



Le LIVMORE

435 RENÉ-LÉVESQUE BOULEVARD WEST

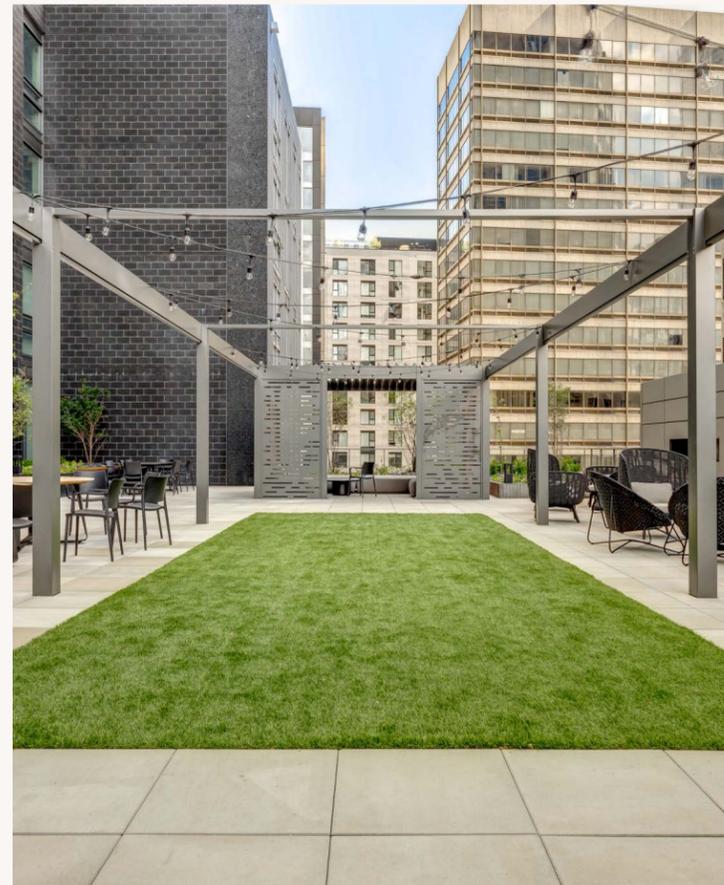
RETAIL SPACES FOR LEASE

OPPORTUNITY OVERVIEW

A symbol of urban elegance and modern living, Le Livmore Ville-Marie, developed by GWL Realty Advisors, offers a prestigious commercial opportunity in one of the most dynamic locations in downtown Montréal.

JLL is pleased to present two commercial units of 4,330 sq. ft. and 1,431 sq. ft., located at the base of this flagship residential project of 822 units. These flexible spaces offer potential for a variety of commercial uses and benefit from prime visibility on Boulevard René-Lévesque West.

Ideally positioned in the heart of downtown, Le Livmore is nestled between the business district, the Quartier des Spectacles, and Old Montréal. This prime location showcases the best of what Montréal has to offer, ensuring constant exposure to a diverse clientele of professionals, residents, students, and tourists.



