



## AN EXCEPTIONAL OFFER

PROPOSE PRESTIGIOUS SPACES FOR YOUR CLIENTS' OFFICES AND/OR A FLAGSHIP RETAIL STORE

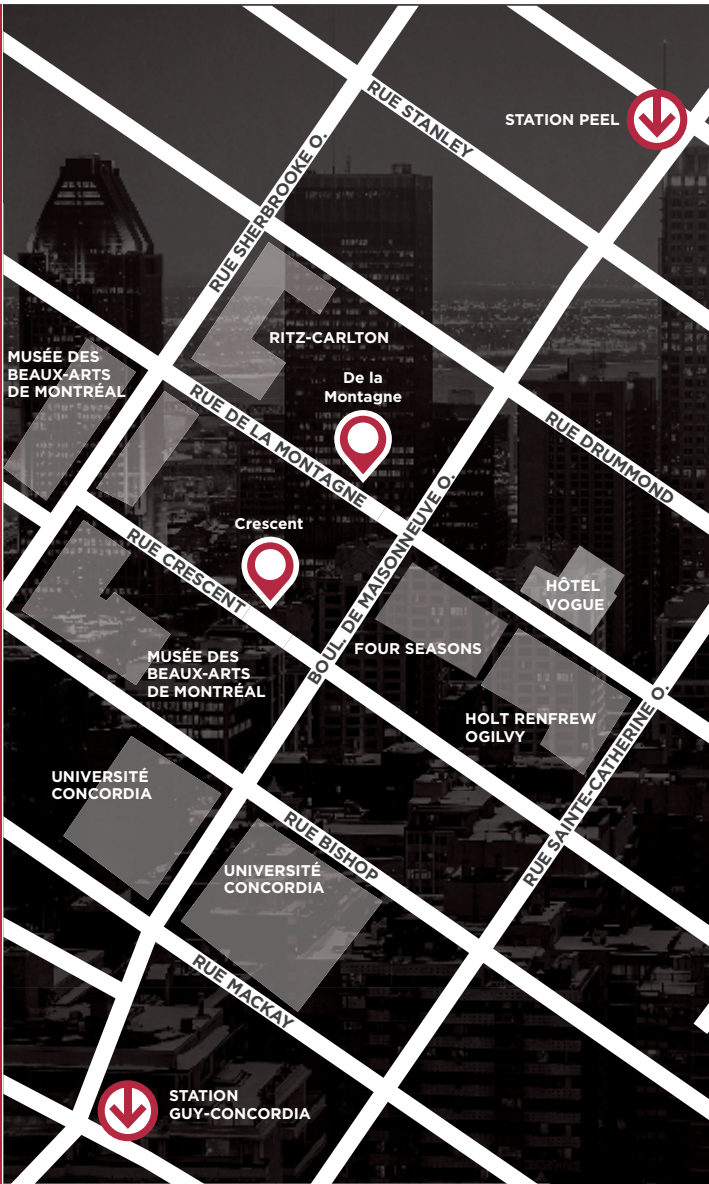


### AT THE HEART OF A CHIC AND VIBRANT NEIGHBOURHOOD

- Unique architectural style

- Stimulating work environment

	Crescent		De la Montagne	
	Offices	Retail	Offices	Retail
Available area	205: 2,280 sq. ft. 301: 2,175 sq. ft. 305: 978 sq. ft. 401: 2,178 sq. ft.	2065: 1,421 sq. ft. 2075: 1,592 sq. ft.	202: 971 sq. ft. 302: 1,047 sq. ft.	2062: 2,077 sq. ft. 2090: 2,309 sq. ft. 2114: 10,325 sq. ft. on 2 floors 2120: 11,395 sq. ft. on 3 floors
Availability	Immediate			
Rent	Contact us for further information			



## AT THE HEART OF THE GOLDEN SQUARE MILE

- Captive market in the most affluent residential community
- Surrounded by prestigious residential projects
- High-end restaurants and boutiques surrounding tenancies include Chanel, Karen Perry, Louis Vuitton, Mackage, Marie Saint Pierre, Ofélia, Ofélia Studio, Suitsupply, Tozzi, Château d'Ivoire, Christofle, Montblanc, Tiffany & Co., Maison Christian Faure, Maison Cloakroom, Mandy's, Nespresso, Ritz-Carlton, Salon Mute
- Accessible by all means of public transportation

## THE MARKET AT A GLANCE


Primary area (1 km radius)

  
**Population**  
 11,424

  
**Households**  
 6,875

  
**\$100,000+**  
 25,4%

  
**Average income**  
 \$102,000

  
**University education**  
 72,9%

  
**Motorists**  
 23.6 M/year

  
**Tourists**  
 1.9 M/year

Sources: City of Montréal, 2018; Tourisme Montréal; Statistics Canada, 2021 Census

	CRESCENT	DE LA MONTAGNE
<b>Built</b>	1947, 1990	1900, 1969
<b>Modernization</b>	2018	2018
<b>Number of floors</b>	5	4/6
<b>Anchor tenants</b>	Boutique Tozzi Hommes, Boutique Tozzi Café   Accessoires, Boutique Tozzi Femmes, Mandy's, Nespresso, Prélib	Salon Mute

