

COMMERCIAL SPACE FOR RENT PAVILLON JACQUES-CARTIER

OPPORTUNITY DESCRIPTION

The Old Port Corporation of Montreal Inc. (OPCM) is seeking a commercial tenant to operate an *ephemeral restaurant* for a *diverse clientele* representing the *Montreal population, including families*.

AVAILABILITY

The rental space is available from **March 1, 2024 to September 30, 2025**. A minimum opening is required during the Old Port's summer season, from May 1 to September 30.

OPCM plans to carry out major works as part of its *master plan* from the 2025 summer season, which is why the premises are being offered for temporary lease.

SPACE FOR RENT

- *1 large indoor space* (7,055 sq ft) with a mezzanine (1,362 sq ft);
- *1 outdoor space* (4,176 sq ft) located at the back of the building;
- *1 additional outdoor space* (1,302 sq ft) will be available at the front of the building until September 30, 2024 only.

The spaces are *modular* and *not furnished*, offered on an « as-is » basis starting from **March 1, 2024**, including basic utilities such as electricity, water, and sanitary drainage.

ACCESS

Located at Quai Jacques-Cartier, Old Port of Montreal.



Champ de Mars metro station just a few minutes' walk away.



Parking quai de l'Horloge / quai King-Edward.

GENERAL INFORMATION

Located between Old Montreal and the Saint Lawrence River over a stretch of 2.5 kilometers, the Old Port of Montreal is a *recreational* and *tourist site*, and an essential meeting place for both *Montrealers* and *tourists*.

The Old Port of Montreal attracts an average of *6 million visitors annually*, with 4,5 million during the summer season.

MAJOR ATTRACTIONS

The site hosts *renowned attractions* including:

- Grande Roue de Montréal ;
- Montreal Zipline ;
- Montreal Science Centre ;
- Bota Bota ;
- Family adventure park with aerial courses.

EVENTS

The site offers a *diverse program* featuring a variety of cultural, culinary, sporting, and musical events, as well as outdoor festivals, some of which are internationally renowned, such as *Cirque du Soleil* and *Igloofest* presented at Quai Jacques-Cartier.

COMMERCE ALENTOURS

8 food kiosks located at the entrance of quai Jacques-Cartier and *19 shops* (red containers) located on the promenade between quai Jacques-Cartier and quai de l'Horloge.

IMPORTANT DETAILS

The site closes at midnight, and businesses must close no later than 11p.m.

SUBMIT A PROJECT

The OPCM will make an overall decision based on:

- ❖ The quality of the proposed offer;
- ❖ The concept's relevance in harmony with the existing offer;
- ❖ The ability to propose a project that covers all four seasons;
- ❖ The total rent (monthly and percentage) proposed.

Please include with your project:

- ✓ An introduction of the organization;
- ✓ A presentation of your menu and prices;
- ✓ A business plan or investment plan;
- ✓ Visuals of the facilities.

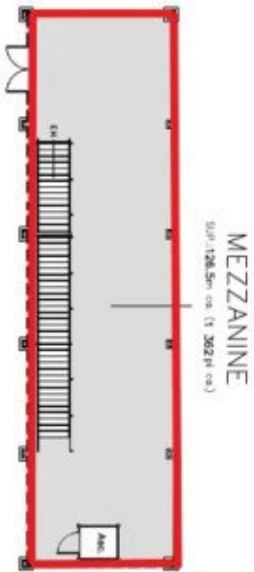
Thank you for submitting your project before **March 1, 2024**.