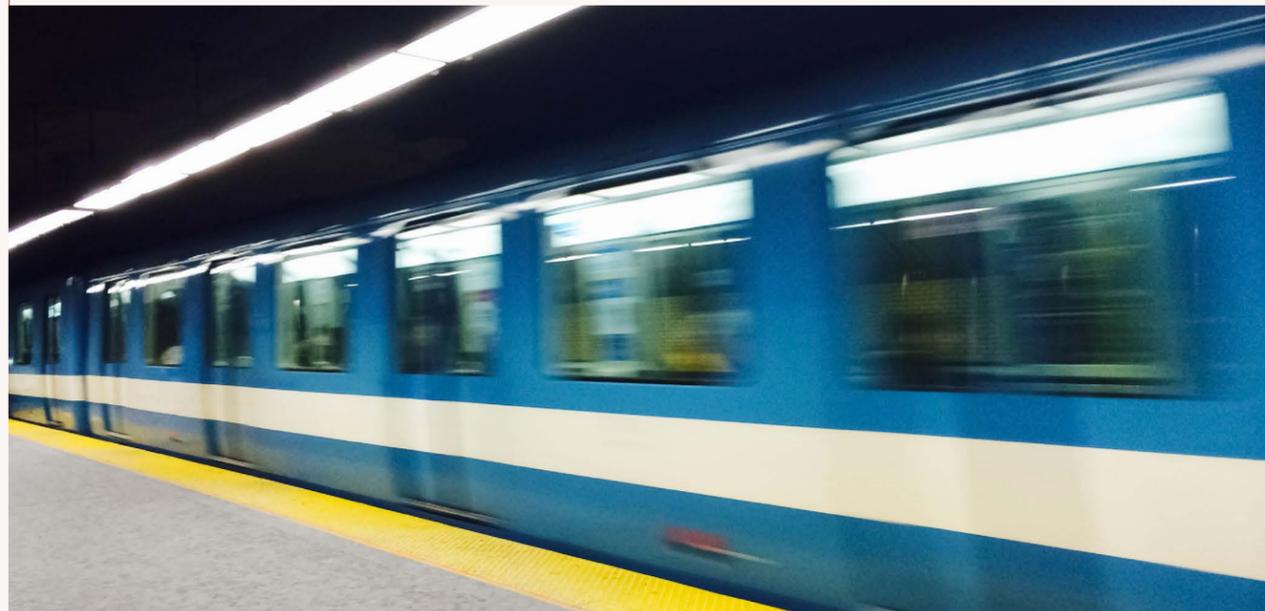
AREA OVERVIEW

This area enjoys exceptional connectivity, with the Place-des-Arts and Place-d'Armes and Square-Victoria-OACI metro stations (green and orange lines) nearby, providing immediate access to Montréal's public transit network.

The neighbourhood demographics feature a diverse mix of professionals working in the business district, students from McGill University and UQAM, as well as residents seeking an upscale urban lifestyle.

The commercial landscape includes major retail hubs such as Sainte-Catherine Street, the Montréal Eaton Centre, and Complexe Desjardins. The appeal of the area is further enhanced by its proximity to the Quartier des Spectacles, one of Montréal's most vibrant cultural districts, which welcomed over 8.6 million visitors during the 2024-2025 season.

The presence of large employers, universities, and major cultural venues ensures sustained economic and social vitality throughout the day.



DEMOGRAPHICS (1KM)