## FOR LEASING INQUIRIES PLEASE CONTACT

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 Vice-president, Retail leasing  
 514 845-4500 + 206  
[agrunspan@croftonmoore.com](mailto:agrunspan@croftonmoore.com)  
[croftonmoore.com](http://croftonmoore.com)

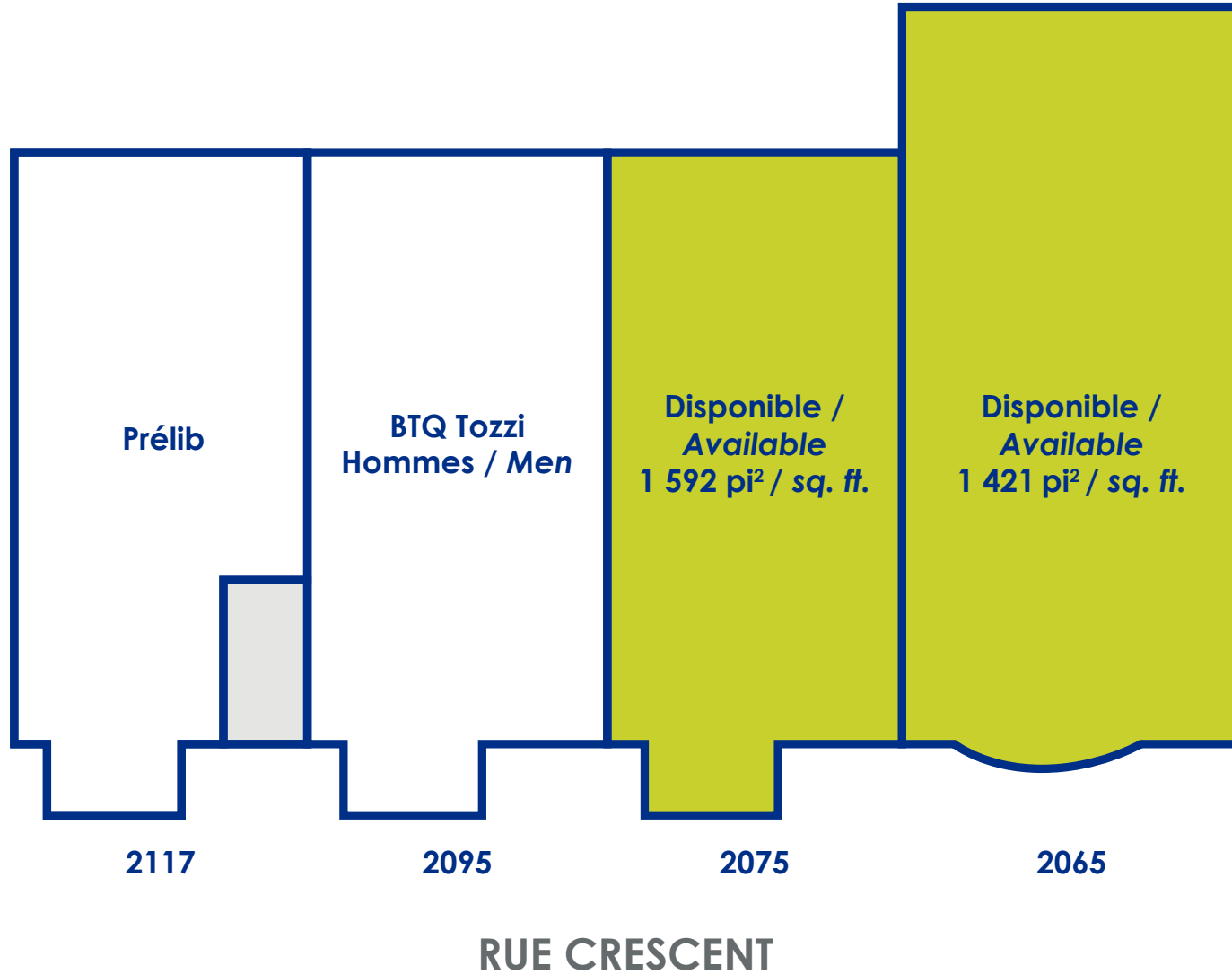
**Mrs. Luisa Gianino**  
 Senior director, Office leasing  
 514 845-4500 + 208  
[lgianino@croftonmoore.com](mailto:lgianino@croftonmoore.com)  
[croftonmoore.com](http://croftonmoore.com)

