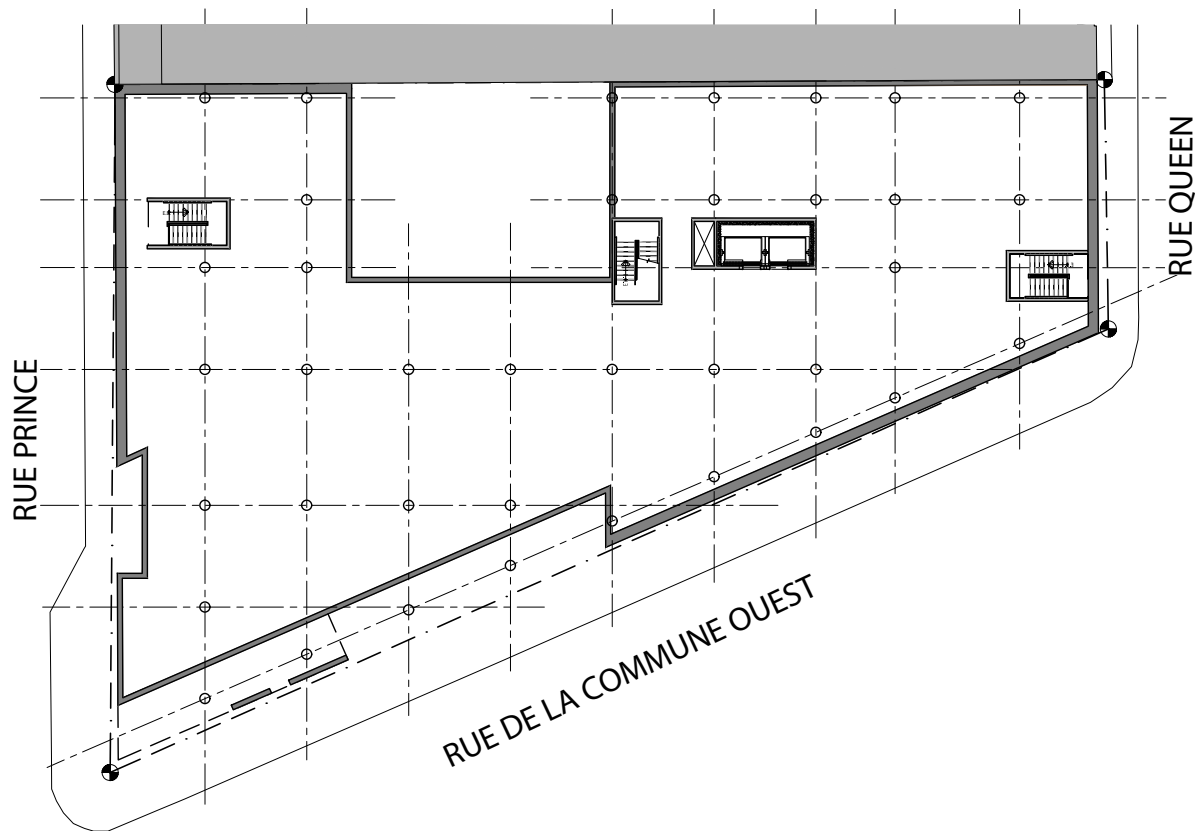
Montreal Science Centre  
**5 MINUTES**



# SITE PLANS

## STANDARD FLOOR PLATE

The floor plan is for illustrative purposes only, it can be tailored to meet your specific requirements.



731-759 DE LA COMMUNE W.

MONTREAL, QC

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**CUSHMAN &  
WAKEFIELD**