Total Population
34,442



Daytime Population
195,394



Growth Rate over last 5 years
31.1%



Avg. Household Income
\$87,227



Bachelor's Degree or higher
31%



Median Age
33.1



Walk Score
100



Transit Score
99

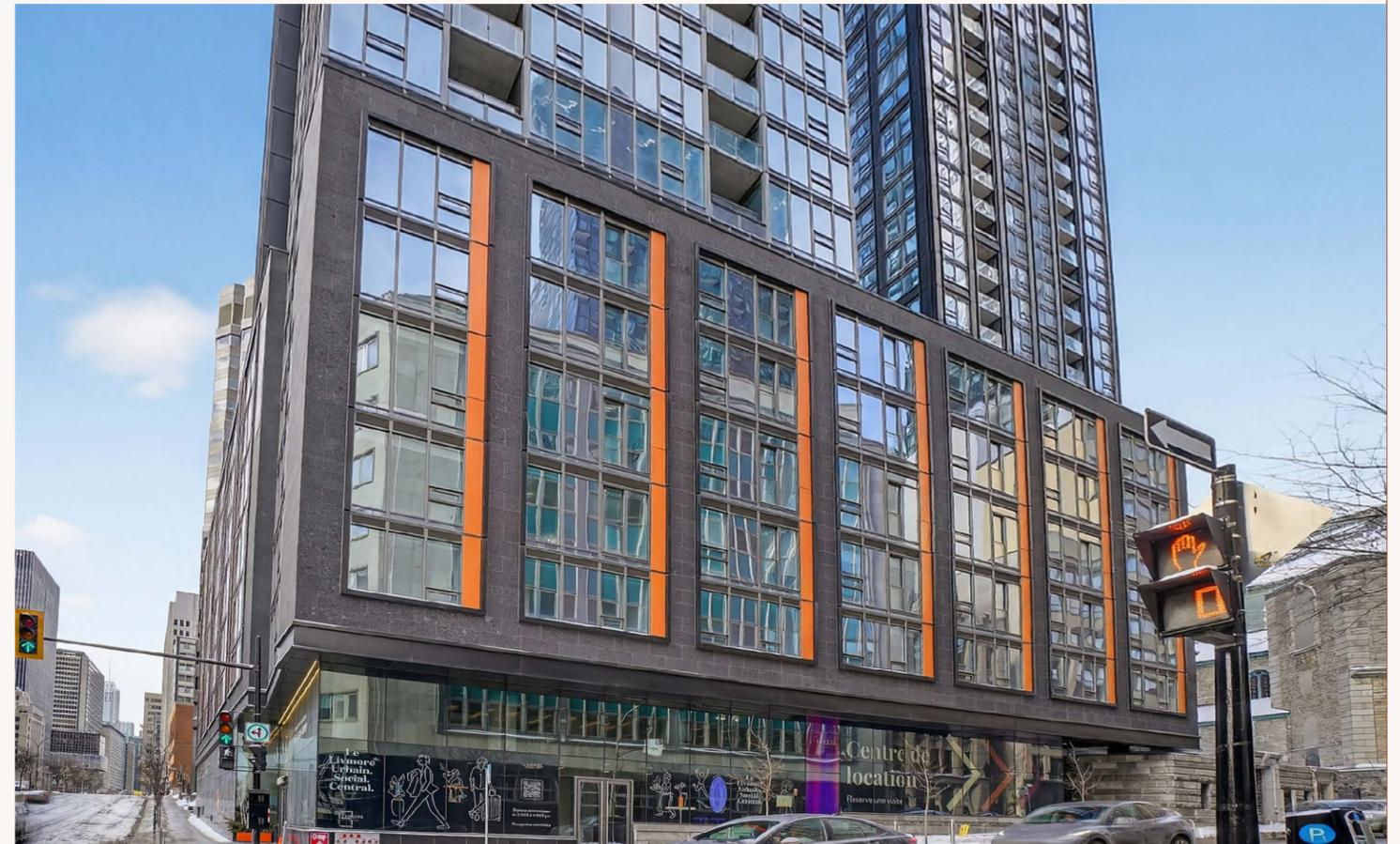
LEASE DETAILS

	Unit A 4,330 SF	Unit B 1,431 SF
Availability	Immediate	Immediate
Lease Term	5-10 Years	5-10 Years
Base Rent	Contact Us	Contact Us
Additional Rent	Contact Us	Contact Us
Clear Height	Between ± 19' and ± 23'	± 19'