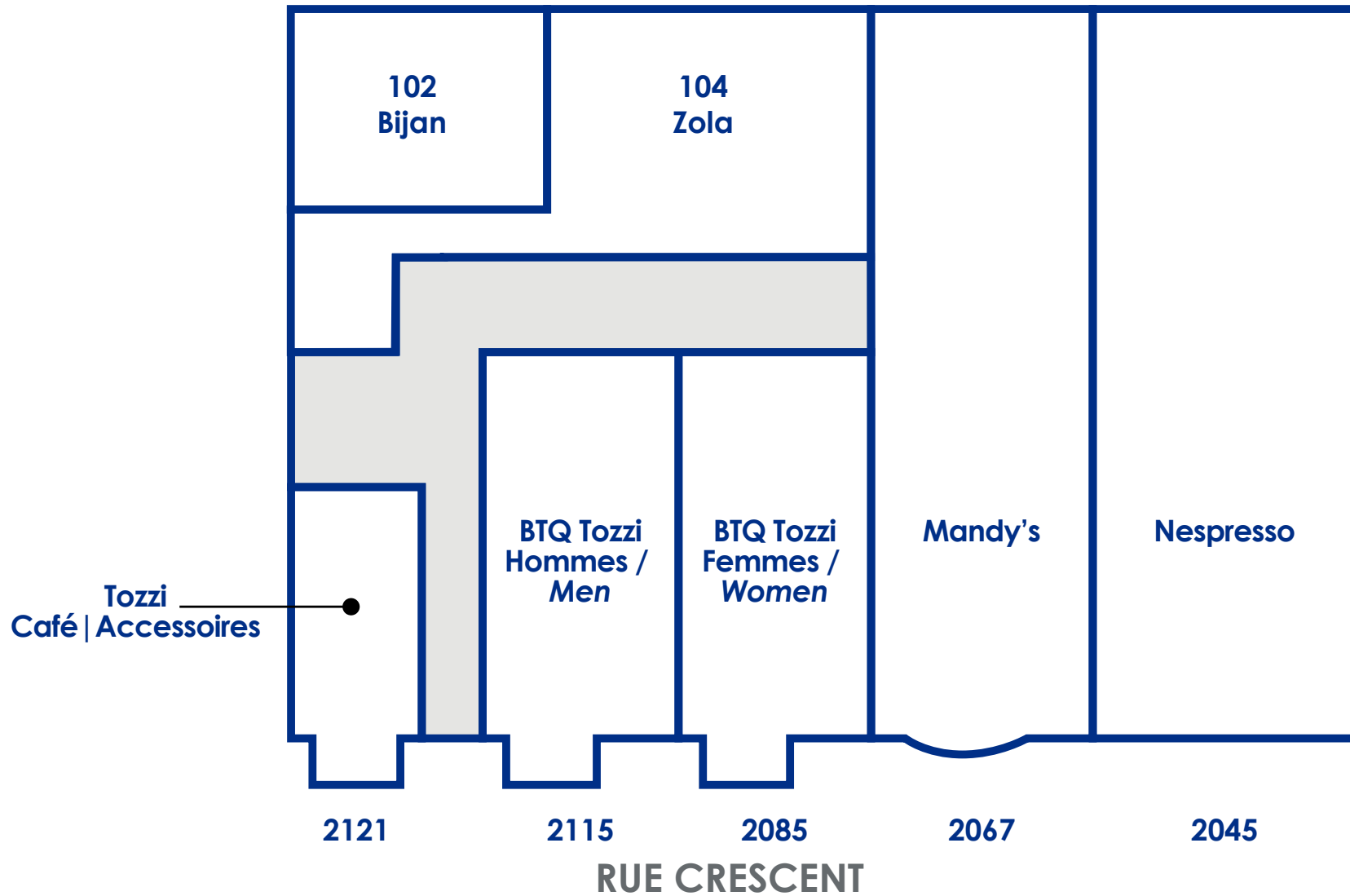
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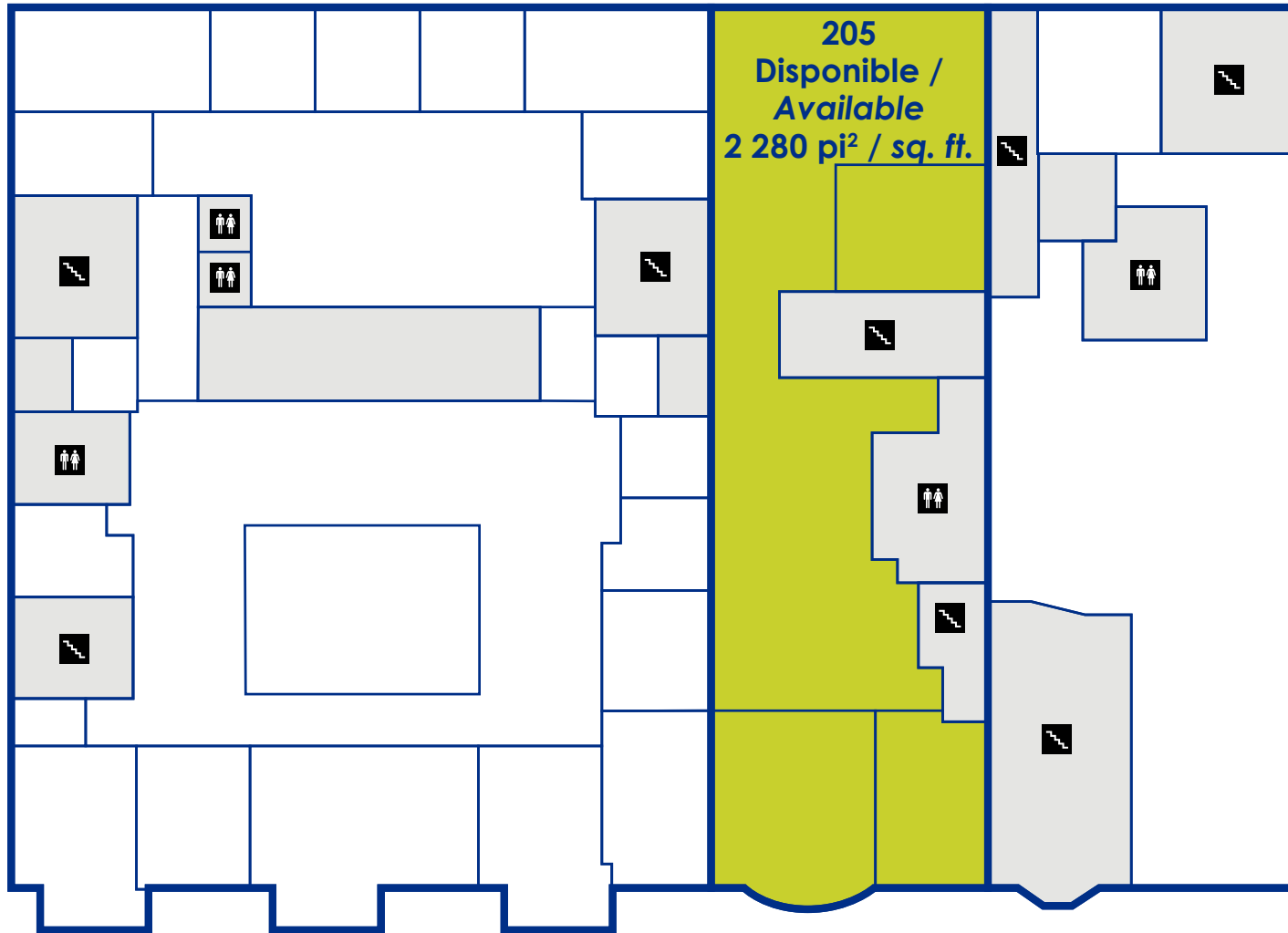