By contacting Céline De Lemos :

Asset Manager, Retail & Restaurant

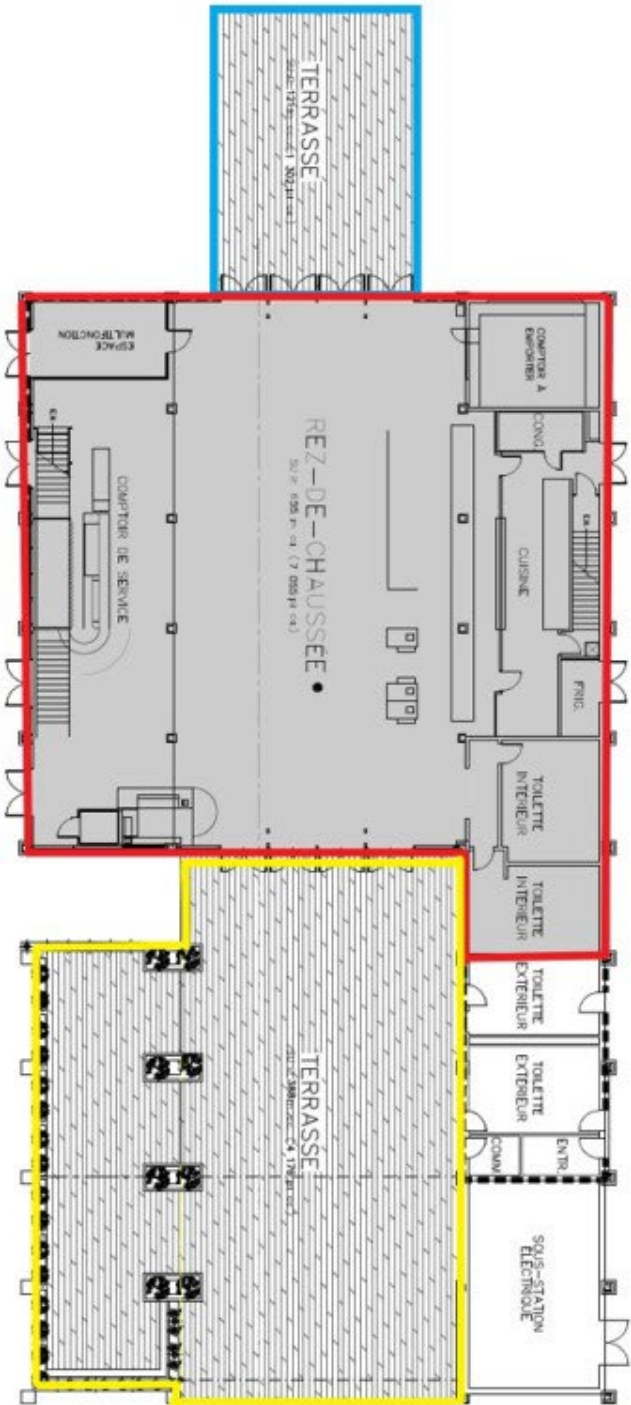
cdelemos@vieuxportdemontreal.com / +1 514-805-3590

**The selection of projects will be entirely at the discretion of the OPCM. Projects with bar use will not be accepted.*



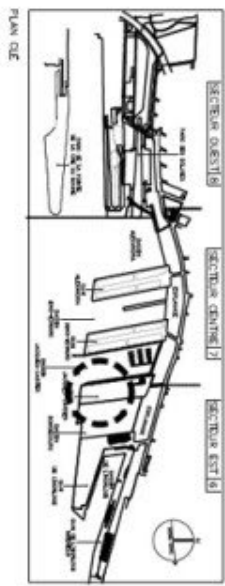
PLAN DE L'ÉTAGE

1:200



PLAN DU REZ-DE-CHAUSSEE

1:200



PLAN DE

- Terrace at the front of the building, available for use until September 02, 2024 (Labor Day).
- Interior space with mezzanine.
- Terrace at the rear of the building, available for use until September 30, 2025.



ÉCHELLE GRAPHIQUE



Secteur: SECTEUR EST

Localisation: QUAI JACQUES-CARTIER

Éléments: PAVILLON JACQUES-CARTIER

Titre: LOCAL COMMERCIAL À LOUER

Dessiné par:	Verité par:	Échelle:
N.M.	A. DUBOIS	1:200
Date:	Visé à jour:	No de dessin:
31/01/2008	20/11/2023	P2008_00138

Canada