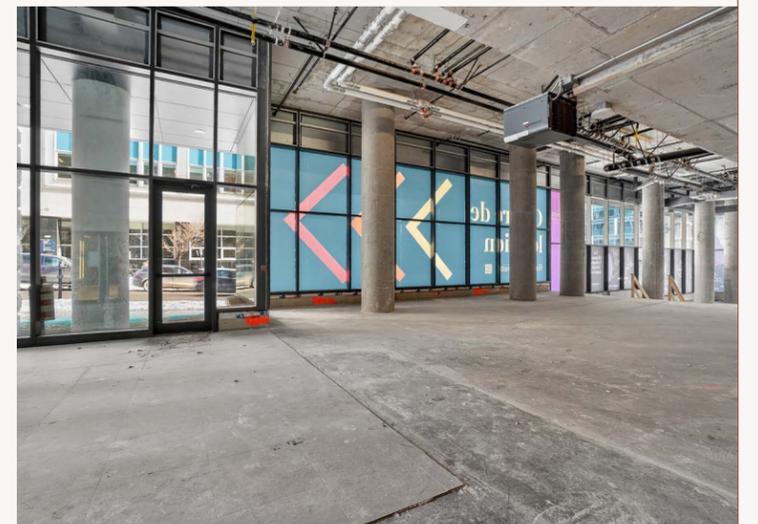
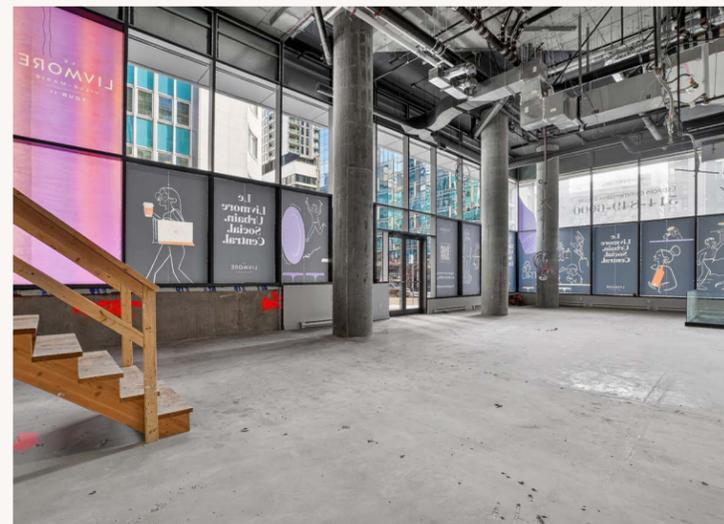