propriété de  
 **LaSalle**  
 INVESTMENT MANAGEMENT

C R E S C E N T

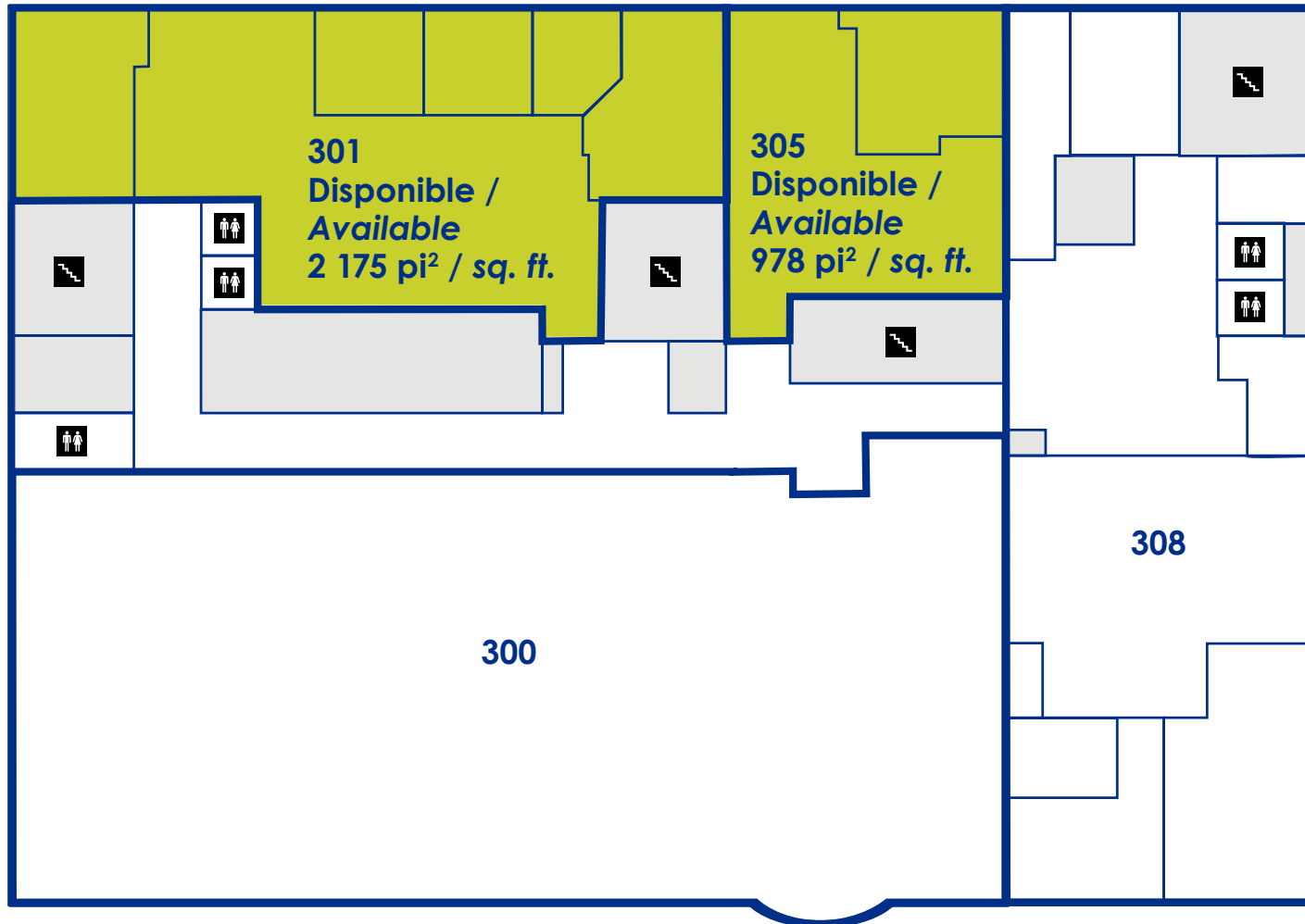






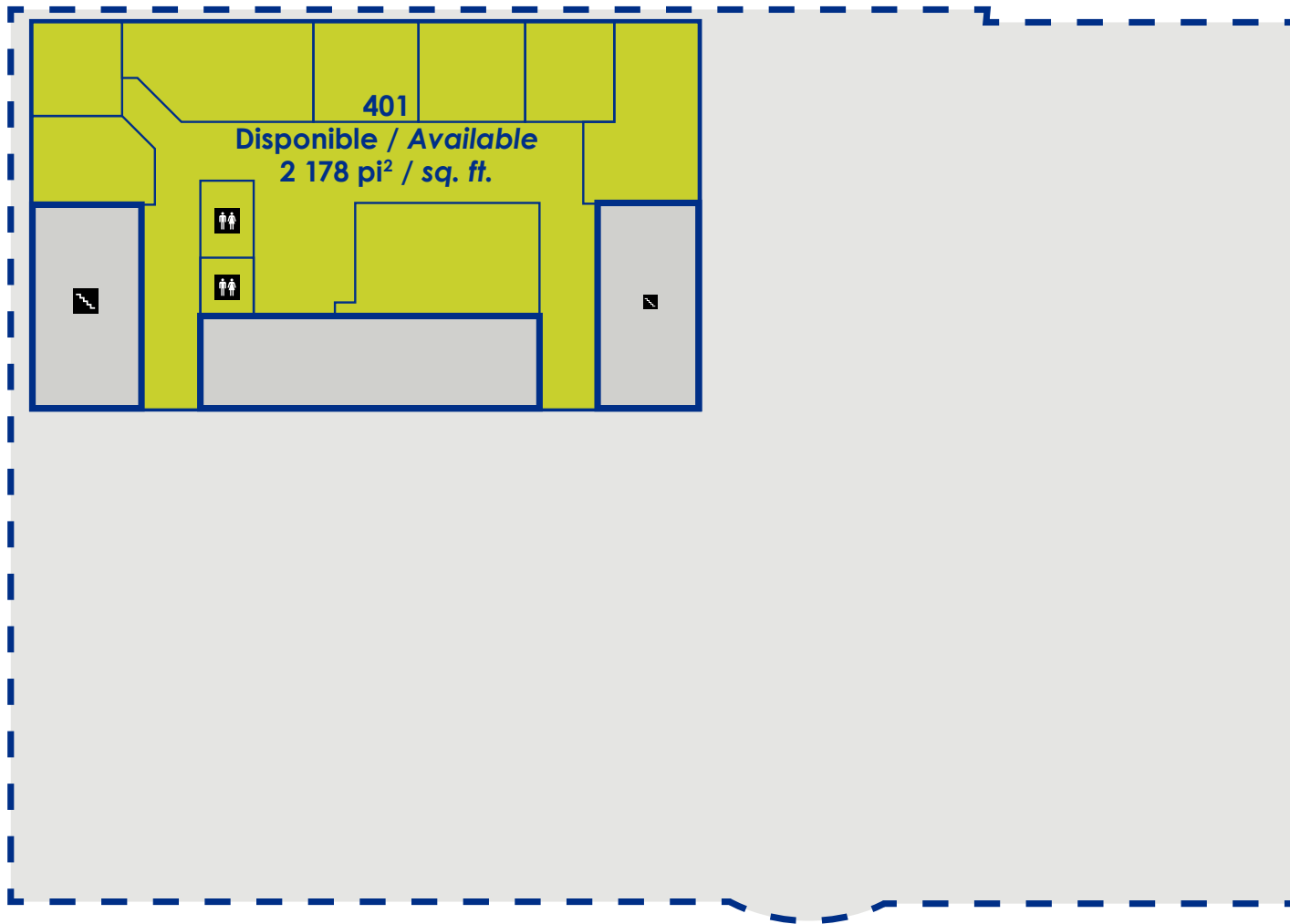
RUE CRESCENT





## RUE CRESCENT





RUE CRESCENT



■ détails sur la propriété / *property details*

<b>Localisation / Location</b>	Montréal
<b>Type de propriété / Type of property</b>	Mixte (commerces et bureaux) / <i>Mixed use retail/office</i>
<b>Construction / Construction</b>	1947, 1990
<b>Modernisation / Modernization</b>	2017, 2018
<b>Superficie locative brute / Gross leasable area</b>	~ 45 326 pi <sup>2</sup> / sq. ft.
<b>Nombre d'étages / Number of floors</b>	5
<b>Nombre de locataires / Number of tenants</b>	11
<b>Principaux locataires / Anchor tenants</b>	Nespresso, Mandy's





■ renseignements sur le marché / *market information*

**Zone de marché / Trade area**

Ville-Marie, Le Sud-Ouest, L'Île-des-Sœurs (0 km-6 km)

