



**1228
CRESCENT,
MONTREAL**

**PRIME RETAIL SPACE
FOR LEASE**



PROPERTY OVERVIEW

HIGHLIGHTS

- Prime Downtown / Golden Square Mile location
- High pedestrian and vehicle visibility
- Excellent access to Peel, Guy-Concordia and Lucien-L’Allier metro stations
- Positioned within one of downtown Montréal’s most active mixed-use districts, surrounded by office towers, hotels, restaurants, nightlife, retail, and residential density.
- Close to McGill and Concordia universities
- Near the Bell Centre and major downtown hotels
- Walking distance to Sainte-Catherine Street and luxury retail
- Steps from Crescent Street restaurants, bars and cafés

DETAILS

Ground Floor	1,515 sq. ft.
Net Rent	Please contact
Additional Rent	\$20.00 / sq. ft.
Term	10 years
Electricity	Metered





NEIGHBORHOOD OVERVIEW

Located in the heart of Downtown Montreal, **1228 Crescent Street** offers exceptional street presence on Crescent Street, with direct exposure to the area’s established restaurant, hotel, office, retail, and entertainment base. Crescent Street is one of downtown’s best-known commercial corridors, with strong pedestrian activity and a lively atmosphere throughout the day and evening.

The property is within walking distance of McGill University, Concordia University, the Bell Centre, Sainte-Catherine Street, major hotels and the **Golden Square Mile**’s luxury retail and dining destinations. The area is also well served by public transit, with Peel, Guy-Concordia and Lucien-L’Allier metro stations all nearby.

With its combination of downtown accessibility, strong surrounding amenities and established commercial activity, Crescent Street is well positioned for businesses looking to be in one of Montreal’s **most recognizable** and **active** urban locations.



DEMOGRAPHICS

(1 km radius)



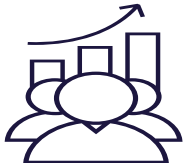
DAYTIME
POPULATION
263,732



AVERAGE
HOUSEHOLD
INCOME
\$81,959



POPULATION
41,767



AVERAGE AGE
37

LOCATION

RETAILERS

1. Encore 11:11

2. Familiprix

3. Joailliers TURCOT

4. Cigare Vasco

5. Sports Crescent

6. Le Drip

7. L'Intervalle

8. MAKE UP FORVER

9. Boutique Crazy Halloween

10. Vans

11. Pandora

12. COS

13. Dior

14. Mackage

15. ALO
16. Sunglass Hut

17. Urban Outfitters

18. Adidas

19. Virgin Plus

20. New Balance

21. Sephora

22. The North Face

23. Apple

24. Holt Renfrew

25. TAG

26. m0851

27. Telus

28. SQDC

29. Dr. Martens

30. Comfort Suites

RESTAURANTS

1. Brutopia Brewpub

2. Hurley's Irish Pub

3. Trattoria Trestevere

4. Gyu-Kaku

5. 3 Brasseurs

6. Shawarmaz
7. Liuyishou fondue Hot Pot

8. Columbus Cafe

9. Domino Pizza

10. Mandy's



Walk Score
100



Transit Score
97



Bike Score
83



1228 CRESCENT, MONTREAL

PLEASE CONTACT US FOR MORE INFORMATION:

LLOYD P. COOPER, SIOR

B.C.L., LL.B., MBA, MCR, IAS.A.
Executive Vice Chairman
Real Estate Broker Certified AEO
+1 514 841 3821
lloyd.cooper@cushwake.com

SEAN GREENSPOON

Vice President
Real Estate Broker
+1 514 841 3865
sean.greenspoon@cushwake.com

DANIEL GOODMAN

Senior Associate
Commercial Real Estate Broker
+1 514 373 2874
daniel.goodman@cushwake.com



©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. PD-233658_V1