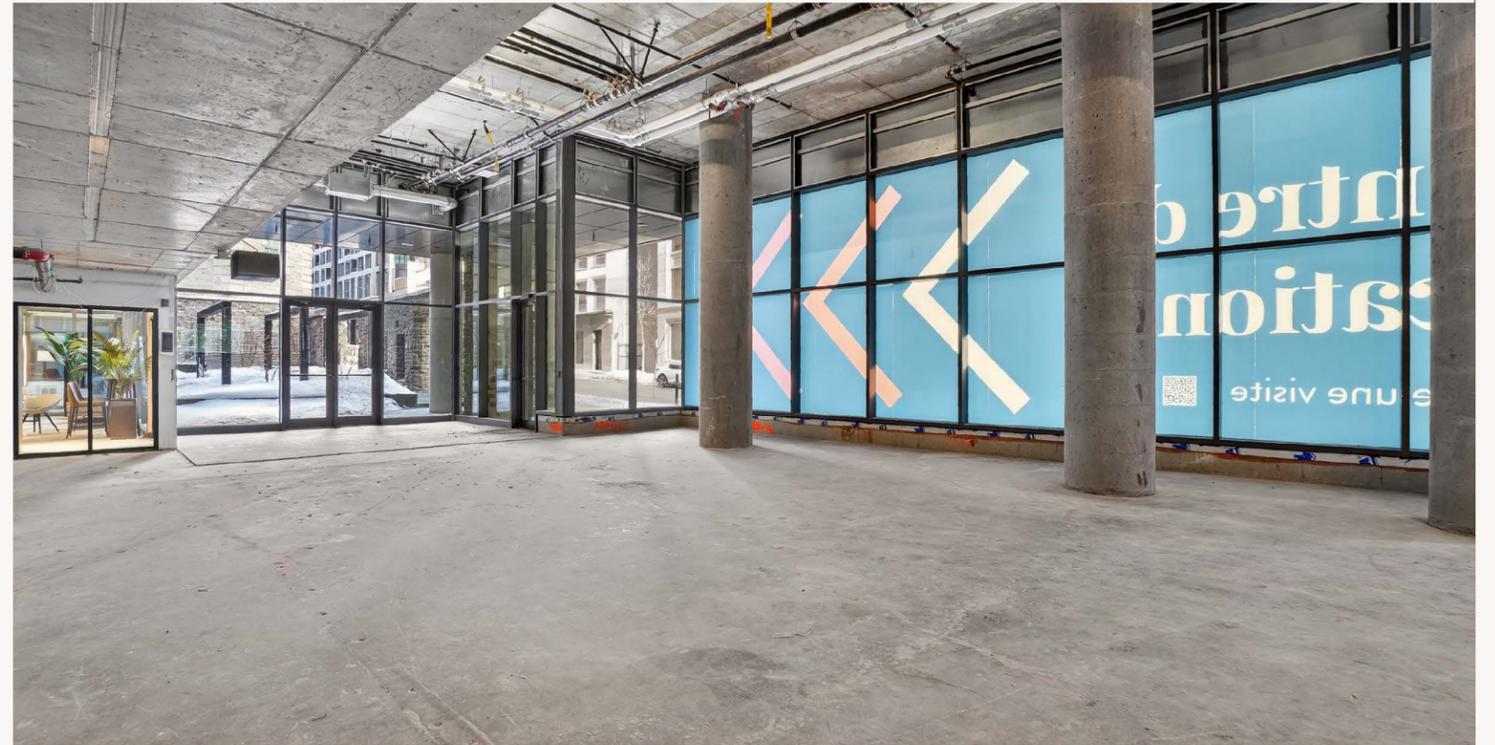
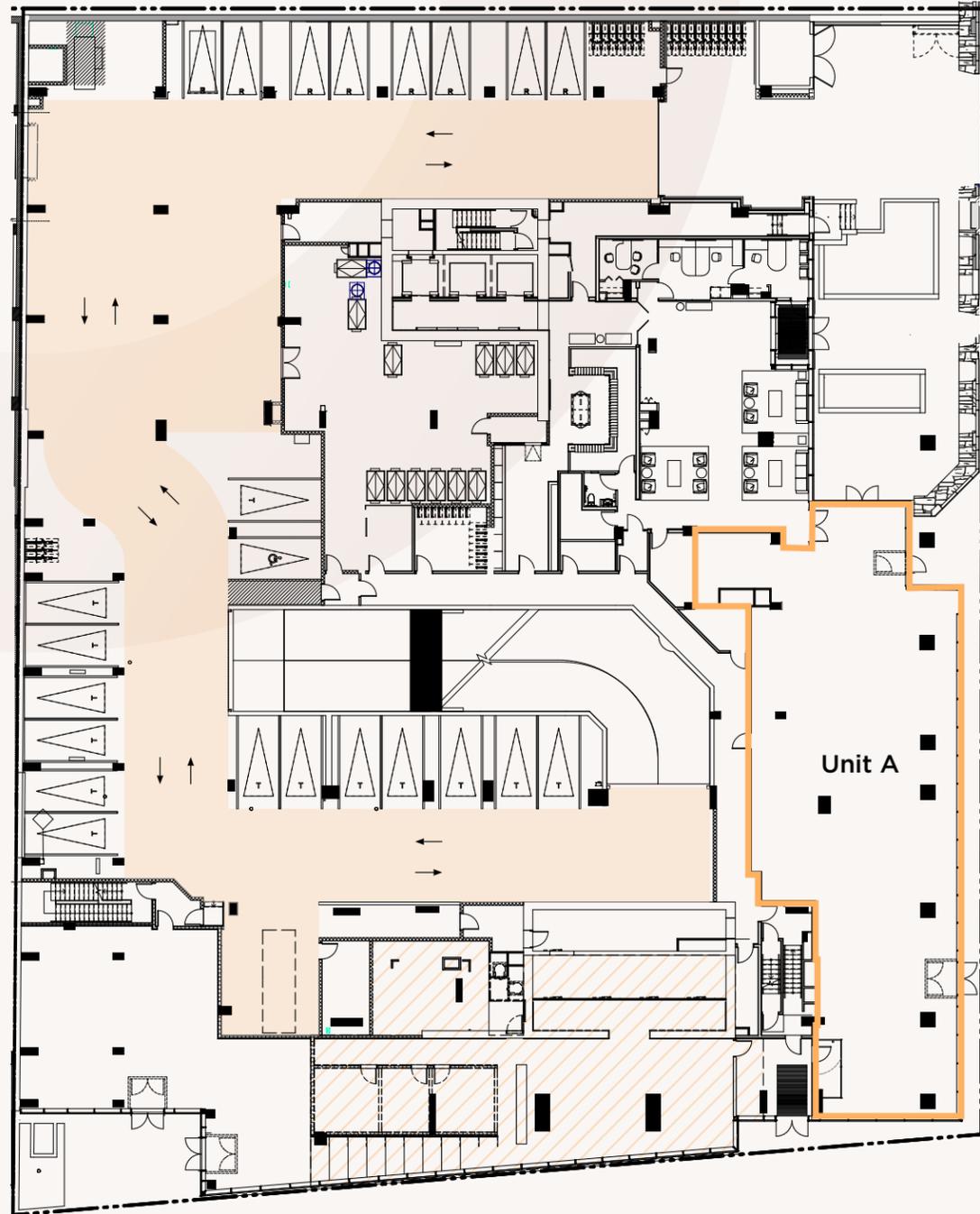