**Évolution de la population\* / Population\***

134 555

**Évolution des ménages\* / Number of households\***

88 343

**Âge moyen / Average age**

39,1

**Taille moyenne des ménages\* / Average household size\***

1,8

**Revenus moyens par ménage / Average household income**

65 900\$

\* Source : Statistique Canada, recensement 2021





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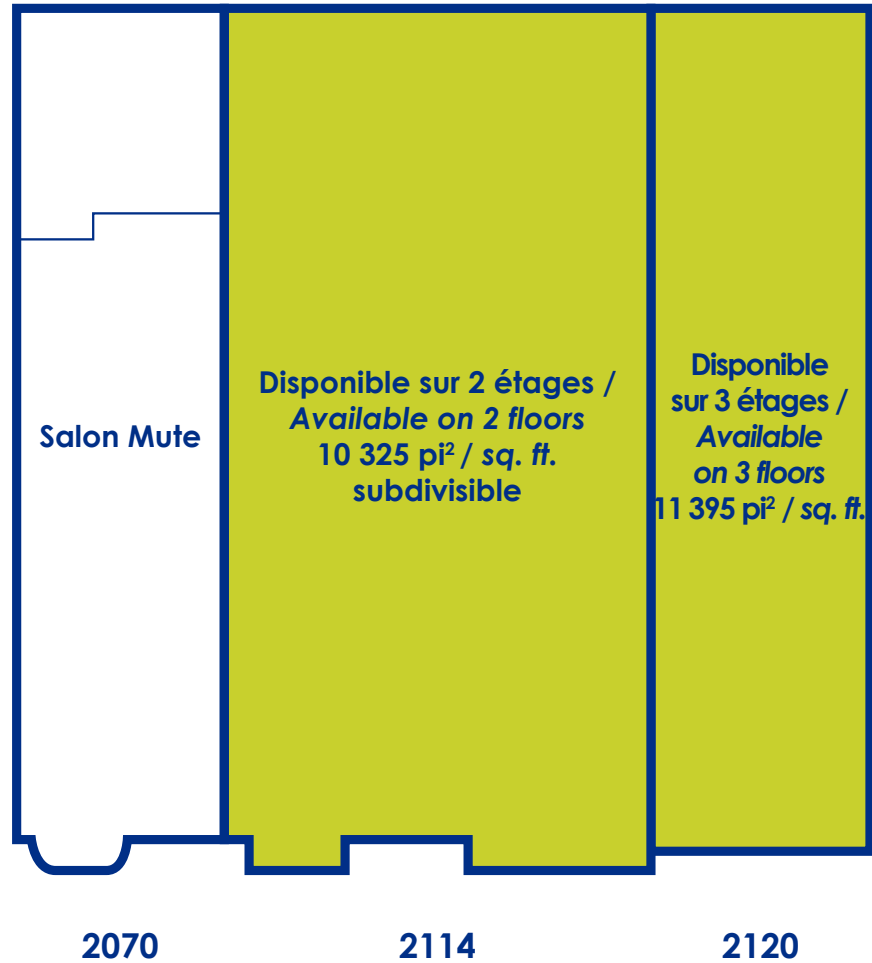


**2045/2121 crescent**

2045/2121, rue Crescent, Montréal

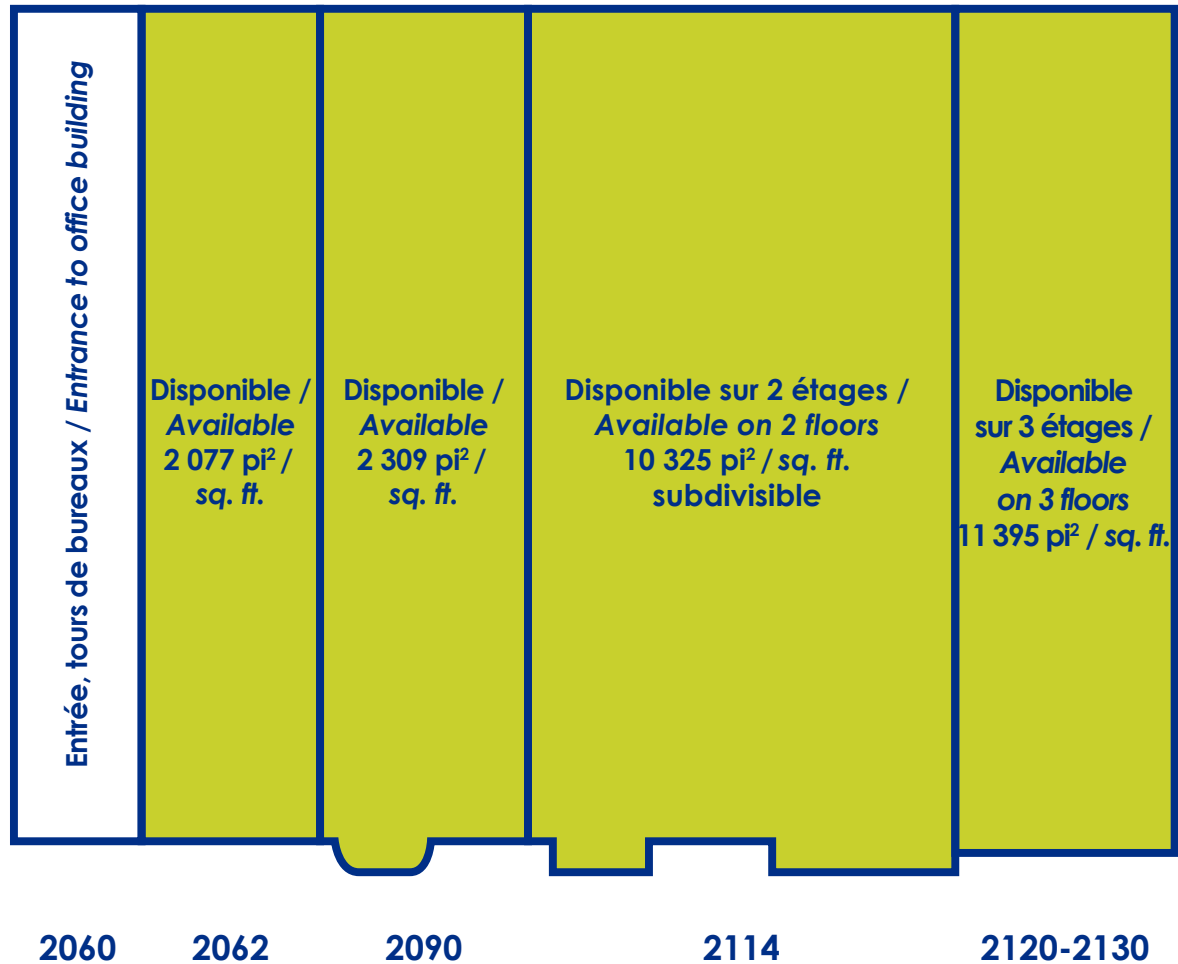
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Entresol / Lower level floor — Commercial / Retail



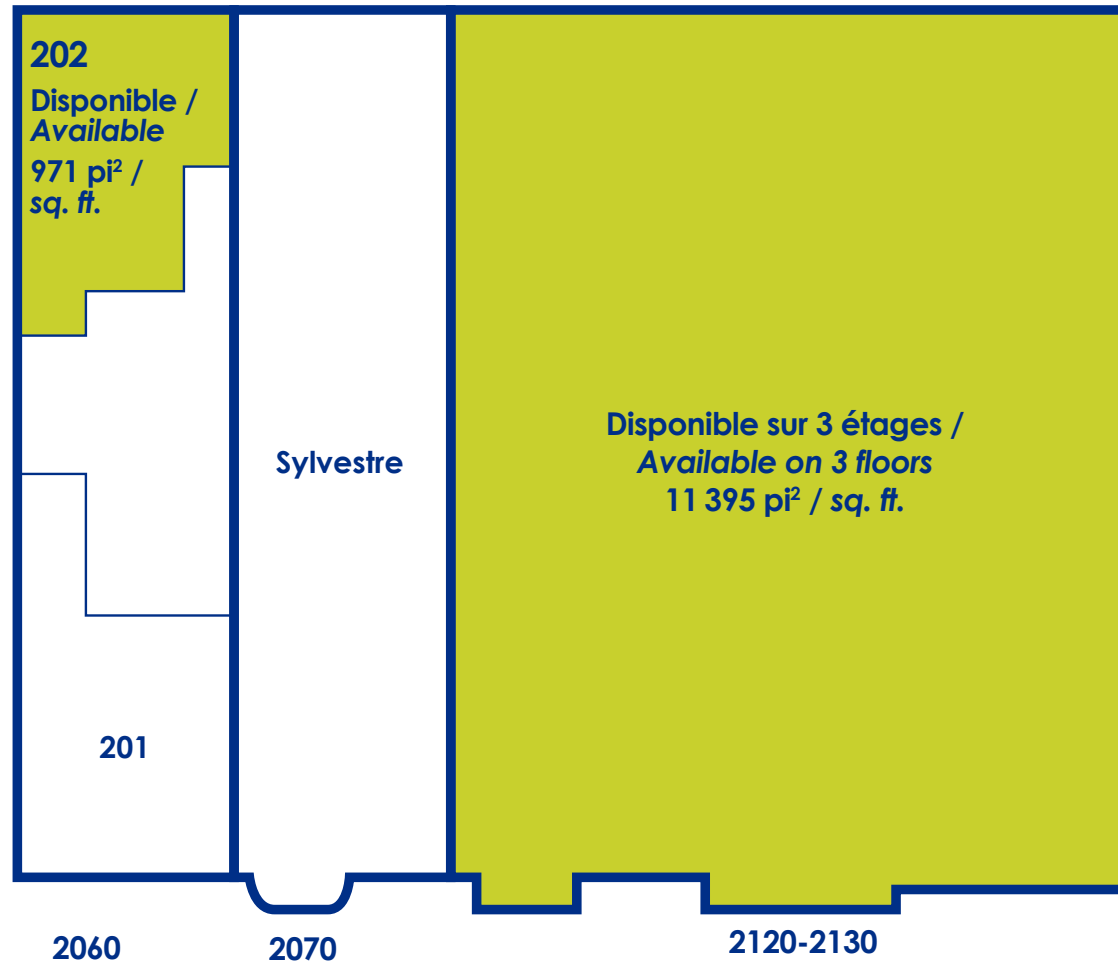
RUE DE LA MONTAGNE





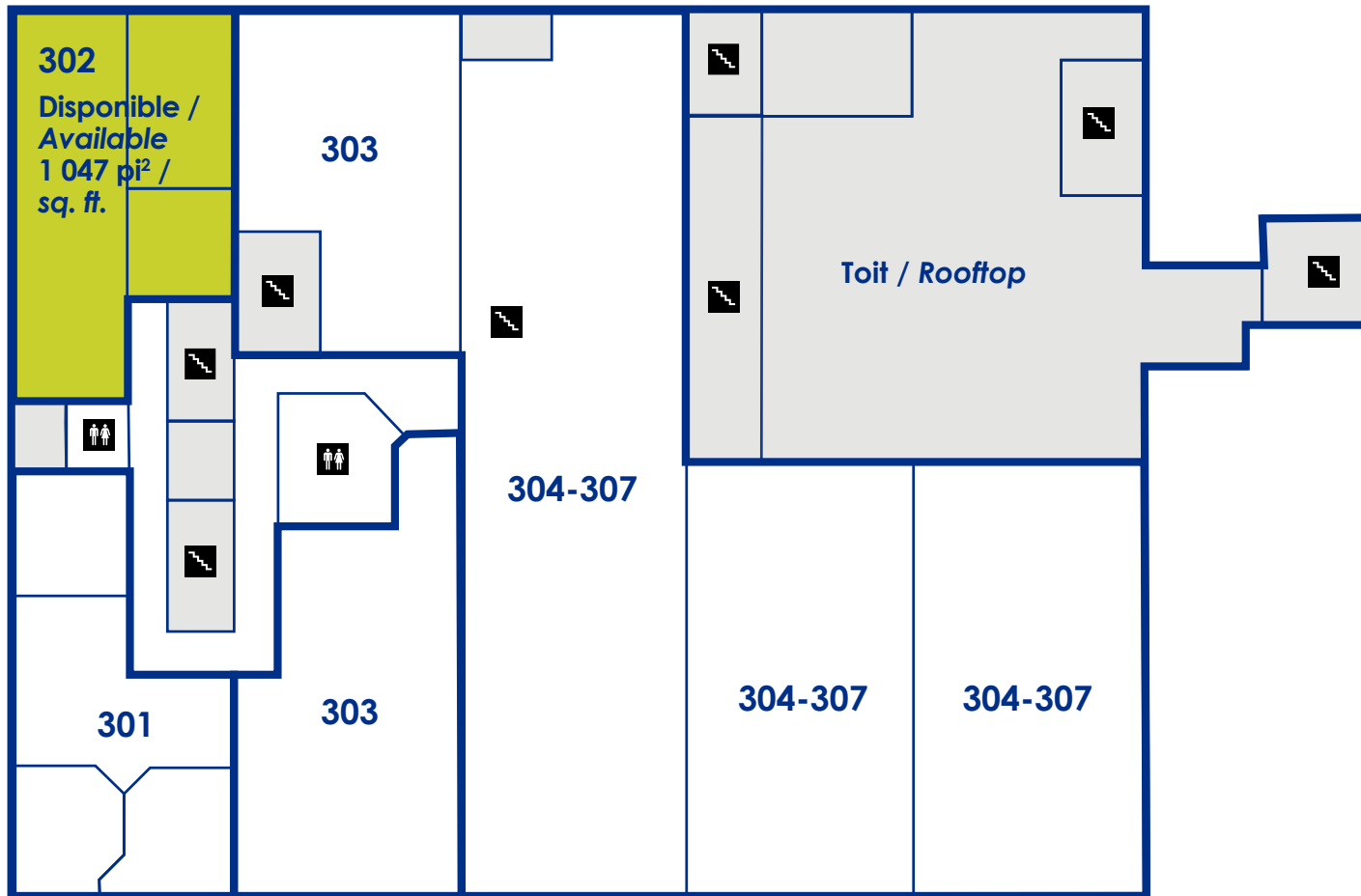
RUE DE LA MONTAGNE





RUE DE LA MONTAGNE





## RUE DE LA MONTAGNE



■ détails sur la propriété / *property details*

<b>Localisation / Location</b>	Montréal
<b>Type de propriété / Type of property</b>	Usage mixte, bureaux et commercial / <i>Mixed use, offices and retail</i>
<b>Construction / Construction</b>	1900, 1969
<b>Modernisation / Modernization</b>	2017, 2018
<b>Superficie locative brute / Gross leasable area</b>	± 50 922 pi <sup>2</sup> / sq. ft.
<b>Nombre d'étages / Number of floors</b>	4/6
<b>Nombre de locataires / Number of tenants</b>	10
<b>Principaux locataires / Anchor tenants</b>	Salon Mute, Anthropologie



■ renseignements sur le marché / *market information*

<b>Zone de marché / Trade area</b>	Ville-Marie, Le Sud-Ouest, L'Île-des-Sœurs (0 km-6 km)
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<b>Évolution des ménages* / Number of households*</b>	88 343
<b>Âge moyen / Average age</b>	39,1
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<b>Revenus moyens par ménage / Average household income</b>	65 900 \$

\* Source : Statistique Canada, recensement 2021







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2060/2130 de la montagne

2060/2130, rue de la Montagne, Montréal

02/10/23