PROPERTY HIGHLIGHTS

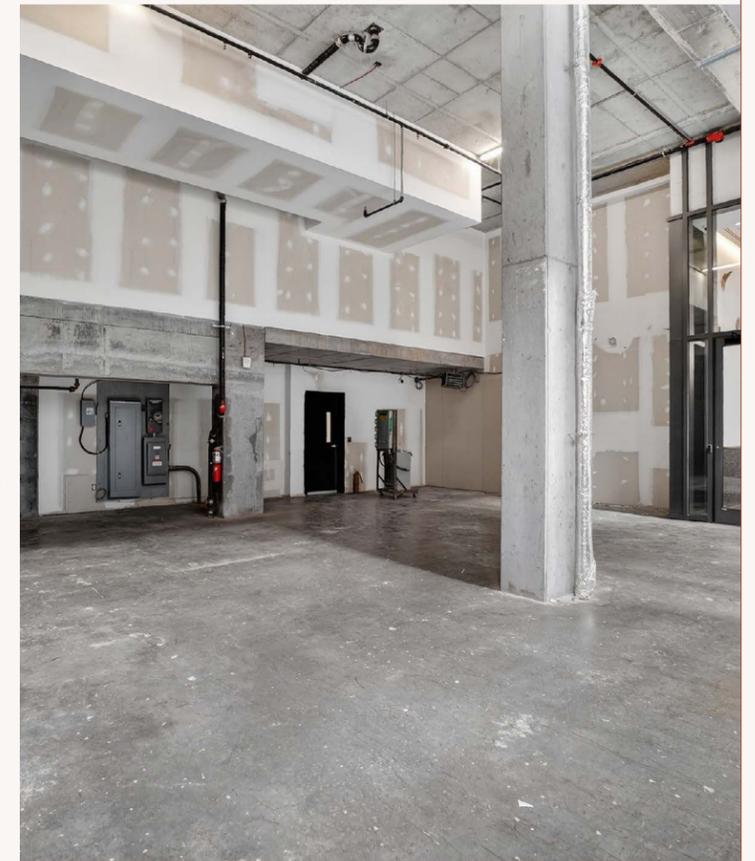
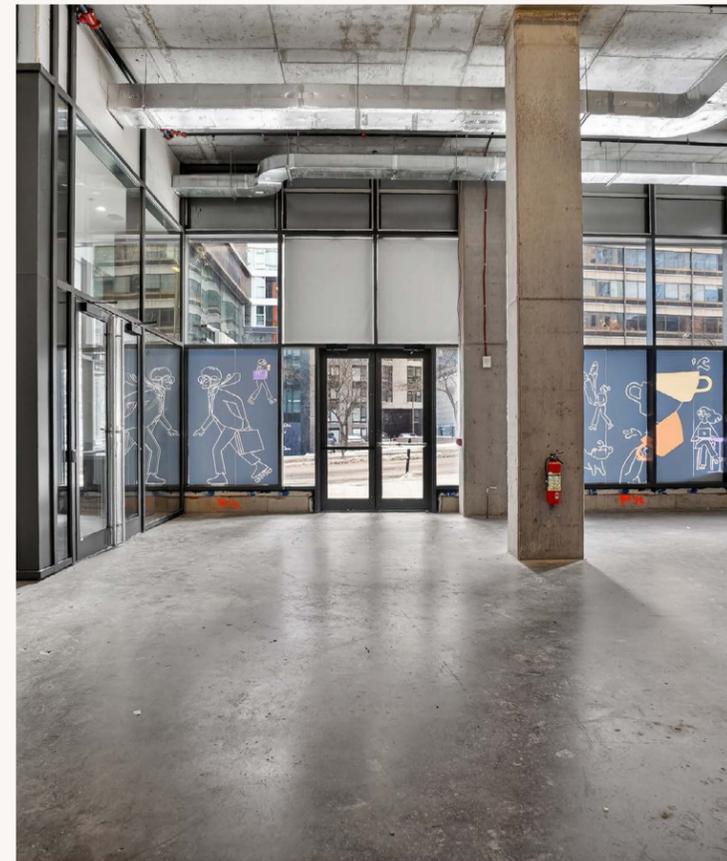
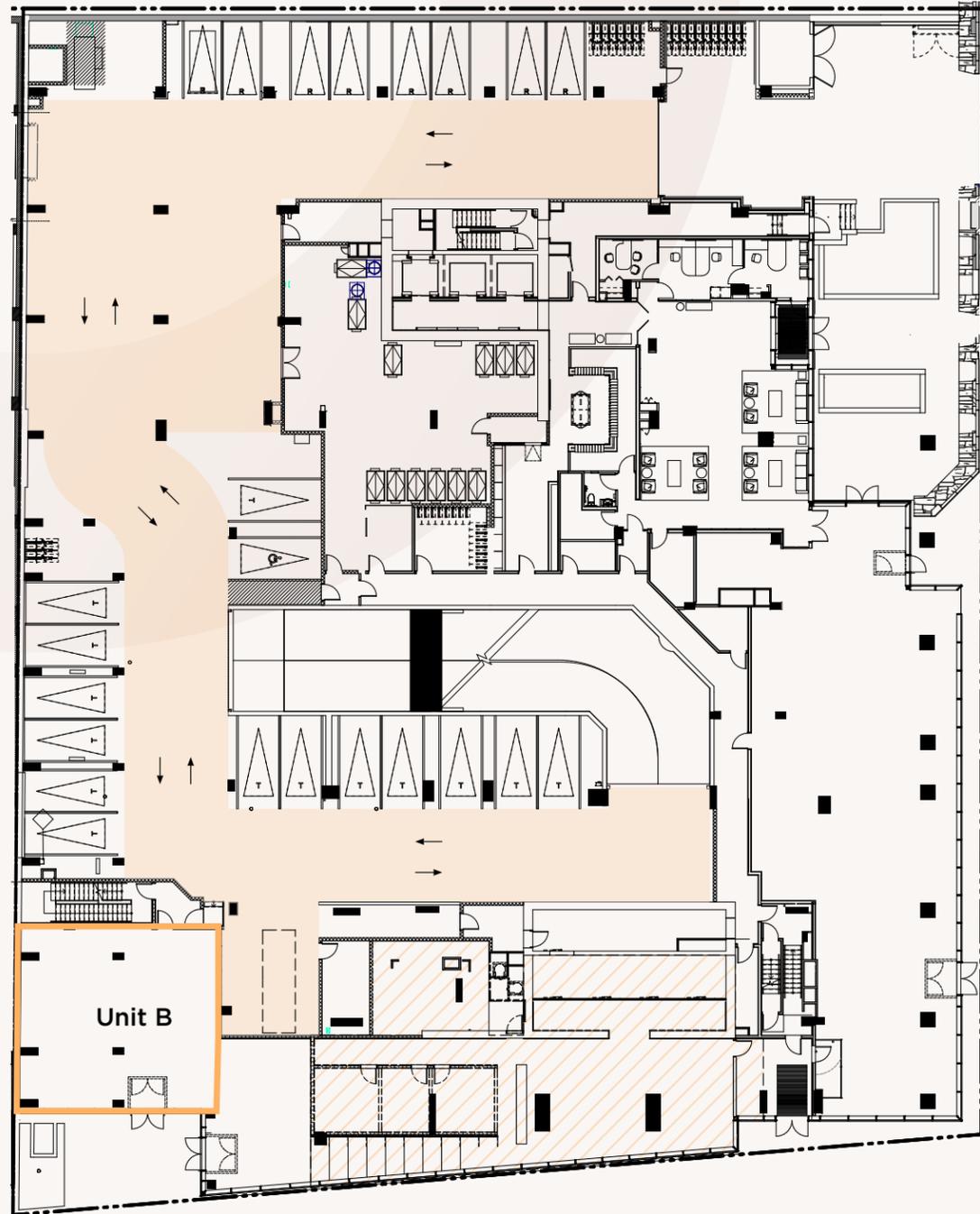
- Located at the base of a premium residential project of 822 units
- Commercial spaces with private terraces
- Existing ventilation in Unit A for restaurant use
- Impressive clear height of 19' and more
- Expansive window frontage providing excellent natural light
- Close to three metro stations (Place-des-Arts, Place-d'Armes, Square-Victoria-OACI)
- Direct visibility on Boulevard René-Lévesque West
- Near major institutions, including McGill University and UQAM
- Strategic location between the business district and the Quartier des Spectacles

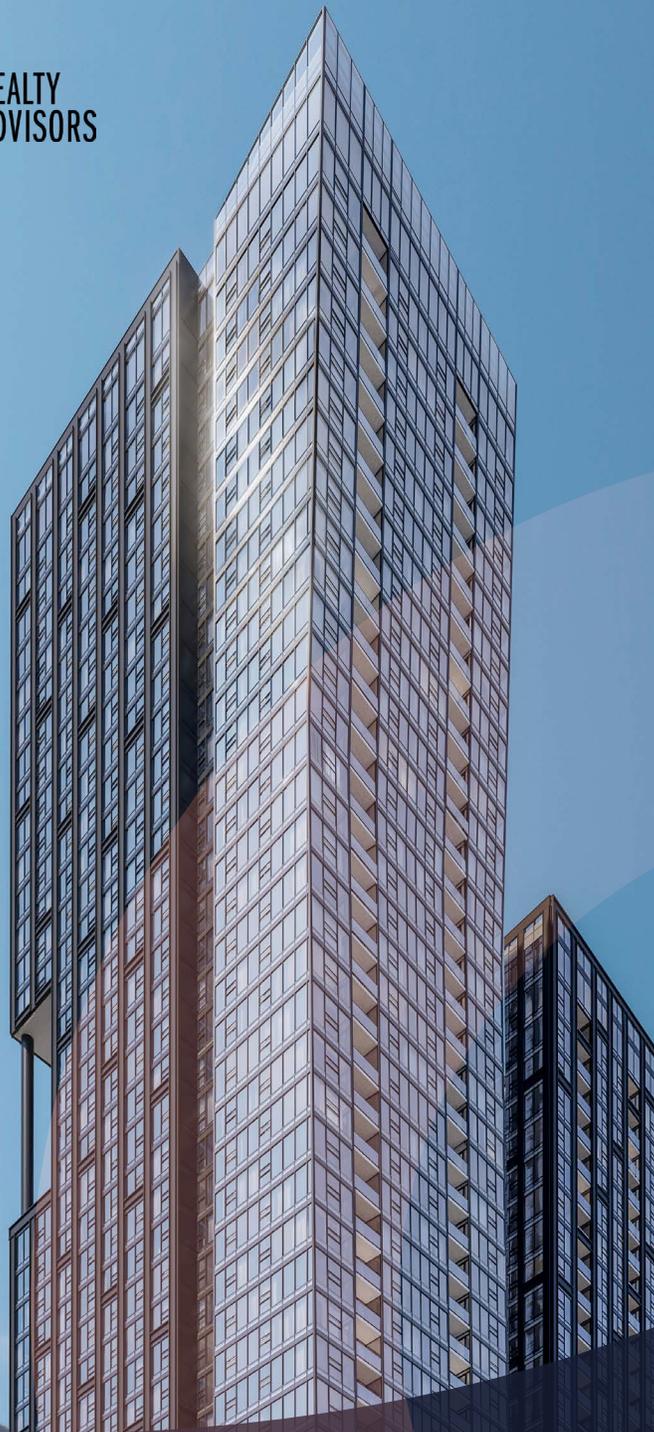


FLOOR PLAN UNIT A



FLOOR PLAN UNIT B





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